1. Affordable Housing and Draft Heads of Terms

1.1 **Application**: Planning Application for the residential development of 84 dwellings, access and associated works.

1.2 **Site:** Land North of Wood Walk, Barnsley (Allocation HS69 in Adopted Local Plan)

1.3 **Section 106 Parties:** TBC

1.4 **The following matters are for consideration in the determination of the submitted application under S106 or other Highway Act provisions.**

1.5 **Housing:** The provision of 10% affordable on site in accordance with requirement for Hoyland set out in Policy H7 of the Local Plan. This equates to 8 dwellings being provided, including two 2 bed terraced properties and six 2 bed apartments. The location and mix of dwellings are shown on Drawing Number 00-001 Rev P4 'Proposed Site Plan' prepared by Enjoy Design.

1.6 **Education:** Contribution towards education capacity subject to existing capacity within the local area and viability. Should a contribution be required, the contribution would be a series of phased payments. The amounts are set out in the Financial Contributions for Schools SPD.

1.7 A pre-application response from Barnsley Council based on 83 dwellings identified a requirement for £464,000.00. Based on a scheme of 84 dwellings, we have calculated the figure at £469,590.00.

1.8 **Open Space:** The Council's guidance on Open Space is set out in the Open Space on New Housing Developments SPD. The proposal provides onsite open space provision, which equates to 15% of the net developable area in accordance with the SPD and requirements of Policy HS69 of the Local Plan.

1.9 **Highways:** The Council's guidance on Sustainable Travel is set out in the Sustainable Travel SPD. The document requires a contribution which will be determined by the Council. A pre-application response from Barnsley Council based on 83 dwellings identified a requirement for £62,250.00, alongside an electrical vehicle charging point for each dwelling. Based on a scheme of 84 dwellings we have calculated the figure at £63,000.00.

1.10 Other highways matters are set out in the supporting Transport Assessment and Travel Plan by Via Solutions and are for discussion during the planning application process.

1.11 Other Infrastructure Payments in relation to MU5 where necessary and relevant to the scale of the proposal – to be discussed during the planning application process and subject to viability.

AFFORDABLE HOUSING AND DRAFT HEADS OF TERMS (HOT)

PLANNING APPLICATION (FULL) FOR 84 DWELLINGS AT LAND ALLOCATION H69 LAND NORTH OF WOOD WALK, HOYLAND, BARNSLEY

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