**Strategic Housing Consultation Response**

**APPLICATION REF:** 2024/0122

**LOCATION:** Land north of Hemingfield Road, Hemingfield,

**PROPOSAL:** Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site

**Please note the consultation response from Planning Policy which confirms that the proposal relates to Safeguarded Land and is contrary to national and local planning policy.**

**Planning Policy Context - Affordable Housing**

The Local Plan was adopted on 3rd January 2019.

Policy H7 sets out that:

*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.*

The site is in the Hoyland, Wombwell & Darfield sub-market area, therefore we would expect the proposed scheme to deliver **10% affordable homes**.

The Planning Statement suggests the site could accommodate between 165 and 180 properties. Although the Planning Statement references the requirement for 10% affordable housing and tenure percentages, it does not include details of the type of affordable housing to be provided.

On a scheme of 165 to 180 dwellings, there would be a minimum requirement for 17 affordable housing units.

Table 1 of the [First Homes Technical Note](https://www.barnsley.gov.uk/media/24759/first-homes-planning-policy-technical-note.pdf) recommends the following affordable housing tenure split.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **R** |  |  |
| Affordable Housing Tenure |  |  |  |

For this application, assuming a provision of 17 affordable units, this equates to:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Affordable Rent** | **Affordable Home**  **Ownership** | **First Homes** |
| Affordable Housing Tenure Split | 10 | 3 | 4 |



Table ES1 of the 2021 [SHMA](https://www.barnsley.gov.uk/media/18806/barnsley-shma-final-report-2021.pdf) suggests highest affordable need in the sub-market area is for:

* 3 bed houses
* 1 and 2 bed houses
* 1 and 2 bedroom bungalows
* 2 and 3 bedroom flats

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. We would encourage the applicant to engage with the Strategic Housing Team during the development of any reserved matters application to agree the affordable housing provision. The provision should align with the market housing provision to create a tenure blind development.

Please note that paragraph 6.1 of the revised [Design of Housing Development SPD](https://www.barnsley.gov.uk/media/26861/appendix-2-design-of-housing-development-spd-adoption-version-1.pdf) (adopted July 2023) states:

*Given the aging population and identified levels of disability amongst the population, housing development should be built to the following accessible standards:*

*• 26% of all new dwellings should be built to M4(2) accessible and adaptable standard*

*• 6% of new dwellings should be built to wheelchair accessible M4(3)(2)(b)*



The expectation, therefore, is that the developer will provide a mix of accessible, adaptable and wheelchair accessible properties across the development.

**Planning Application Submission**

Section 5 of the [Affordable Housing SPD](https://www.barnsley.gov.uk/media/23497/affordable-housing-spd-update-adoption-2022.pdf) sets out the information required in support of a planning application.

An Affordable Housing Statement should include:

* Total number of residential units proposed
* Number, type, tenure and location of affordable homes
* Site plan identifying affordable plots and proposed tenure
* 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 occupation 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)

The planning application should also include a schedule of the affordable housing provided as per the example below.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Plot Number** | **Tenure** | **House Type** | **Number of Bedrooms** | **Floor Area (SQM)** | **Accessibility Standard** |
| 1 | Affordable Rent | Semi-detached | 3 | 80 | M4(2) |

**Design of affordable housing**

All affordable properties should meet or exceed the South Yorkshire Residential Design Guide minimum floor space requirements (Section 4A.2 (p.130-131)).

The Council expects affordable housing to be built to a high standard of design and be in keeping with any market housing on the site.

In the interests of delivering sustainable, inclusive and mixed communities, affordable homes should be indistinguishable from any market housing in terms of style, quality of specification, finish and materials. They should be indistinguishable in their external layout, including the balance of soft and hard landscaping where front of dwelling parking is proposed.

The Council will not support the grouping of affordable units together in large numbers as this can reinforce feelings of social exclusion and can have a negative impact on the establishment of sustainable communities.

Small clusters of affordable housing should be dispersed throughout a housing development to aid integration rather than congregated in specific areas such as at the end of cul-de-sacs.

Please feel free to contact the Strategic Housing Team should you require any further information.

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