

Lundhill Road, Wombwell
Affordable Housing Statement

Persimmon Homes (West Yorkshire)

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1.0 Introduction

- 1.1.1 This Affordable Housing Statement has been prepared in support of a full planning application for residential development comprising 150 dwellings on land to the east of Lundhill Road in Wombwell, Barnsley.
- 1.1.2 The site is approximately 5.08 hectares or 12.6 acres in area and comprises two distinct fields currently used for grazing and the stabling of horses. The site is located approximately 1km to the south of the centre of the principal settlement of Wombwell which is located in the Metropolitan Borough of Barnsley in South Yorkshire.
- 1.1.3 This document evaluates the need for Affordable Housing in the context of relevant national and local planning policy and provides details of the Affordable Housing offer being made by Persimmon Homes as part of this planning application and associated S.106 agreement.
- 1.1.4 This statement has been prepared in accordance with Barnsley Metropolitan Borough Council's validation requirement for developers to prepare an Affordable Housing Statement for residential schemes of 25 or more units.

2.0 Planning Policy

2.1 National Planning Policy

- 2.1.1 The NPPF paragraph 50 states that local authorities should: *“where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”*
- 2.1.2 The NPPF also states, which has been supported by recent appeal decisions, that local authorities must have an up to date evidence base upon which to support their policies.

2.2 Local Planning Policy

Barnsley Metropolitan Borough Council: Emerging Local Plan

- 2.2.1 Emerging Local Plan Policy H8: Affordable Housing states that 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.

Core Strategy Policy CSP42: Infrastructure and Planning Obligations

- 2.2.2 Policy CSP42 states that Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Contributions can either be made directly by the developer or secured through planning obligations.

2.3 Affordable Housing Viability Report (August 2010)

- 2.3.1 The Affordable Housing Viability Report provided two key options in setting future Affordable Housing policies.
- 2.3.2 One of the options was that a more location specific approach, including a four way policy target. This would set a target for new developments to provide 35% affordable housing in Rural West; 25% in Darton, Barugh, Penistone and Dodworth; 15% for South Barnsley and 10% for the weakest three sub-markets which include Hoyload, Wombwell, Darfield, North Barnsley and Royston, Bolton on Dearne, Goldthorpe and Thurnscoe.

- 2.3.3 Since this report, further analysis has been undertaken by the Local Planning Authority looking at the relationship between housing supply, sub market locations and housing needs which followed on from updated work on the Strategic Housing Market Assessment (SHMA).
- 2.3.4 The conclusions of the follow up assessment are presented in a document entitled 'Barnsley MBC Affordable Housing and CIL Viability Summary Update Study – November 2014'. This study concluded that the following Affordable Housing targets are seen to be practical and deliverable:
- Rural West, Penistone and Dodworth 30% Affordable Housing;
 - Darton and Barugh 20% Affordable Housing;
 - **Elsewhere 10% Affordable Housing.**
- 2.3.5 This study and SHMA data was used as supporting evidence for the new policy on Affordable Housing in the emerging Local Plan which is expected to be adopted later this year.

3.0 Affordable Housing Offer

- 3.1.1 The Lundhill Road, Wombwell development is mainly targeted at first time buyers and is proposed to offer a range of 2, 3 and 4 bedroom homes. The open market asking prices will be aligned with existing market conditions although there will be scope to accommodate government backed schemes in the sales and marketing such as Help to Buy to increase affordability.
- 3.1.2 In accordance with Policy H8 of the emerging Local Plan and the Affordable Housing Viability Report (Updated after 2014 SHMA), 10% of the dwellings on site will be allocated as affordable units.
- 3.1.3 This provision equates to 15 dwellings split across the following house-types:
- 4 x 2 bedroom Semi-detached dwellings of 1 storey in height (Plots 16-19);
 - 4 x 2 bedroom Semi-detached dwellings of 2 storeys in height (Plots 46-47 and 119-120);
 - 7 x 3 bedroom Terraced dwellings of 2.5 storeys in height (Plots 48-50 and 121-124).
- 3.1.4 The proposed tenure split for the affordable units is as follows:
- Affordable/Social Rent = 8 x 2 bedroom 'Willow' and 'Brampton' house-types (53%)
 - Intermediate = 7 x 3 bedroom 'Bickleigh' house-type (47%)
- 3.1.5 In accordance with the supporting text of Policy H8 of the emerging Local Plan, the tenure of the affordable units will be agreed with the Local Planning Authority during the course of the planning application.
- 3.1.6 The affordable dwellings will be delivered in accordance with a series of covenants as part of a S.106 agreement that will be drafted and agreed with the council and current landowners. The S.106 agreement will include clauses that ensure the affordable housing units are retained as such in perpetuity.

4.0 Conclusion

- 4.1.1 This Affordable Housing Statement has evaluated local and national planning policy in relation to the allocation and delivery of affordable housing units for new residential developments of this size.
- 4.1.2 It has been written in support of a full planning application for 150 dwellings.
- 4.1.3 The affordable housing offer put forward as part of this development is policy compliant and reflects the current status of the housing sub-market area.
- 4.1.4 The obligations in relation to the delivery of affordable housing on this site are subject to the engrossment of a satisfactory S.106 agreement.