



**JohnsonMowat**

Planning & Development Consultants

## **HOUSING MIX REPORT**

**BELLWAY HOMES LTD (YORKSHIRE)**

**LAND NORTH OF WOOD WALK,  
PLATTS COMMON, HOYLAND  
BARNSELY**

**RESIDENTIAL DEVELOPMENT OF 83NO. DWELLINGS AND ASSOCIATED  
WORKS (REVISED LAYOUT)**



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Bellway Homes Ltd (Yorkshire)  
Land North of Wood Walk, Platts Common, Hoyland, Barnsley

Housing Mix Report

Date: 30 July 2025

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## LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

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- b) the date on which the final report is delivered.

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## 1.0 INTRODUCTION

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- 1.1 This Housing Mix Report has been produced on behalf of Bellway Homes Ltd (Yorkshire) in support of an application to vary the approved layout of planning application ref 2023/0988 (Residential development of 83no. dwellings and associated works (Revised Plans)) at land north of Wood Walk, Platts Common, Hoyland, Barnsley.
- 1.2 The purpose of this report is to provide both the Applicant and Local Planning Authority with an understanding of how the proposal fits with the housing needs and demands of the local area for both market and affordable housing having regard to Policy H6 of the Barnsley Local Plan.
- 1.3 This report looks to identify the current housing mix in Hoyland, in terms of house type and number of bedrooms, with a comparison made against the housing mix as an average in Barnsley and England as a whole.
- 1.4 The proposed housing mix development proposes a total of 83 dwellings across 12 different house types, as summarised below.

**Table 1.1 Proposed Mix**

Bed numbers	Market	Affordable	Total	% overall
2 bedroom flat/maisonette	0	6	6	7%
2 bedroom semi-detached	0	2	2	2%
3 bedroom semi-detached	42	0	42	51%
3 bedroom detached	8	0	8	10%
4 bedroom detached	25	0	25	30%
Total	75	8	83	100%



## 2.0 POLICY BACKGROUND

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2.1 The adopted Barnsley Local Plan (2019) contains a single policy (Policy H6) that seeks an appropriate balance of housing mix and efficient use of land within the Barnsley District.

### **Policy H6: Housing Mix and Efficient Use of Land**

2.2 Policy H6 on housing mix and is repeated below: -

*“Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.*

*Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.*

*A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.*

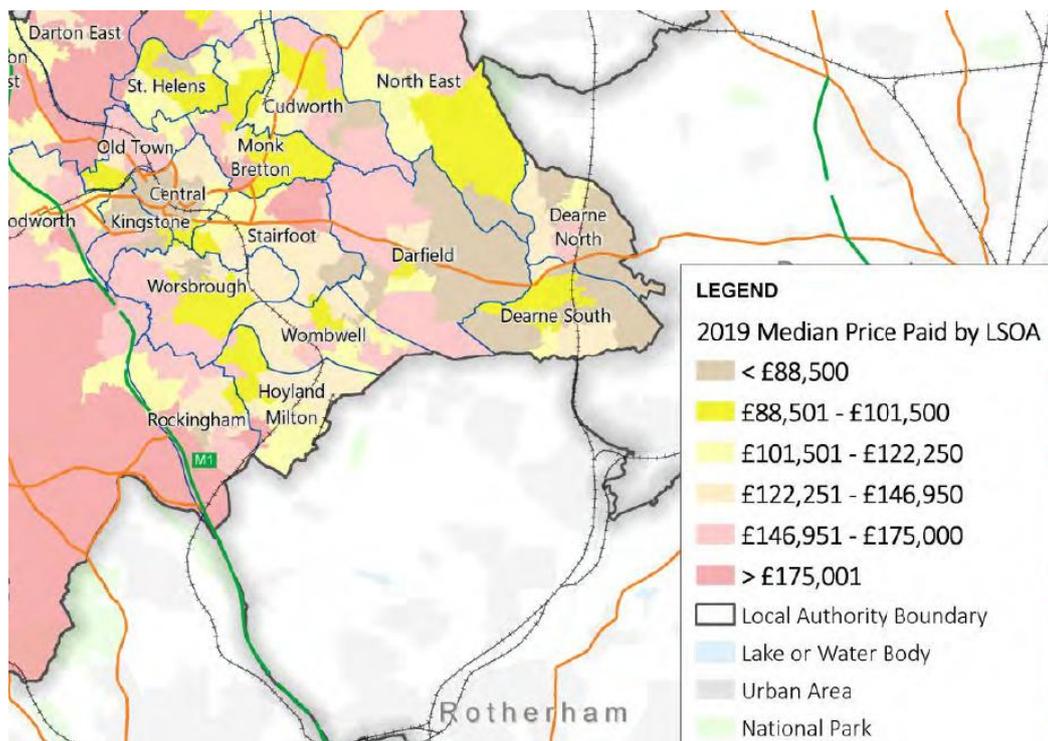
*Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.”*

