



## **Planning Obligation: General Principles**

Proposed and accompanying the Planning Application for  
residential development at the former Polar Ford Site,  
Dodworth Rd, Barnsley

**On behalf of Bellway Homes PLC**

Pegasus Planning Group  
4215 Park Approach Avenue  
Thorpe Park  
Leeds  
LS15 8GB

Telephone: 0113 260 0731  
Facsimile: 0113 260 8454

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- 1.1 This document sets out the scope of planning obligations which Bellway Homes PLC (the “Applicant”) considers should support its proposals for the residential development of land at the former Polar Ford site, Dodworth Road, Barnsley.
- 1.2 The broad scope of the obligations have been the subject of discussion with Barnsley Metropolitan Borough Council (the “Council”) and other relevant consultees where appropriate.
- 1.3 It is inevitable that these obligations will be the subject of further discussion once the Council has had the opportunity to fully appraise the planning application. The purpose of this document is therefore to establish the principles for these discussions rather than provide a committed set of obligations.
- 1.4 The level of contributions is to be agreed during the negotiation of the S106 Agreement, but all contributions will be reasonable and proportionate to the scale of development being undertaken
- 1.5 The Section 106 Agreement will contain the usual provisions relating to conditionality (on grant and implementation of planning permission) and will be secured against the relevant land interests.

### **Affordable Housing**

- 1.6 The Applicant will commit that a maximum of 25% of the total number of dwellings applied for shall be Affordable Houses (precise definitions to be established). The proposed mix of Affordable Units comprises:
  - 7no. two bedroom dwellings (House Type - Milton); and
  - 7no. three bedroom dwellings (House Types – Greenwich and Darwin).This provision has been subject to pre-application discussions with the local authority’s planning and housing departments.

- 1.7 The Applicant shall agree the tenure of the Affordable Housing Units as well as matters in relation to phasing, triggers etc with Barnsley Metropolitan Borough Council officers and the Registered Social Landlord partner.
- 1.8 The Applicant is presently working in the Borough with Registered Social Landlord South Yorkshire Housing Association Limited. It is understood that Equity Housing Group is the Council's preferred partner for this location. The applicant will seek to establish either of these organisations, or other Registered Social Landlord, as its partner in respect of the affordable element of the scheme.

### **Public Open Space**

- 1.9 The site proposes 7no. two bedroom dwellings, 17no. three bedroom dwellings and 35no. four bedroom dwellings. In accordance with UDP policy H6 and supplementary planning guidance PAN20, an appropriate level of commuted sum will be negotiated with the Council in respect of the open space provision.
- 1.10 The proposal incorporates on-site Public Open Space which is predominantly for the benefit of the users of the associated development. The developer shall make provision for the maintenance of the open space within the site. All physical upkeep will be undertaken in perpetuity thereby all capital costs associated with the provision and future maintenance of the open space will be incurred by the developer. This shall be secured by condition.

### **Education**

- 1.11 Pre-application advise issued by the Council in June 2010 (ref. 2010/ENQ/00338) identifies that there will be sufficient spaces within existing schools to accommodate the additional pupils that the site would generate.

Consequently no Section 106 contribution towards education is applicable in this instance.

### **Transport and Highways**

- 1.12 As part of the development there will be a commitment to provide 'Home Welcome Packs' in regard to sustainable transport options promotion (details to be agreed by reference to the submitted Transport Plan).

### **Contacts**

- 1.13 For further information in regard to the above mentioned matters, please contact Chris Calvert, Pegasus Planning Group.
- 1.14 The Applicant's solicitor is Rosemary Edwards of Shulmans, 120 Wellington Street, Leeds, LS1 4LT.