

Affordable Housing Statement

Land North of Hemingfield Road, Hemingfield, Barnsley

On Behalf of

Homes by honey,

July 2026



1.0 Introduction

- 1.1 This submission has been made in support of a Reserved Matters planning application for *the following*:

Reserved Matters application (layout, scale, landscape and appearance) for the erection of 173 dwellings, laying out of open space and associated infrastructure pursuant to outline planning consent 2024/0122 (APP/R4408/W/25/335991)

- 1.2 The application is submitted on behalf of Homes by honey.

2.0 Context

- 2.1 This statement is submitted in support of Policy H7.

- 2.2 Policy H7 of Barnsley's Local Plan sets out that housing developments of 15 or more dwellings will be expected to provide affordable housing, and that:

30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe and Thurnscoe, Hoyland, Wombwell and Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

- 2.3 The proposed scheme is therefore required to deliver 10% affordable homes. The type of affordable housing provision required would depend on the affordable housing needs at the time of any reserved matters application. The requirement would be informed by the latest SHMA, Affordable Housing SPD, First Homes Technical Note and Choice-Based Lettings Data available at the time of determining the planning application.

3.0 Development Proposals

- 3.1 The application seeks the erection of 173 dwellings and as such, the affordable homes requirement would be 17 homes. This is proposed as part of the development proposals.

- 3.2 Section 8 of Barnsley's Affordable Housing Supplementary Planning Document (SPD) and the First Homes Technical Note set out the required tenure split. This is also set out within the approved Section 106 agreement. Based on the delivery of 17 affordable homes, the compliant tenure split is shown in the table below:

Tenure Split		
	Affordable Homes for Rent	Affordable Home Ownership
% required for each tenure in Darton and Barugh Green Area	60%	40%
Number of Homes	10	7

3.3 As per the table above, affordable home ownership should account for 40% of the total affordable housing provision.

3.4 This is a split which is fully complied with as part of these development proposals. The table below identifies the tenure split, plot references and bedroom breakdown.

Home Ownership – 7 Dwellings	Social Rent – Affordable Rent – 10 Dwellings
Plot 54 Plot 85 Plot 94 Plot 120 Plots 132, 133, 134	Plot 24 Plot 22, 23 Plot 51, 52 Plot 50- Plot 59 and 60 Plot 57 and 58
4 x 3b 3 x 2	4 x 1 bed 4 x 2 bed 2 x 3 bed

3.5 The proposals seek permission for a range of 1, 2 and 3 bedroom homes in a mix of detached, maisonettes and short terraces. The plan below identifies the affordable homes: -



- 3.7 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. This has been achieved as part of the development proposals.
- 3.8 Section 6 of Barnsley's Design of Housing Development SPD sets out the required accessibility standards for new housing developments. This requires that as part of this development, 26% (4 homes) should be M4(2) compliant and 6% (10 home) should be M4(3)(2)(B) compliant.
- 3.9 The development proposals demonstrate that as part of the affordable homes offering, 7 of the homes are M4(2) compliant and 10 are M4(3)(2)(a) compliant. This provides a percentage of 41% affordable M4(2) and 35% affordable M4(3)(2)(a).
- 3.10 Although the M4(3) properties are not M4(3)(2)(b) compliant in line with local policy, it is considered that given the overall quantum of accessible homes significantly exceeds the policy requirement, further discussions could be held through the course of the application.

- 3.10 Although the level of M4 homes allocated for affordable homes are considered above the policy requirement, it is reflective of the market and experience of the applicant. The sales of M4(3)(2)(a and b) type units on the open market are often problematic with low demand. It is often noted that these units are best taken as affordable with end users already established for those properties.

4.0 Summary

- 4.1 As outlined above, the development proposals are in accordance with the requirements of Policy H7 in respect of quantum, location, tenure and accessibility criteria.