2.3 The supporting text for Policy H6 recognises that *‘proposals for new housing will be expected to deliver a mix of house dwelling sizes, type and tenure informed by the most relevant evidence taking into account an up-to-date Strategic Housing Market Assessment’.*

2.4 Table D11 of the SHMA (2021) (below) sets out the housing mix in *‘remaining sub-market areas’*, such as Hoyland. Although these figures provide an indication of housing need within the locality, they do not account for housing aspiration which is a significant consideration when assessing the housing mix of residential proposals.

Bed Numbers	Percentage of total
1-bedroom dwelling	5%
2-bedroom dwelling	32%
3-bedroom dwelling	47.5%
4-bedroom dwelling	15.5%

- 2.5 The proposed development follows the trends identified within the SHMA, providing predominantly three bedroom properties, whilst also providing smaller properties and larger housing. This assists with getting local people on the housing ladder, as well as providing options for downsizing, alongside providing greater choice for family housing which in turn frees up smaller accommodation within Hoyland.
- 2.6 In providing larger, family homes, there is an opportunity to deliver a viable site which meets the aspirations of the local community. It is also recognised that the trends with working from home require the housing industry to adapt to these new needs, with spare bedroom spaces often being converted into office space.
- 2.7 It is recognised that sites have a range of constraints which may limit the ability to completely meet the housing mix identified in the SHMA. The application site is a housing allocation (HS69) in the Barnsley Local Plan, which has failed to come deliver since its allocation due to the constraints which the site faces. Map 3.1 of the SHMA identifies the median house prices within the LSOAs of Barnsley: -



- 2.8 It is recognised that the application site is located within a lower value area of the southern Barnsley District. The marginal profitability of developing the application site has been reflected in the lack of a being able to deliver a viable planning consent under 2021/1150 and requirement to re-submit a full planning application to amend the site layout under 2023/0988.



2.9 As the Council are aware, the previous developers associated with 2023/0988 entered financial administration, and Bellway Homes since purchased the land from the administrators with a view to delivering a viable development in the short-term. The proposed housing mix is reflective of this, and an overlay is provided at Appendix 1 to demonstrate the negligible changes between the approved and proposed layout plans.

**Policy H7: Affordable Housing**

2.10 Housing development of 15 dwellings or more are expected to provide affordable housing, in Hoyland the requirement is 10% and it is agreed that this represents 8no. affordable dwelling based on the quantum of development proposed. The type and tenure of affordable housing will vary from site to site according to local circumstances and policy allows for the tenure to be negotiated between the applicant and the Council.

