

For and on behalf of
W Redmile and Sons Ltd

AFFORDABLE HOUSING STATEMENT

Land at Goldthorpe Road, Goldthorpe

**Prepared by
DLP Planning Ltd
Sheffield**

July 2022

Prepared by:	Laura Holland BA (Hons) MA MRTPI Associate Director
Approved by:	Michael Edgar BA (Hons) Dip TP MRTPI Director
Date:	July 2022

**DLP Planning Ltd
Ground Floor
V1-Velocity
Tenter Street
Sheffield
S1 4BY**

Tel: 01142 289190

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1.0 INTRODUCTION

- 1.1 This Affordable Housing Statement has been prepared by DLP Planning Ltd on behalf of W Redmile & Sons Ltd in support of an application for full planning permission for residential development on land at Goldthorpe Road, Goldthorpe.
- 1.2 The proposals seek permission for the development of 109 dwellings, access, public open space and landscaping. It will contribute to much needed housing in a sustainable location adjacent to existing residential properties within the Principal Town of Goldthorpe. The application is registered under ref: 2022/0420.
- 1.3 The application site comprises land allocated in the Local Plan under Policy HS47 allocated for an indicative total of 86 dwellings, as well as land to the east which falls within the urban fabric of Goldthorpe and is without specific allocation. The proposals would bring forward the development of the allocation and a wider, sustainable, area of land which is appropriate for residential development.
- 1.4 This Statement provides a review of the provision of affordable housing in the context of local policy and the Council's Affordable Housing Supplementary Planning Guidance and the requirements set out at paragraph 5.2 of the Guidance.

2.0 SITE DESCRIPTION

Application Site

- 2.1 The application site is located on the eastern edge of the urban area of Goldthorpe with both the Dearnside Leisure Centre and The Dearne Advanced Learning Centre to the south of the site as illustrated in Figure 1. The site extends to approximately 3.39ha.



Figure 1. Aerial view of application site

- 2.2 The site is bound by residential built form to the north, the Dearne Advanced Learning Centre to the south, Goldthorpe Road to the west and open fields to the east. The topography of the site is relatively flat but has a prevailing fall from north to south.
- 2.3 The southern section of the site is primarily formed of scrubland on the site of the former Dearnside Comprehensive School, which was demolished prior to 2014. A gas governor is located within the site to the south. The northern part of the site is made up of taller vegetation and scrub. The entire site is currently secured by fencing.
- 2.4 There are two points of vehicular access to the site along the Goldthorpe Road highway frontage.
- 2.5 Further details of the site and its context are set out within the supporting Planning Statement and Design and Access Statement.

3.0 DEVELOPMENT PROPOSAL

3.1 The development proposals comprise a residential scheme of 109 dwellings with associated access, public open space, landscaping and drainage mitigation measures.

3.2 The accommodation schedule for the development is summarised below:

Reference	House Type	Type	Beds	No.'s	% of mix
Ab	Abney	Semi/Town	2	13	12%
DB	Bungalow	Bungalow	3	8	7%
Cu	Curbar	Semi/Town	3	16	15%
Ho	Hopton	Semi/Town	3	13	12%
Ha	Hathersage	Semi/Town	3	10	9%
Wa	Wardlow	Semi/Town	3	17	16%
Ti	Tideswell	Semi/Town	3	17	16%
Cr	Cromford	Detached	3	8	7%
Do	Doveridge	Detached	4	5	5%
Bi	Birchover	Detached	4	1	1%
Ts	Tissington	Detached	4	1	1%
Total				109	

Table 1. Accommodation Schedule

3.3 The mix of units will comprise 2, 3 and 4 bedroom dwellings of 2 to 2.5 storey properties, including semi-detached and detached dwellings. A total of 10 on-site affordable housing units and a financial contribution to provide 1 off-site affordable unit are proposed to be delivered as part of the development.

3.4 The design of the proposals is detailed further within the submitted Design and Access Statement.

4.0 AFFORDABLE HOUSING: PLANNING POLICY REVIEW

- 4.1 The following section provides an assessment of the relevant affordable housing policies. A full policy review is provided within the Planning Statement.

National Planning Policy Framework

- 4.2 The National Planning Policy Framework Annex 2: Glossary defines affordable housing as:

‘Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent*
- b) Starter homes*
- c) Discounted market sales housing*
- d) Other affordable routes to home ownership*

- 4.3 Paragraph 34 states that plans should set out the contributions expected from development including setting out the levels and types of affordable housing provision required.

Section 5: Delivering a Sufficient Supply of Homes

- 4.4 Paragraph 63 of the Framework sets out that:

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- b) the agreed approach contributes to the objective of creating mixed and balanced communities*

- 4.5 Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area or significantly prejudice the ability to meet the identified affordable housing needs of specific groups (paragraph 65).

- 4.6 Paragraph 65 continues to set out exemptions to the 10% requirement where the site or proposed development:

- a) provides solely for Build to Rent homes;*
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*

c) is proposed to be developed by people who wish to build or commission their own homes; or

d) is exclusively for affordable housing, an entry-level exception site or a rural exception site

Barnsley Local Plan

- 4.7 The site is allocated under reference HS47 within the Local Plan Policies Map as a housing allocation as shown in the figure below.

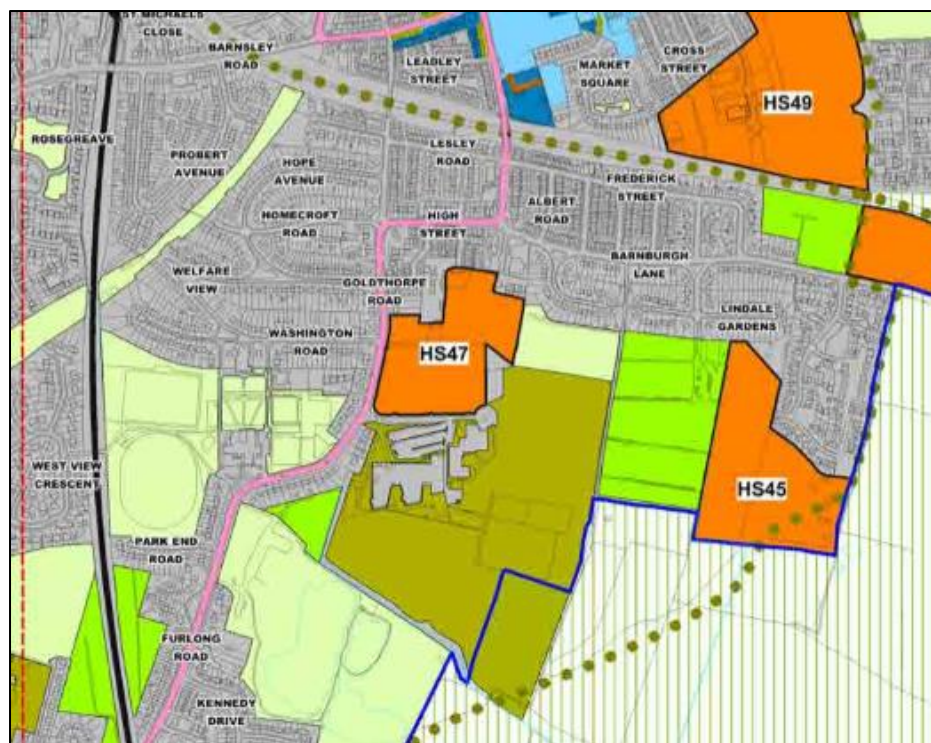


Figure 2. Policy Map Extract

- 4.8 Site HS47 'Land to the north of the Dearne Advanced Learning Centre, Goldthorpe' is allocated for an indicative number of 86 dwellings. The policy indicates that the development of this site will be expected to retain, enhance and manage the higher value ecological areas detailed in the ecological assessment for BMBC.

Policy H7: Affordable Housing

- 4.9 Housing developments of 15 or more dwellings will be expected to provide affordable housing. A contribution of 10% affordable housing is expected in Goldthorpe.
- 4.10 A total of 10 on-site affordable housing units and a financial contribution to provide 1 off-site affordable unit are proposed to be delivered as part of the development. This equates to the

provision of a total contribution of 10% affordable housing to be provided as part of the redevelopment of the site and as such the proposals accord with Policy H7.

Affordable Housing SPD (May 2019)

4.11 The guidance reiterates that for housing developments of 15 or more dwellings affordable housing will be expected to be provided. The Council will seek to negotiate the type of housing preferred which will vary from site to site according to local circumstances. This will be determined, in discussion with the applicant at pre-application and planning application stage, by consideration of a combination of information including:

- *Local housing needs studies*
- *Waiting list/Choice Based Lettings data*
- *Availability and type of existing stock*
- *Local housing market data*

4.12 As stated, the proposal will provide a total contribution of 10% affordable housing to be delivered on and off-site which is compliant the requirement in Policy H7. The type of units to be provided will be in accordance with current needs and will be agreed with the Council. Further detail of the provision is set out in Section 5 of this Statement.

Planning Obligations SPD (Nov 2019)

4.13 The guidance sets out that planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. It goes on to outline that planning contributions will be sought for:

- Financial contributions for School Places;
- Sustainable Travel;
- Affordable Housing;
- Open Space Provision on New Housing Developments.

