

**CODA
Planning**



White's Bakery
Charles Street, Worsbrough Bridge
Affordable Housing Statement

DEMOLITION OF THE EXISTING BUILDING AND ERECTION OF 20 DWELLINGHOUSES WITH ASSOCIATED ACCESS AND LANDSCAPING

White's Bakery Ltd, Charles Street, Worsbrough Bridge, Barnsley, S70 5AF

1.0 Introduction

- 1.1 The following Affordable Housing Statement has been prepared by Coda Planning Ltd on behalf of Mr. P. Eyre in support of the scheme noted above, relating to which the applicant intends to provide no affordable housing provision as outlined in the associated Viability Assessment provided by Broadfield PM.

2.0 Relevant Policy

- 2.1 Policy H7 of the adopted Barnsley Local Plan establishes the following in regards to affordable housing obligations:

"Housing developments of 15 or more dwellings will be expected to provide affordable housing.

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

These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

The developer must show that arrangements have been put in place to keep the new homes affordable.

Limited affordable housing to meet community needs may be allowed in or on the edge of villages."

- 2.2 Expanding on the subject affordable housing the Local Plan states that one of the challenges for the plan period is meeting the needs for affordable homes and that there is a current shortfall in supply of this particular type. However, as per Policy H7 this should not come at the cost of housing in general and therefore should the provision of affordable housing prove unviable and lower contribution can be accepted.
- 2.3 Through the associated Viability Report, the Council's guidelines in addition to the above policies have been followed. It outlines how the Council's requirements (which were also requested through the pre-application process) of 10% on-site provision or a financial contribution equivalent is unviable and that only a 0% provision in affordable housing would return a marginal profit when compared to the risks of the development.
- 2.4 In addition, the calculations carried out do not take into account any other fees that may be required by the Council for other Section 106 contributions such as commuted sums for bus provision and school places. Again, this is all outlined within the Viability Report associated with this application.

3.0 Conclusions

- 3.1 Pursuant to the facts established above and those outlined within the Viability Report produced by Broadfield PM, it is strongly asserted that they constitute the exceptional circumstances in which no provision for affordable housing, either on-site or a commuted sum, is required due to it making the development unviable.

- 3.2 It is therefore requested that there is no affordable housing provision for this application in order for it to become a viable scheme for the developer.