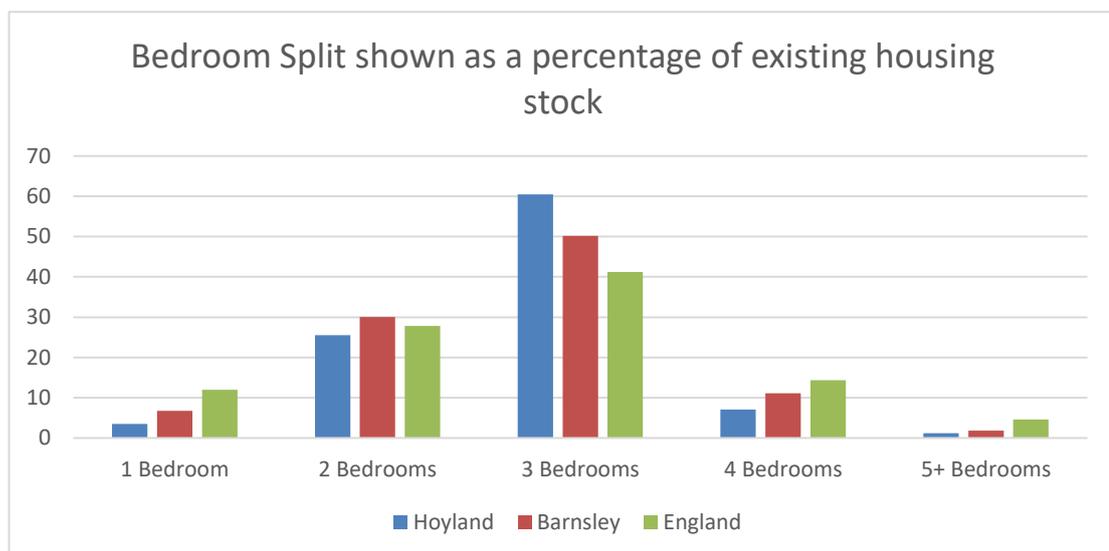
2.11 The consented development under 2021/1150 approved the affordable dwellings as 8no. two-bedroom properties. The proposed development also shows that all affordable dwellings shall be two-bedroom properties, consisting of 3no. M4(3) compliant ground floor maisonettes, 3no. first floor maisonettes and 2no. M4(2) compliant semi-detached properties.

### 3.0 HOUSE TYPE AND BEDROOM SPLIT IN HOYLAND

3.1 Policy H6 rightly recognises the need to consider each development individually and to provide a mix appropriate to its location. For example, the natural development product for the Barnsley Town Centre will be apartments (mainly 1 and 2 bed), while in the Outer areas, the mix will be more towards houses across a range of sizes to promote those stepping up and those stepping down the space ladders.

3.2 Hoyland MSOA (E02001538) comprises some 3,425 dwellings. Figure 3.1 below informs of the current housing stock bedroom split in the Hoyland MSOA, compared to Barnsley Metropolitan District and England.

Figure 3.1 Bedroom split in the Hoyland, compared to Barnsley and England:



Source: <https://www.nomisweb.co.uk/census/2011/dc4405ew> (Census 2011)

Table ID: DC4405EW

3.3 The table shows a large percentage of 3-bedroom properties in Hoyland, when compared to the District and National averages. The percentage of 1-bedroom, 2-bedroom, 4-bedroom and 5+-bedroom properties is below the average locally and nationally, albeit the 2-bedroom provision is relatively comparative.

3.4 The proposals would provide predominantly family housing (3 and 4 bedroom properties) which would seek to both align with the existing character of housing (3 bedroom properties) in the local area as well as provide much needed larger properties to address the identified deficit in 4+bedroom house types. As previously set out, the provision of



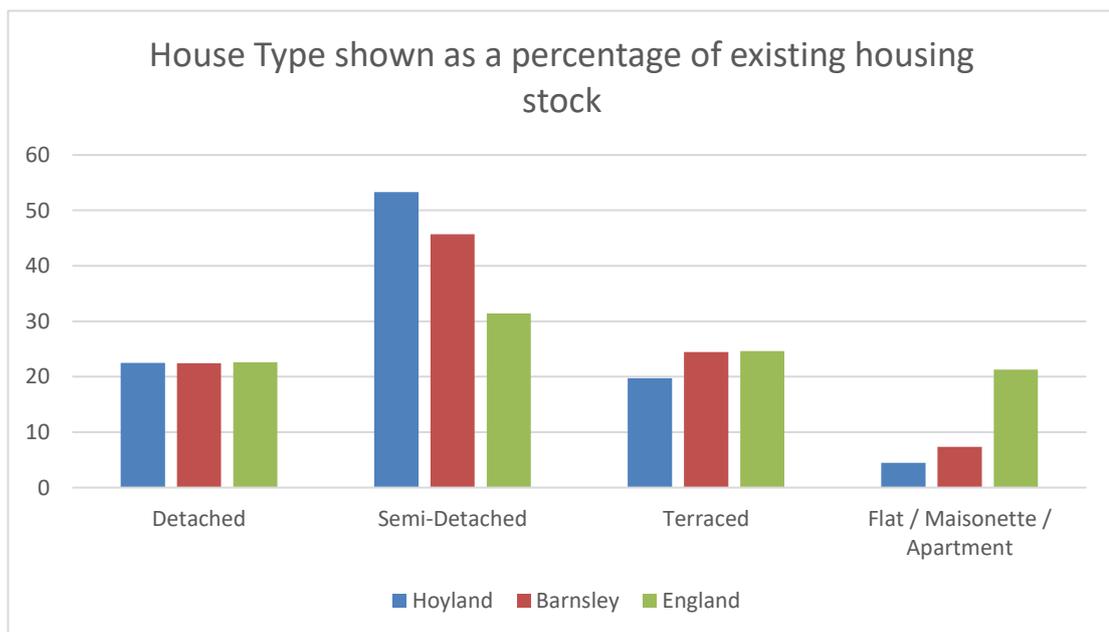
larger properties also provides greater flexibility to create home-office space to accommodate modern working patterns.

