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Planning & Development Consultants

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Telephone
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Our ref.
Your ref.

29th August 2024

Dear Sir/Madam

**FULL PLANNING APPLICATION FOR THE ERECTION OF 39 NO. RESIDENTIAL DWELLINGS WITH
ASSOCIATED INFRASTRUCTURE AND OPEN SPACE
LAND AT CONISTON AVENUE, DARTON, BARNSELY
PLANNING PORTAL REF: PP-13270450**

We have been informed that the full planning application submitted via the Planning Portal (PP-13270450) on 6 August 2024, for the erection of 39 no. residential dwellings with associated infrastructure and open space, is currently invalid due to the absence of an Affordable Housing Statement. Please accept this letter as the interim Affordable Housing Statement.

We acknowledge that, in accordance with Policy H7 (Affordable Housing) of the Barnsley Local Plan (BLP), housing developments in Darton with 15 no. or more dwellings are expected to provide 20% on-site affordable housing. However, Policy H7 also states that these percentages may be adjusted if a viability assessment demonstrates that meeting the requirement would render the scheme unviable.

The quantum of affordable housing provision associated with this application is a matter for negotiation with the Local Planning Authority (LPA) during the application process. At this stage the scheme does not make any affordable housing provision.

It is considered that the delivery of 20% affordable units on this site would significantly impact the scheme's viability and prevent delivery of much needed housing.


In due course it is our client's intention to support this position through the submission of a viability assessment. An assessment has already been instructed. Our client will welcome further discussions with LPA on this matter.

At this time, we respectfully request this validated to facilitate open dialogue with the LPA. The outcome of discussions with officers and statutory consultees regarding the proposal, including in relation to any anticipated S106 items, will also help to inform the viability appraisal.


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Yours faithfully,



Richard Mowat
Director