

gleeson

Affordable Housing Statement – Woolley Colliery Road, Darton

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Development Proposal: Residential development of 114 units

Policy and Requirements

This Affordable Housing Statement supports the Full Planning Application for the erection of 114 dwellings.

As per policy H7 of the Barnsley Local Plan, housing developments of over 15 units will be required to provide a level of Affordable Housing. Development sites in the Darton Barugh area of the Borough are expected to provide 20% Affordable Housing.

As broken down in the SPD on Affordable Housing, the 20% shall be provided as 70% Affordable Rent and 30% Affordable Home Ownership. We would anticipate providing the Affordable Home Ownership by way of First Homes.

Affordable Housing Schedule

Based on the proposed 114 dwellings, the 20% requirement would result in a need for 23 affordable dwellings delivered on the scheme.

The 23 affordable dwellings will be separated into 16 Affordable Rent properties and 7 First Homes.

The Affordable Rent shall be made up of 2 bedroom semi detached properties and the First Homes shall be 3 bedroom detached.

The proposed tenure will be as follows:

- 16 no. 250 – 2 bedroom semi-detached – Affordable Rent.
- 7 no. 350 – 3 bedroom semi-detached – First Homes.

The Affordable Rent shall be made up of 2 bedroom semi detached properties and the First Homes shall be 3 bedroom detached.

The affordable housing is tenure blind, meaning it is designed to be indistinguishable from the market housing provision.

The properties will be secured as affordable dwellings in perpetuity through a Section 106 agreement.