3.5 The proposed development also provides a number of smaller properties, which includes 2-bedroom maisonettes and semi-detached to accommodate first time buyers and those seeking to downsize in the local area. Hoyland currently is below the local and national average in this regard, as such there is an identified need for these properties.

3.6 The varied mix proposed helps to both meet the areas of deficit identified against local and national averages, whilst ensuring that the local character is retained and housing mix aligns with the local market. It is expected that larger housing stock would be located in outer suburbs such as Hoyland.

3.7 The graph below demonstrates the mix of house types in Hoyland, compared to Barnsley and England.

Figure 3.2: House type as a percentage



Source: <https://www.nomisweb.co.uk/census/2011/qs402ew> Census 2011

Table ID: QS402EW

3.8 As the graph shows, the pattern of housing stock in Hoyland broadly follows the pattern shown at district level with housing predominantly being semi-detached. The provision of detached and terraced properties is broadly in alignment with the figures seen locally and nationally, with a significant deficit in flat/maisonette/apartment housetypes. It is



considered that the existing housing character of Hoyland is typical of an outer suburb area.

- 3.9 The Applicant proposed to provide 53% of the development as semi-detached house types, to ensure that the local character of the area is not lost whilst also seeking to re-align the provision locally with the district and national averages. Furthermore, 40% of the proposed dwellings are detached house types to accommodate market demand for family housing in Hoyland and greater levels of residential amenity.
- 3.10 The proposed development seeks to provide 7% flat/maisonette house types to help address the identified deficit within both the local area and within the district as a whole.



## 4.0 SUMMARY AND CONCLUSIONS

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- 4.1 Policy H6 in the Local Plan is a policy that seeks an appropriate mix of dwellings in new developments that has regard to both the needs of the District and the character of the area. Policy H6 does not stand alone in the adopted Development Plan, it must be read alongside wider housing delivery policies on overall numbers and their distribution. It is well accepted Barnsley Town Centre will act as a delivery tool for apartments while the outer areas will provide a more flexible mix of house types.
- 4.2 This 2021 SHMA projections fail to recognise the important point that housing need does not always equate to the aspirations and expectations. Although members of the population may only have a need for a 2-bedroom house, they may seek to buy a larger house due to their aspirations.
- 4.3 Current stock within Hoyland consists of a high proportion of 3-bedroom semi-detached properties. The development proposals seek to reflect the current market stock in this area meeting the demands for property of this type. The proposal also includes larger detached properties and smaller maisonettes, to meet the identified need in those areas.
- 4.4 The housing proposed in this development is broad in its mix containing 2, 3 and 4 bed dwellings. The mix is diverse and aims to meet the needs and demands for this local area. It therefore meets the requirements of Policy H6 and reflects current market demands which has regard to a higher level of space for homeworking through the 3 and 4 bedroom product.
- 4.5 The mix proposed contains 10% affordable dwellings including M4(3) and M4(2) house types.
- 4.6 The Design of Housing Development SPD requests that 26% of all new dwellings be built to M4(2) accessible and adaptable standard. The current proposals falls marginally short of this requirement, in proposing 22% of properties be built to M4(2) standard to assist with accessibility requirements. However it is recognised that this SPD is only a guidance document, and has not been viability tested as a Local Plan policy with regard to the delivery of the Local Plan allocations.
- 4.7 The proposed housing mix has regard to the following:-
- The character of the area – Hoyland is a town in Southern Barnsley, with a clear desire for greater provision of family housing.