4.14 Where contributions are required for school places or sustainable travel, these will take precedent. The provision of open space is being provided on site. A S106 will include the financial contribution to 1 off-site affordable housing unit and secure the delivery of 10 on-site affordable units.

5.0 ASSESSMENT OF PROPOSALS

Affordable Housing

- 5.1 Policy H7 of the Local Plan requires developments of 15 or more dwellings to provide affordable housing with 10% of affordable housing being expected in Goldthorpe. As noted the proposals comply with Policy H7, with a mix of on and off-site provision of 10% affordable housing.
- 5.2 As set out at paragraph 5.2 of the Affordable Housing SPD, Affordable Housing Statements will be expected to contain the following information:
- The total number of residential units proposed.
 - Number, type, tenure and location of affordable homes.
 - Site plan identifying affordable plots.
 - Schedule of floor areas for affordable homes.
 - Details of any Registered Provider acting as a partner in the development.
 - The timing for the construction of the affordable housing and its phasing in relation to the occupancy of the market housing.
 - Evidence of existing local market rent and/or sales values.
 - The arrangements to ensure that such provision is affordable for both first and future occupiers of the affordable housing or, if not possible, for the subsidy to be recycled for alternative affordable housing provision.
 - Proposed transfer value (if available).
- 5.3 The layout extract (Appendix 1) identifies the proposed affordable units coloured blue and a schedule of the proposed units including floor areas is set out in Table 2 below:

Reference	House Type	Type	Beds	No.'s	Floor Area (sqm)	Floor Area Total (sqm)
Ab	Abney	Semi/Town	2	8	63.34	506.72
Ha	Hathersage	Semi/Town	3	2	68.38	136.76
Total				10		643.48

Table 2. Affordable housing accommodation schedule

- 5.4 A further 1 unit will be provided in the form of a financial contribution to be delivered off-site. Given the constraints of the layout and the house types, this presents the most viable way to provide the full 10% contribution.
- 5.5 The proposed tenure of the 10 affordable housing units is shared equity.
- 5.6 At the present time there is no preferred Registered Provider identified. This will be confirmed following the grant of planning permission.
- 5.7 The timing for the construction of the affordable housing and its phasing in relation to the occupancy of the market housing can be addressed by condition.
- 5.8 The arrangements to ensure that such provision is affordable for both first and future occupiers of the affordable housing or, if not possible, for the subsidy to be recycled for alternative affordable housing provision would likely be secured by way of a S106 Agreement. The affordable housing provision should therefore be set out within the draft Heads of Terms.
- 5.9 The commuted sum for the provision of 1 off-site unit will also be included within the draft Heads of Terms. The financial contribution will be calculated using the formula set out within the Affordable Housing SPD at paragraph 13.4.
- 5.10 The proposed transfer value is not available at this time.

