

Affordable Housing Statement

Introduction:

- 1.1 This Affordable Housing Statement has been prepared in support of the Reserved Matters Application for 214 dwellings at Land North of Shaw Lane, Carlton (Parcel L11 of the MU3 allocation). The Statement sets out the proposed affordable housing provision, its alignment with national and local policy, and its conformity with the affordable housing obligations secured through the Outline Planning Permission (ref. 2022/0115), approved at appeal on 04/09/2024.
- 1.2 This appendix should be read alongside the Planning Support Statement, Design and Access Statement, and associated technical reports.

Policy Context:

- 1.3 The NPPF places strong emphasis on delivering a sufficient supply of homes, including homes for groups with specific housing requirements. Paragraph 60 highlights the Government's objective to significantly boost housing supply and ensure a mix of housing types to meet community
- 1.4 Policy H7: Affordable Housing requires major residential developments to provide affordable housing in line with identified local needs. For developments in this location, the Local Plan sets a requirement of 10% affordable housing on-site, including 2.5% First Homes, unless viability evidence indicates otherwise. This requirement is secured through the S106 agreement linked to outline approval ref.
- 1.5 The outline approval's S106 agreement secures a minimum of 10% on-site affordable housing, including 2.5% First Homes, as the policy baseline.

Proposed Affordable Housing Provision:

- 1.6 The Reserved Matters scheme provides 113 affordable homes out of 214 total dwellings, which is a full 52% affordable housing provision.
- 1.7 This represents a 400% uplift above the Local Plan minimum requirement, and far exceeds the obligation secured through the S106 agreement.
- 1.8 The 113 affordable dwellings will comprise a mix of:

- First Homes
- Affordable Rent
- Shared Ownership
- Accessible and adaptable units (M4(2) and M4(3))

1.9 The first homes will be sold by the applicant, with pre-sell at 50%. These represent an additional 6 homes within the overall 113 units of Affordable Housing provision.

1.10 This enhanced provision is consistent with Countryside Properties (UK) Ltd's delivery model and reflects their commitment to providing a highly inclusive and socially sustainable neighbourhood.

Affordable Housing Mix:

1.11 An indicative mix is set out below (subject to Registered Provider agreement):

Tenure Type	No. of Units	% of Affordable	Notes
First Homes	6	~6%	Exceeds 2.5% policy requirement
Affordable Rent	~54	50%	Addresses strong local demand
Shared Ownership	~47	44%	Supports access to home ownership

1.12 All affordable units are tenure blind, equal in quality to market homes and fully integrated across the site.

Distribution and Integration

1.13 The affordable homes are distributed in **well-designed clusters across the site**, rather than being concentrated in any one location. This approach:

- Supports long-term social cohesion

- Ensures equal access to open space, play areas and movement networks
Reflects best practice principles within the Building for a Healthy Life Assessment

Design Standards and Accessibility:

- 1.14** All affordable homes will meet the same high design and construction standards as market homes, including:
- Nationally Described Space Standards (NDSS)
 - M4(2) accessible and adaptable standards (circa 26% of plots)
 - M4(3) wheelchair user dwellings within the ground floor of the apartment building
- 1.15** This supports inclusive design and meets identified housing needs.

Delivery, Phasing and Management:

- 1.16** The delivery of the affordable homes will be undertaken in partnership with a Registered Provider. Key commitments include:
- Affordable homes delivered proportionally across construction phases
 - Early delivery of units to support early community formation
 - Robust long-term housing management

Benefits of Providing 50% Affordable Housing

- 1.17** The enhanced level of affordable housing brings significant planning, social and economic benefits, including:

Meeting Local Housing Need

- Provides over **ten times** the minimum First Homes requirement.
- Offers a wide mix of family homes, accessible dwellings and tenure options.
- Addresses acute local demand for affordable rented housing.

Supporting the MU3 Masterplan Vision

- Accelerates delivery of a mixed and balanced community within MU3.
- Establishes a strong early residential base, enabling later parcels (including L12 and land south of Shaw Lane) to come forward efficiently.

Improving Affordability and Reducing Inequalities

- Offers genuinely affordable, high-quality homes within a sustainable location.
- Provides opportunities for local residents, key workers, young families and lower-income households.

Enhancing Social Sustainability

- Helps establish a diverse, well-balanced community from the outset.
- Reduces reliance on speculative market delivery and accelerates tenure variety.

Supporting the Council's Strategic Objectives

- Directly assists Barnsley's objective to widen the choice of high-quality homes and meet five-year housing supply requirements.

Conclusion:

- 1.18** The Reserved Matters scheme delivers an exceptionally high proportion of affordable, far beyond policy and S106 requirements. The 52% provision offers substantial social, economic and community benefits, contributes to meeting Barnsley's identified housing needs, and supports the successful early delivery of the wider MU3 allocation.
- 1.19** The affordable housing offer is therefore fully compliant with the Development Plan and materially strengthens the case for approving the Reserved Matters Application.