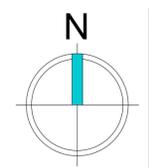
- The current mix of housing stock in the locality – Hoyland contains a high level of semi-detached properties, the proposal creates a balanced housing mix of maisonettes, semi-detached and detached properties across the site whilst maintaining and respecting the existing local vernacular.
- The affordable housing need in Hoyland being predominantly smaller housetypes. The proposal reflects this need.
- The proposed mix at Hoyland reflects both need and aspiration in all tenures.

4.8 The proposed mix in our opinion satisfies the needs and demands of the local market and is therefore compliant with policies H6.

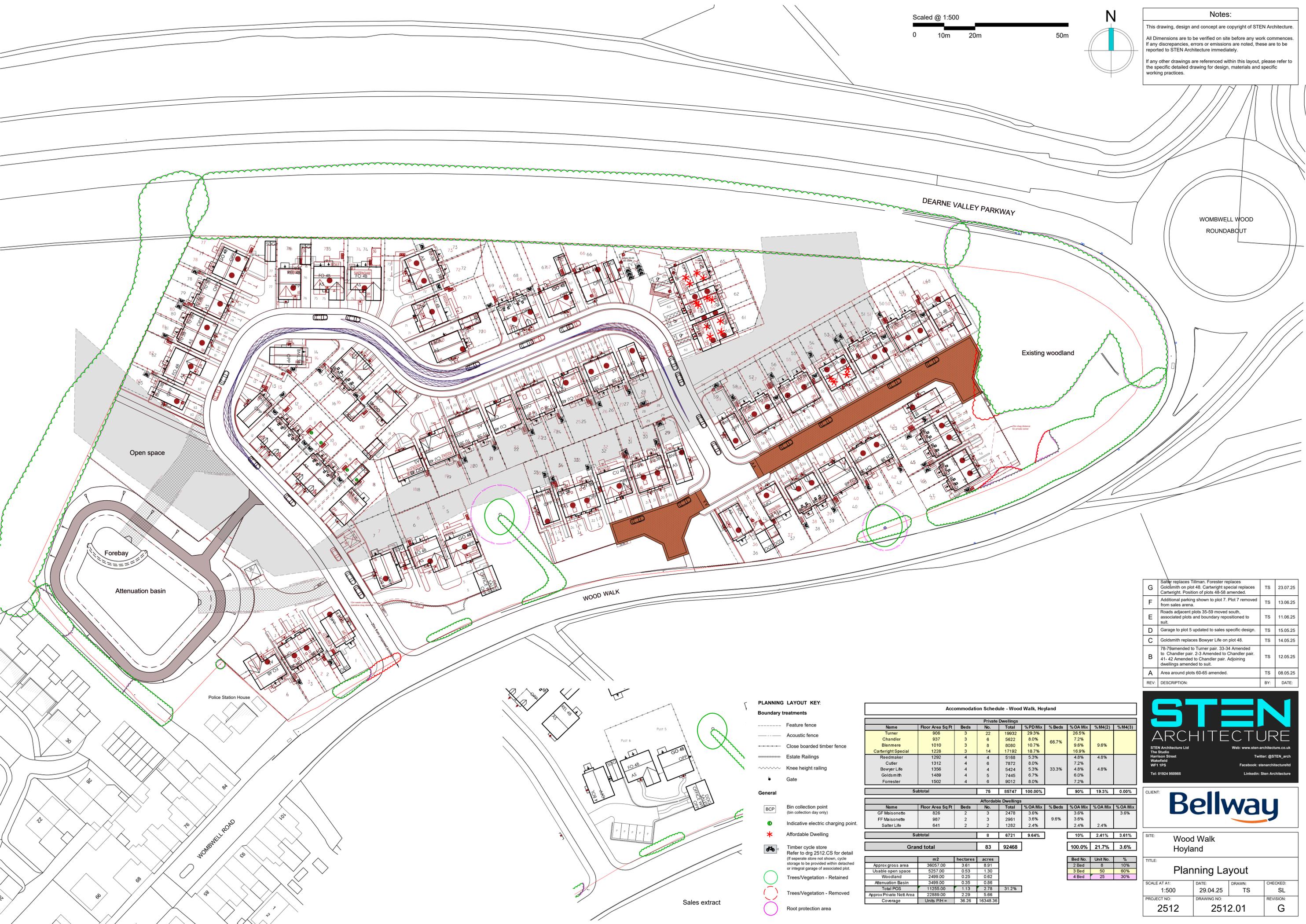


## **APPENDIX 1**

Scaled @ 1:500  
0 10m 20m 50m



**Notes:**  
This drawing, design and concept are copyright of STEN Architecture.  
All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.  
If any other drawings are referenced within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.



G	Salix replaces Tiliam. Forester replaces Goldsmith on plot 48. Cartwright special replaces Cartwright. Position of plots 48-58 amended.	TS	23.07.25
F	Additional parking shown to plot 7. Plot 7 removed from sales arena.	TS	13.06.25
E	Roads adjacent plots 35-59 moved south, associated plots and boundary repositioned to suit.	TS	11.06.25
D	Garage to plot 5 updated to sales specific design.	TS	15.05.25
C	Goldsmith replaces Bowyer Life on plot 48.	TS	14.05.25
B	78-79 amended to Turner pair. 33-34 Amended to Chandler pair. 2-3 Amended to Chandler pair. 41-42 Amended to Chandler pair. Adjoining dwellings amended to suit.	TS	12.05.25
A	Area around plots 60-65 amended.	TS	08.05.25
REV:	DESCRIPTION:	BY:	DATE:

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CLIENT: **Bellway**

SITE: **Wood Walk Hoyland**

TITLE: **Planning Layout**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	29.04.25	TS	SL
PROJECT NO:	DRAWING NO:	REVISION:	
2512	2512.01	G	

- PLANNING LAYOUT KEY:**
- Boundary treatments**
- Feature fence
  - Acoustic fence
  - Close boarded timber fence
  - Estate Railings
  - Knee height railing
  - Gate
- General**
- BCP Bin collection point (bin collection day only)
  - Indicative electric charging point
  - Affordable Dwelling
  - Timber cycle store (Refer to drg 2512\_CS for detail (if separate store not shown, cycle storage to be provided within detached or integral garage of associated plot))
  - Trees/Vegetation - Retained
  - Trees/Vegetation - Removed
  - Root protection area

**Accommodation Schedule - Wood Walk, Hoyland**

Name	Floor Area Sq Ft	Beds	Private Dwellings			% OA Mix	% M4(2)	% M4(3)
			No.	Total	% PD Mix			
Turner	906	3	22	19932	29.3%	26.5%		
Chandler	937	3	6	5622	8.0%	66.7%		
Blenmere	1010	3	8	8080	10.7%	9.6%	9.6%	
Cartwright Special	1228	3	14	17192	18.7%	16.9%		
Reedmaker	1292	4	4	5168	5.3%	4.8%	4.8%	
Culter	1312	4	6	7672	8.0%	7.2%		
Bowyer Life	1356	4	4	5424	5.3%	33.3%	4.8%	4.8%
Goldsmith	1488	4	5	7445	6.7%	6.0%		
Forrester	1502	4	6	9012	8.0%	7.2%		
<b>Subtotal</b>		<b>75</b>	<b>85747</b>	<b>100.00%</b>		<b>90%</b>	<b>19.3%</b>	<b>0.00%</b>

Name	Floor Area Sq Ft	Beds	Affordable Dwellings			% OA Mix	% OA Mix	% OA Mix
			No.	Total	% OA Mix			
GF Maisonette	626	2	3	2478	3.6%	3.6%	3.6%	
IFF Maisonette	997	2	3	2961	3.6%	9.6%	3.6%	
Salter Life	641	2	2	1282	2.4%	2.4%	2.4%	
<b>Subtotal</b>		<b>8</b>	<b>6721</b>	<b>9.64%</b>		<b>10%</b>	<b>2.41%</b>	<b>3.61%</b>

<b>Grand total</b>	<b>83</b>	<b>92468</b>	<b>100.0%</b>	<b>21.7%</b>	<b>3.6%</b>
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	m2	hectares	acres
Approx gross area	36057.00	3.61	8.91
Usable open space	5257.00	0.53	1.30
Woodland	2499.00	0.25	0.62
Attenuation Basin	3469.00	0.35	0.86
Total PCS	11255.00	1.13	2.78
Approx Private Nett Area	22889.00	2.29	5.68
Coverage	Units P/H =	36.26	16348.36

Sales extract