



Affordable Housing Statement

Application: Full Application for the Residential Development of 198 no. Dwelling Including Associated Works and Provision of On-Site Open Space

Applicant: Avant Homes

Site Address: Land to the West and East of Smithywood Lane, Dodworth.

Introduction

Some people cannot afford to buy or rent houses that are generally available on the open market. Barnsley Metropolitan Borough Council (BMBC) aim to provide homes for everyone in the borough, no matter what their income and the cost of buying or renting a house. Affordable homes are low cost housing made available specifically to people who cannot afford the open market prices.

The Framework describes affordable housing as: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable Housing for Rent: meets all of the following conditions:

- (a)** the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- (b)** the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- (c)** it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter Homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a



household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted Market Sale Housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other Affordable Routes to Home Ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Affordable Need

Affordable homes are needed in all parts of the borough to a varying extent, where local incomes cannot meet the costs of housing on the open market. As a consequence residential development must include affordable homes in line with Policy H7. Both the areas of need and the type of affordable homes needed will change over time, as a result of general socio-economic changes and the ever changing dynamics of the housing markets within the borough.

Policy H7 of the BLP seeks housing developments of 15 dwellings or more to provide affordable housing on site. In the case of Dodworth which forms part of Urban Barnsley and Principle Towns, the affordable housing target is 30%. **The proposals as submitted provide 59 no. affordable dwellings (30%).**

BMBC seeks the provision of affordable housing on all housing development according to the targets set out in Policy H7, subject to this being consistent with the economic viability of the development. Generally, there is a requirement to provide the affordable homes needed on site. However, in some cases, affordable homes can be built off site, but within the local area, where this is beneficial to the affordable housing scheme. **The proposals as submitted provide 59 no. affordable dwellings (30%) on site.**



The figures set out in Policy H7 of the BLP have been derived from an Affordable Housing Viability Study. The viability study will be updated as part of any plan review process, and this may inform future amendments to the percentages and threshold set out in this policy. Further detail on the affordable housing viability study and the application of this policy are also set out in a 'Supplementary Planning Document – Affordable Housing' (Adopted May 2019).

Supplementary Planning Document (SPD) – Affordable Housing

For applications which meet or exceed the 15 unit threshold, BMBC expects Applicants to submit an Affordable Housing Statement setting out how they propose to deal with affordable housing before an application is validated. In this context developers are expected to provide an Affordable Housing Statement for a:

- Full planning application (the case here).
- Material alteration that changes the number and/or type of housing.

Affordable Housing Statements are expected to contain (each are addressed in full below):

- The total number of residential units proposed;
- Number, type, tenure and location of affordable homes;
- Site plan identifying affordable plots;
- Schedule of floor areas for affordable homes;
- Details of any Registered Provider acting as a partner in the development;
- The timing for the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- Evidence of existing local market rent and/or sales values;
- The arrangements to ensure that such provision is affordable for both first and future occupiers of the affordable housing or, if not possible, for the subsidy to be recycled for alternative affordable housing provision;
- Proposed transfer value (if available).

It is worth noting that BMBC are looking to update the aforementioned SPD. The consultation period for this revised SPD is 29 November 2021 and 4 January 2022

The Total Number of Residential Units Proposed

- 198 no. dwellings

Number, Type, Tenure and Location of Affordable Homes

- 39 no. Thirsk (THI) – Town House – 2 Bed*
- 20 no. Baildon (BAI) – Town House – 3 Bed*



*As per Table 1 of the SPD the Affordable Housing Tenure Split will be 67% affordable homes for rent and 33% affordable home ownership

Site Plan Identifying Affordable Plots

See Appendix 1 – Planning Layout – DRG. No. 04 PL 4187 – Rev A

Schedule of Floor Areas for Affordable Homes

Calver Lane, Dodworth

Affordable Housing Floor Area Schedule

Baildon					
GF	M ²	FF	M ²	SF	M ²
Lounge	15.3	Bed 2	11.8	Bed 1	13.6
Kitchen/Dining	11.5	Bed 3	10	Ensuite	3.7
WC	1.8	Bathroom	3.5		
Store	1				
Thirsk					
GF	M ²	FF	M ²		
Lounge	10.9	Study	8.6		
Kitchen/Dining	9	Bed 1	9.3		
WC	1.7	Bathroom	3.5		

Details of any Registered Provider acting as a Partner in the Development

To date no discussions have taken place with a Registered Provider.

The Timing for the Construction of the Affordable Housing and its Phasing in relation to the Occupancy of the Market Housing

The Affordable Units are pepper-potted throughout the development parcels. In this context there will be a phased completion dependant on the selected build route.

Evidence of Existing Local Market Rent and/or Sales Values

- Rightmove – Market Rent – 29 November 2021 - £495pcm
- Rightmove – Sales – 29 November 2021 - £130,000

Arrangements to Ensure that such Provision is Affordable for both First and Future Occupiers of the Affordable Housing or, if not possible, for the Subsidy to be Recycled for Alternative Affordable Housing Provision



- To be agreed in a Legal Agreement (s106)

Proposed Transfer Value (if available)

- To be agreed with CBMC having regard for Table 2 of the SPD



Appendix 1 – Planning Layout



House Type	Reference	Type	Parking	Storey	Bed	No
Affordable						
Thirsk	THI	Townhouse	PS	2	2	39
Bailon	BAI	Townhouse	PS	2	3	20
						59
Open Market						
Asken	ASK	Townhouse	PS	2	2	20
Fernlee	FER	Townhouse	PS	2	3	8
Ripon	RIP	Townhouse	PS	2	3	28
Cadeby	CAD	Det	PS	2	3	8
Leyburn	LEY	Det	PS	2	3	10
Oakwood	OAK	Det	INT	2	3	14
Dalton	DAL	Det	SG	2.5	4	12
Horbury	HOR	Det	SG	2	4	10
Cookridge	COO	Det	INT	2	4	13
Thornton	THO	Det	SG	2	6	16
						139
Total						198

* AFFORDABLE HOUSING:	
THIRSK	39No. 2 BED SEMI / TOWNHOUSE @ 568sq.ft
BAILDON	20No. 3 BED SEMI / TOWNHOUSE @ 970sq.ft
TOTAL	59No. 30% ON SITE PROVISION

AVANT
homes

DATE 18.11.21 REVISIONS BY RB

18.11.21 A: Plot 82 substituted from a Cookridge to a Thornton. Garage to plot 81 now assigned to plot 82 and parking spaces provided to plot 81.

PLANNING LAYOUT KEY:

SITE BOUNDARY

ROAD

ROAD MARKINGS

DRIVES & PATHS

1.8m TIMBER SCREEN FENCE

1.2m POST & RAIL FENCE

1.8m TIMBER GATE

1.2m METAL RAILINGS

0.45m KNEE HIGH RAIL

1.8m SCREEN WALL & FENCE PANEL INFILL

EASEMENT

EXISTING DRAINAGE

PROW

VISIBILITY SPLAY

BIN STORAGE

BIN COLLECTION POINT

SHED POINT

PLOT NUMBERS

PARKING SPACES

AFFORDABLE PLOTS

EXISTING TREES AND HEDGING

TREES AND HEDGING TO BE REMOVED

Avant Homes
Avant House
6 & 9 Talley's End
Barnborough
BN14 4WP

AVANT
homes

DRAWN RB.

CHECKED

DATE Nov 2021

DRG. No. 04 PL 4187

REV A

SCALE: 1:500

Planning Layout

Calver Lane,
Dodworth,
Barnsley

0m 5 10 15 20 25 30 35 40 45 50m

Scale Bar