BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0640
Proposal	Residential development of 270 new dwellings, together with access, public open space, landscaping, drainage infrastructure and associated works
Address	Land south of Cemetery Road, Jump, Barnsley, S73 0QN
Date of Consultation Reply	22nd October 2026
Consultee	Strategic Housing

Consultation Assessment and Justification

The site is located in the Green Belt. The comments in this response , therefore, are based on the condition that the Planning Team accept the developer's proposal that the site be designated as grey belt.

The Affordable Housing provision has been calculated in line with the 'Golden Rules' as set out in paragraphs 156-157 of the National Planning Policy Framework.

AFFORDABLE HOUSING POLICY

Policy H7 of Barnsley's Local Plan requires housing developments of 15 or more dwellings to provide affordable housing.

The site is located within the Hoyland, Wombwell and Darfield sub-area; therefore, the Local Plan compliant affordable housing contribution is 10% of total delivery.

However, the site is in the Green Belt where the 'Golden Rules' require that the affordable housing contribution should be 15% above the highest existing affordable housing requirement.

The affordable housing contribution for the site is therefore 25% of the total units.

Based on a total of 270 dwellings , this equates to a minimum of **68 affordable homes.**

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AFFORDABLE HOUSING POLICY (continued)

The planning statement (section 3.3) refers to 69 affordable homes although the Planning Layout shows 68 affordable units.

3.3 The scheme will deliver 69 affordable homes (25%), secured through a Section 106 agreement. In addition, 89 dwellings (33%) will be built to M4(2) accessible and adaptable standards, with a further 16 dwellings (6%) designed to M4(3) wheelchair user standards, ensuring the development caters for a wide range of household needs and life stages.

Planning Layout drawing – Schedule of Accommodation (extract)

Affordable								
Type 50	2B/2	M4(2)	End	PS	866	8	6928	12%
Type 50	2B/2	M4(2)	Mid	PS	866	1	866	1%
Type 52	3B/2	M4(2)	End	PS	1025	22	22550	32%
Holm	2B/1	M4(3)	Det	PS	778	6	4668	9%
Hemlock	3B/2	M4(3)	Det	PS	1342	5	6710	7%
Dunnock	2B/2	M4(2)	End	PS	729	8	5832	12%
Dunnock	2B/2	M4(2)	Mid	PS	729	2	1458	3%
Chaffinch	3B/2	M4(2)	End	PS	901	4	3604	6%
Nightjar	4B/2	M4(2)	Det	PS	1167	7	8169	10%
DMS Holm	2B/1	M4(3)	Det	PS	778	5	3890	7%
			Affordable Total			**68**	**64675**	**100%**
					Affordable Site Percentage			**25%**

The applicant should confirm which number is correct - either is acceptable and policy compliant.

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PROPERTY TYPE

The size and type of affordable properties will be 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 and 3 bedroom houses and
- 2 bedroom bungalows

The Planning Layout has 68 affordable homes listed which can be summarised as:

Property type		Number of units
House	2 bed / 3 person	9
	2 bed / 4 person	10
	3 bed /4 person	5
	3 bed / 5 person	26
	4 bed / 6 person	7
Bungalow	2 bed / 3 person	11
	TOTAL	**68**

This is an acceptable mix of property types.

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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 68 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 Hoyland, Wombwell & Darfield sub-area	60%	40%
Number of homes	41	27

It is not clear from the information provided which properties will be offered as affordable rent or affordable home ownership. The developer should provide a detailed breakdown of the proposed tenure of each affordable plot for further consideration. The developer should ensure a range of properties is provided for each tenure.

Affordable home ownership should account for 40% of the total affordable housing provision. As First Homes are no longer compulsory, we recommend further discussion with the applicant to agree the total proportion of each affordable ownership model to be delivered.

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LOCATION OF AFFORDABLE HOUSING

Section 7 of Barnsley's Affordable Housing SPD sets out the design requirements for affordable housing.

The Council will not support the grouping of affordable units together in large numbers as this can reinforce feelings of social exclusion and can have a negative impact on the establishment of sustainable communities.

Smaller clusters of affordable housing should ideally be dispersed throughout the housing development, rather than concentrated in specific areas.



The proposed distribution of affordable plots shown in the Planning Layout has two large clusters in the southern and north-eastern sections of the development. The northern section of the development has few affordable units. The developer should consider a more equitable distribution of affordable units across the full site.

The developer has not identified the tenure of the affordable plots; when this information is available, a more detailed response can be provided regarding distribution of affordable plots.

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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 **68** affordable homes, a policy compliant accessible dwellings mix is shown in the table 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	18	4

The Planning Statement submitted by the developer offers an above policy number of M4(2) dwellings and a policy compliant number of M4(3) dwellings

Extract Planning Statement

3.3 The scheme will deliver 69 affordable homes (25%), secured through a Section 106 agreement. In addition, 89 dwellings (33%) will be built to M4(2) accessible and adaptable standards, with a further 16 dwellings (6%) designed to M4(3) wheelchair user standards, ensuring the development caters for a wide range of household needs and life stages.

Further detail is required to identify which affordable plots are proposed as accessible dwellings.

DESIGN OF AFFORDABLE HOUSING

All affordable properties should meet or exceed the South Yorkshire Residential Design Guide minimum floor space requirements (Section 4A.2 (p.130-131)).

The Council expects affordable housing to be built to a high standard of design and be in keeping with any market housing on the site.

In the interests of delivering sustainable, inclusive, and mixed communities, affordable homes should be indistinguishable from any market housing in terms of style, quality of specification, finish, and materials. They should be indistinguishable in their external layout, including the balance of soft and hard landscaping where front of dwelling parking is proposed.

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CONCLUSION

The number of affordable units proposed by the applicant complies with the council's Affordable Housing SPD .

However, further details of the developer's affordable housing provision will be required before a final response can be agreed. The developer should submit an Affordable Housing Statement to accompany the application. Further detail on the information that the Affordable Housing Statement should contain can be found in the Affordable Housing SPD.

~~**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 including tenure and accessibility standard.

Consultation Informative(s):

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

Planning Obligations required: