

Land North of Keresforth Road, Dodworth Affordable Housing Statement

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Contents Page

1.0	Introduction	1
2.0	Planning Policy	2
3.0	Affordable Housing Offer	3
4.0	Conclusion	4

1.0 Introduction

- 1.1.1 This Affordable Housing Statement has been prepared in support of a full planning application for residential development comprising 146 dwellings on land north of Keresforth Road in Dodworth, which is in the metropolitan borough of Barnsley.
- 1.1.2 The site is located approximately 0.7km to the east of Dodworth village centre and 2.6km to the south west of Barnsley Town centre (point to point measurements). The site is located in close proximity to the M1 motorway which provides direct links to the cities of Sheffield (29km to the south) and Leeds (45km to the north).
- 1.1.3 This document evaluates the need for Affordable Housing in the context of relevant national and local planning policy and provides details of the Affordable Housing offer being made by Persimmon Homes as part of this planning application and associated S.106 agreement.
- 1.1.4 This statement has been prepared in accordance with Barnsley Metropolitan Borough Council's validation requirement for developers to prepare an Affordable Housing Statement for residential schemes of 25 or more units.

2.0 Planning Policy Framework

2.1 National Planning Policy

- 2.1.1 NPPF paragraph 50 states that local authorities should: *“where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”*
- 2.1.2 The NPPF also states that local authorities must have an up to date evidence base upon which to support their policies.
- 2.1.3 Paragraph 173 states that, to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

2.2 Local Planning Policy

Core Strategy Policy CSP15: Affordable Housing

- 2.2.1 Policy CSP15 states that development Housing developments of 15 or more dwellings will be expected to provide affordable housing.
- 2.2.2 **25% affordable housing will be expected in Penistone and the rural west, Darton, Barugh and Dodworth.** 15% affordable housing will be expected in all other parts of the borough. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable

Core Strategy Policy CSP42: Infrastructure and Planning Obligations

- 2.2.3 Policy CSP42 states that Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Contributions can either be made directly by the developer or secured through planning obligations.

3.0 Affordable Housing Offer

3.1.1 The Keresforth Road, Dodworth development is mainly targeted at first time buyers and is proposed to offer a range of 2, 3 and 4 bedroom homes. The open market asking prices will be aligned with existing market conditions although there will be scope to accommodate government backed schemes in the sales and marketing such as Help to Buy to increase affordability.

3.1.2 In accordance with Policies CSP15 of the Core Strategy and Paragraph 173 of the NPPF, a viability assessment has been produced that concludes that in order to provide competitive returns, the development will be able to sustain an affordable housing provision on site which equates to 7no. dwellings or 5% of the overall development.

3.1.3 This proposed affordable housing provision can be broken down as follows

- Alnwick - Plots 50-52 (Affordable Rent)
- Bickleigh – Plots 53-54 (Affordable Rent)
- Bickleigh – Plots 66-67 (Shared Ownership)

This is in accordance with the Council's preferred tenure split which is 80/20 in favour of Affordable Rent over Shared Ownership.

3.1.4 A full explanation of the reasoning behind this reduced offer is contained in the accompany Viability Assessment.

3.1.5 The affordable dwellings will be delivered in accordance with a series of covenants as part of a S.106 agreement that will be drafted and agreed between the council and current landowners. The agreement will include clauses that ensure the affordable housing units are retained as such in perpetuity.

4.0 Conclusion

- 4.1.1 This Affordable Housing Statement has evaluated local and national planning policy in relation to the allocation and delivery of affordable housing units for new residential developments of this size.
- 4.1.2 It has been written in support of a full planning application for 146 dwellings.
- 4.1.3 The affordable housing offer put forward as part of this development is policy compliant and reflects the current status of the housing sub-market area.
- 4.1.4 The obligations in relation to the delivery of affordable housing on this site are subject to the engrossment of a satisfactory S.106 agreement.