6.0 CONCLUSION

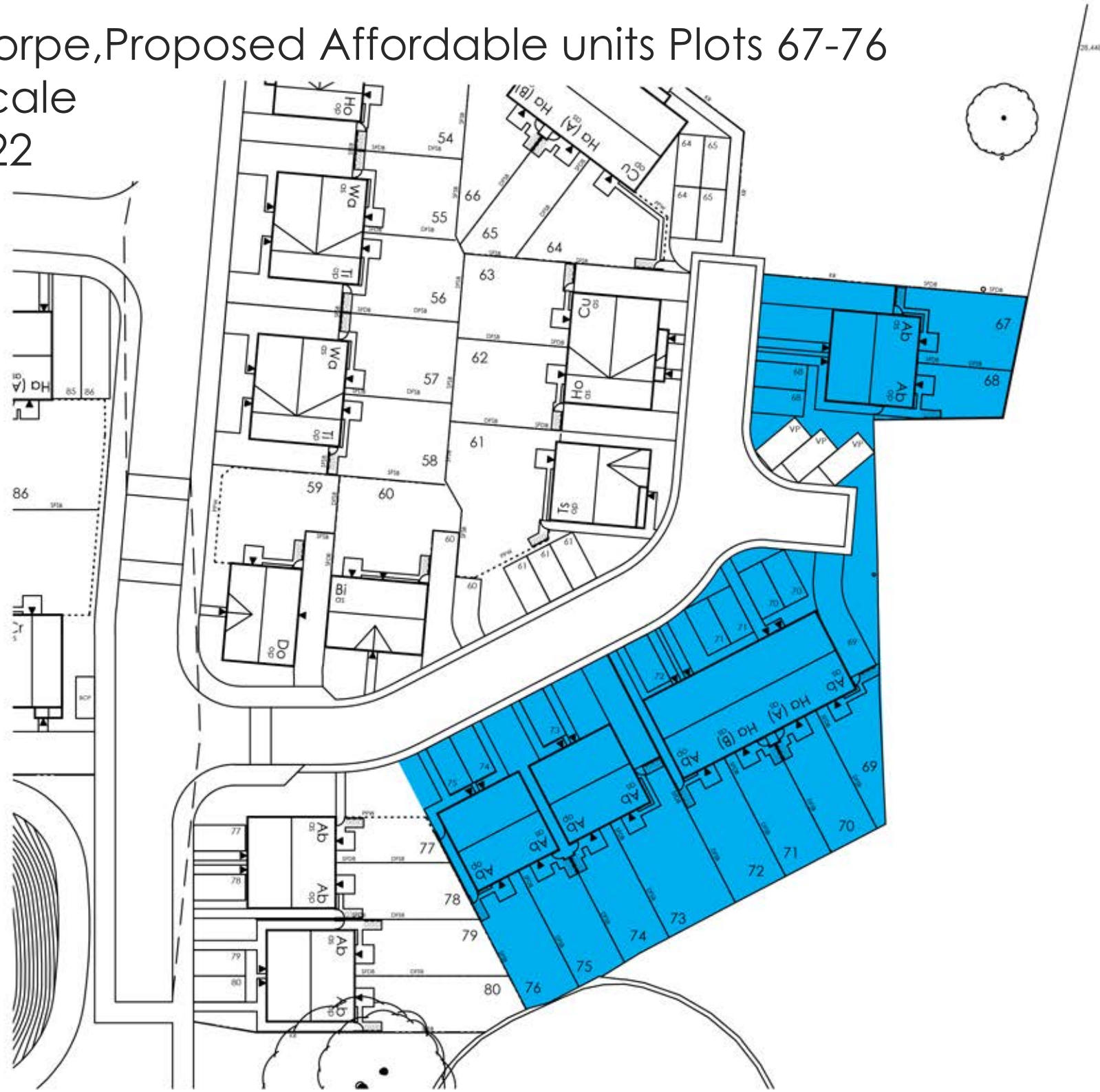
- 6.1 This Affordable Housing Statement has been prepared by DLP Planning Ltd on behalf of W Redmile & Sons Ltd in support of an application for full planning permission for residential development at Goldthorpe Road, Goldthorpe.
- 6.2 The application proposal seeks permission for the development of 109 residential dwellings together with two newly formed access points, public open space and landscaping.
- 6.3 The Statement sets out that the proposed development will deliver a total of 11 affordable units: 10 of which will be delivered on site; and 1 unit to be delivered as a financial contribution. Overall, the proposals are considered to be in accordance with Policy H7 to meet the 10% contribution and the required information set out within the Council's Affordable Housing SPD as reviewed within this Statement.
- 6.4 Within this context, the proposals are considered to be acceptable and offer the opportunity to provide much needed affordable units within a sustainable location. On this basis and given the overall benefits of the proposed redevelopment of the site for housing, it is considered that the application should be approved without delay.

APPENDIX 1: PROPOSED LAYOUT EXTRACT - AFFORDABLE HOUSING UNITS

Goldthorpe, Proposed Affordable units Plots 67-76

1:500 scale

July 2022



BEDFORD

4 Abbey Court, Fraser Road
Priory Business Park, Bedford. MK44 3WH
bedford@dlpconsultants.co.uk
01234 832 740

BRISTOL/SPRU

Broad Quay House (5th Floor)
Prince Street, Bristol. BS1 4DJ
bristol@dlpconsultants.co.uk
01179 058 850

EAST MIDLANDS

1 East Circus Street, Nottingham
NG1 5AF
nottingham@dlpconsultants.co.uk
01158 966 622

LEEDS

Princes Exchange
Princes Square, Leeds. LS1 4HY
leeds@dlpconsultants.co.uk
01132 805 808

LONDON

The Green House, 41-42 Clerkenwell Green
London. EC1R 0DU
london@dlpconsultants.co.uk
020 3761 5390

MILTON KEYNES

Midsummer Court, 314 Midsummer Boulevard
Milton Keynes. MK9 2UB
miltonkeynes@dlpconsultants.co.uk
01908 440 015

SHEFFIELD/SPRU

Ground Floor, V1 Velocity Village
Tenter Street, Sheffield. S1 4BY
sheffield@dlpconsultants.co.uk
0114 228 9190

RUGBY

18 Regent Place, Rugby, Warwickshire
CV21 2PN
rugby.enquiries@dlpconsultants.co.uk
01788 562 233



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