



PLANNING CONSULTATION RESPONSE

Application No	2026/0422
Proposal	Residential development of up to 144 units and associated works
Address	Land to the south of Weetshaw Lane Roundabout, Cudworth, Barnsley
Date of Consultation Reply	14 th August 2026
Consultee	Strategic Housing

Consultation Assessment and Justification

AFFORDABLE HOUSING POLICY

Housing developments of 15 or more dwellings are expected to provide affordable housing (Policy H7 of Barnsley Local Plan)

The site to the south of Weetshaw Lane Roundabout, Cudworth, is located within the Rural East affordability sub-market area where developments should deliver 10 % affordable homes.

The application states that the development has the potential to deliver up to 144 homes. Based on this, the policy requirement is a minimum of 14 affordable homes.

TENURE

Section 8 of Barnsley's Affordable Housing Supplementary Planning Document (SPD) and the First Homes Technical Note set out the required tenure split. Based on the delivery of a minimum of 14 affordable homes, a policy compliant tenure split is shown in the table below:

Affordable Housing - Tenure Split		
	Affordable homes for rent	Affordable home ownership
% requirement for each tenure in Rural East sub-area	60%	40%
Number of homes	8	6

Continues on next page



TENURE (continued)

Affordable home ownership should account for 40% of the total affordable housing provision. As First Homes are no longer mandatory, we will consider the applicant's preference for total proportion of each affordable ownership model to be delivered.

The application form proposes the following type of housing and number of units:

Market housing	2 bed	47	
	3 bed	60	
	4+ bed	23	TOTAL 130
Social, Affordable or Intermediate Rent	2 bed	2	
	3 bed	3	
	4+ bed	1	TOTAL 6
Affordable Home Ownership	2 bed	3	
	3 bed	4	
	4+ bed	1	TOTAL 8

This is not policy compliant. The requirement for affordable housing is for 8 x rental units and 6 x home ownership units.

Section 3.3 of the Design and Access Statement has the following statement:

The proposed affordable housing units within the development comprise a mix of two- and three-bedroom homes, selected to reflect local housing needs and contribute to a balanced community.

This is contradicted by the Application form which suggests that two 4 bed houses are included in the affordable housing mix; one for rent and one for home ownership.

On the Proposed Site Plan, the affordable units are marked with a yellow dot. None of the four-bedroom dwellings (coloured green) are marked as affordable. The council would welcome the inclusion of 4-bed affordable units as there is a borough wide need for larger family accommodation for social and affordable rent.

The applicant needs to clarify if the application form is correct or the D&A statement.



PROPERTY TYPE

The size and type of affordable properties required is informed by Barnsley's Strategic Housing Market Assessment 2021 (SHMA), Affordable Housing SPD and Choice Based Lettings data.

The highest need for affordable housing in this market area is for

- 2 - 3 bedroom houses and bungalows.

The applicant has submitted a Planning, Affordable Housing and Landscape Statement which outlines their expectations regarding delivery of affordable units.

5..5 The Preapplication response from the Council confirmed that a minimum of 14 affordable homes should be delivered; the proposal comprises 14 affordable units in accordance with policy requirement. It is anticipated that the proposed development will include a broad mix of house types, sizes, and tenures to help created mixed and balanced communities. Further detail is outlined within the Design and Access Statement.

Section 3.3 of the Design and Access Statement has the following statement:

The proposed affordable housing units within the development comprise a mix of two- and three-bedroom homes, selected to reflect local housing needs and contribute to a balanced community.

This is contradicted by the Application form which suggests that two 4 bed houses are included in the affordable housing mix; one for rent and one for home ownership.

On the Proposed Site Plan, the affordable units are marked with a yellow dot. None of the four-bedroom dwellings (coloured green) are marked as affordable. The council would welcome the inclusion of 4-bed affordable units as there is a borough wide need for larger family accommodation for social and affordable rent.

The applicant, therefore, needs to clarify if the application form is correct or the D&A statement.

For clarity, the applicant should provide an Affordable Housing Statement with a table clearly listing the proposed affordable units and including property type, bedroom number and bed spaces, tenure.

Further information on the format of an Affordable Housing Statement is detailed in the Affordable Housing SPD.



LOCATION OF AFFORDABLE HOUSING

Section 7 of Barnsley's Affordable Housing SPD sets out the design requirements for affordable housing. Smaller clusters of affordable housing should ideally be dispersed throughout the housing development, rather than concentrated in specific areas.

The Proposed Site Plan does identify the affordable plots. These are dispersed across the larger section of the site, but the western area has no affordable plots.

In response to the comments in the Property Type and Tenure sections, the applicant should review the location of the affordable units once their proposed mix of house types is confirmed. Consideration should also be given to including affordable units in the western section of the site.

ACCESSIBILITY STANDARDS

Section 6 of Barnsley's Design of Housing Development SPD sets out the required accessibility standards for new housing developments. Extrapolated to apply to the delivery of a minimum of 14 affordable homes, a policy compliant accessible dwellings mix is shown below:

Affordable Housing - Accessible Dwellings		
Accessibility standard	M4(2) Accessible and adaptable dwellings	M4(3)(2)(b) Wheelchair user dwellings
% requirement of accessible dwelling types	26%	6%
Number of homes	4	1

The applicant should identify the accessible, affordable dwellings on the proposed site plan for ease of reference.



CONCLUSION

The applicant has suggested a policy compliant number of affordable units.

However, there are anomalies in the information provided to support the application.

The applicant should respond to the queries in this response and submit an Affordable Housing Statement for consideration.

~~NO OBJECTION*~~

**Defer for amends/further
information***

~~OBJECT*~~

*Delete as applicable

Consultation Suggested Conditions:

The developer should submit an Affordable Housing Statement in line with the local validation requirements.

This should include a schedule of proposed tenures, types and accessibility standards, and a site plan showing the proposed locations of affordable homes.

Consultation Informative(s):

Affordable Housing Supplementary Planning Document
Barnsley Strategic Housing Market Assessment
First Homes Technical Note

Planning Obligations required: