Affordable Housing and Draft S106 Heads of Terms

Application: Outline application for Circa 100 dwellings with access off Hawshaw Lane, Hoyland

S106 Parties:- Hoyland Developments Limited

Fitzwilliam Corporation Trust

Barnsley MBC

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

Education	Contribution towards education capacity subject to existing capacity within the local area. Should a contribution be required, the contribution would be a series of phased payments based upon a formula that will be amended to fit the actual number of dwellings submitted at Reserved Matters stage.
Open Space	The development will cater for public open space on site. Any off-site contribution will be limited to sports field provision.
Highways	The applicant is in dialogue with BMBC regarding a junction software upgrade. If required, this will be included as a lump sum payment in the S106.
Travel Plan	The introduction of a Travel and any subsequent monitoring is a matter to be discussed in more detail.

Housing

Policy CSP15 of the 2011 Core Strategy seeks housing developments of 15 dwellings or more to provide affordable housing on site. In the case of Hoyland, the affordable housing target is 15%. The 2011 Core Strategy housing requirement flows from the now revoked RSS. The Core Strategy pre-dates the introduction of the Framework.

Paragraph 47 of the Framework requires each Council to use its evidence base to ensure the Local Plan meets the full objectively assessed needs for both market and affordable housing.

The Council has undertaken a more recent review of all housing needs via the 2014 SHMA. This document runs alongside the emerging Local Plan, it provides the detail on housing need to support the policies.

Policy H8 of the emerging Local Plan sets revised affordable housing targets. In the case of Hoyland, the affordable housing target is 10% of all new dwellings.

While Policy H8 may be at an early stage which limits the amount of weight to be attributed to that policy, the old CS Policy CSP15 carries less than full weight given the target flows from an out of date evidence base and outdated housing target.

The requirement to provide 10% affordable housing flows from the most recent Strategic Housing Market Assessment. The application will therefore offer 10% provision in line with the most up to date evidence in accordance with paragraph 47 of the Framework.