



JohnsonMowat
Planning & Development Consultants

HARRON HOMES

STAIRFOOT

HOUSING MIX REPORT



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Stairfoot

Housing Mix Report

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1.0 INTRODUCTION

- 1.1 This Housing Mix Report has been produced on behalf of Harron Homes in support of a Reserved Matters submission for the residential development of 235 dwellings and associated works at land to the south of Bleachcroft Way, Stairfoot, Barnsley, S70 3PA.
- 1.2 The purpose of this report is to provide both the applicant and local planning authority with an understanding of how the proposal fits with the housing needs and demands of the local area for both market and affordable housing having regard to Policy H6 of the Barnsley Local Plan. It additionally has regard to the changing circumstances that have impacted upon the local housing market following the Covid outbreak and the particular pressure placed on the need to add to the stock of family housing with home working flexibility.
- 1.3 This report looks to identify the current housing mix in Stairfoot, in terms of house type and number of bedrooms, with a comparison made against the housing mix as an average in Barnsley and England as a whole.
- 1.4 The proposed housing mix can be found is summarised below.

Table 1.1 Proposed Mix

Bed numbers	Market	Affordable	Total	% overall
2 bed houses	0	14	14	6%
3 bed houses	70	9	79	34%
4 bed houses	142	0	142	60%
total	212	23	235	100%



2.0 POLICY BACKGROUND

- 2.1 The adopted Barnsley Local Plan (2019) contains a single policy (Policy H6) that seeks an appropriate balance of housing mix and efficient use of land within the Barnsley District.

Policy H6: Housing Mix and Efficient Use of Land

- 2.2 Policy H6 on housing mix and is repeated below: -

“Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.

Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

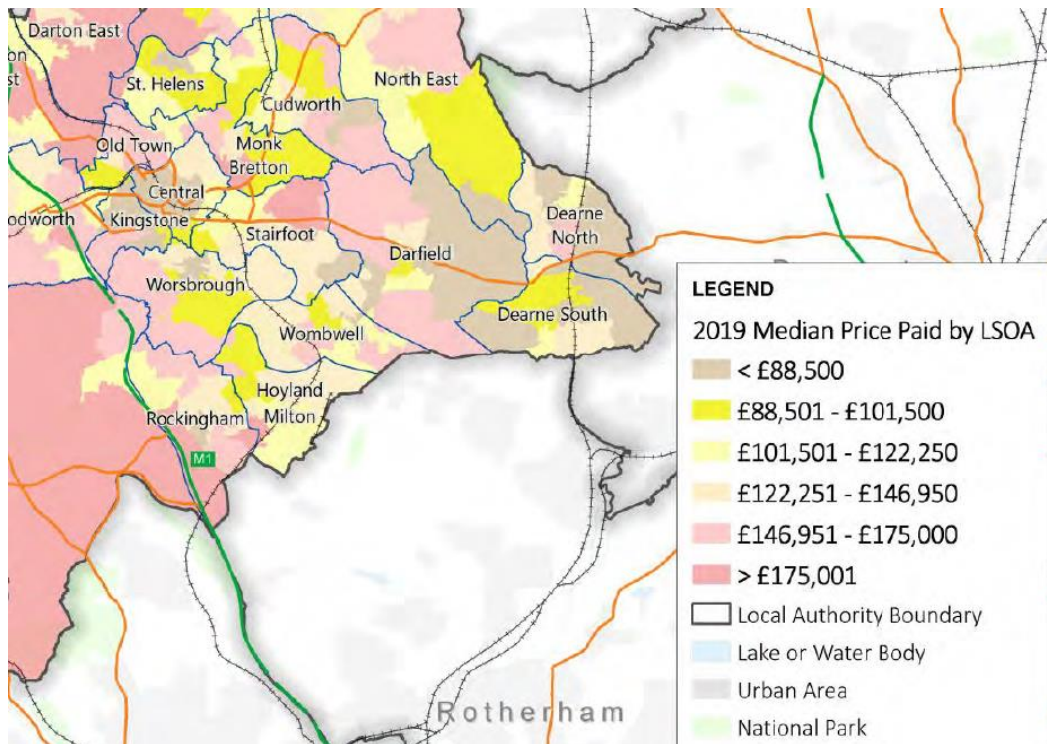
A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.”

- 2.3 The supporting text for Policy H6 recognises that ‘*proposals for new housing will be expected to deliver a mix of house dwelling sizes, type and tenure informed by the most relevant evidence taking into account an up-to-date Strategic Housing Market Assessment.*
- 2.4 Table D11 of the SHMA (2021) (below) sets out the housing mix in ‘remaining sub-market areas’, such as Stairfoot. Although these figures provide an indication of housing need within the locality, they do not account for housing aspiration which is a significant consideration when assessing the housing mix of residential proposals.

Bed Numbers	Percentage of total
1-bedroom dwelling	5%
2-bedroom dwelling	32%
3-bedroom dwelling	47.5%
4-bedroom dwelling	15.5%

2.5 It is recognised that sites have a range of constraints which may limit the ability to meet the housing mix identified in the SHMA above. The application site is a long-standing housing allocation (HS27) in the Barnsley Local Plan, which has failed to come forward for a number of years due to the constraints which the site faces. Map 3.1 of the SHMA identifies the Median house prices within the LSOAs of Barnsley: -



2.6 It is recognised that the application site is located within one of the lowest value areas of Stairfoot, which itself is a lower value area of the Barnsley District. The marginal profitability of developing the application site has been reflected in the lack of a viable residential scheme since the site was first identified for residential development. In providing larger, family homes, there is an opportunity to deliver a viable site which meets the aspirations of the local community.

Home Comforts Report – Place Alliance (October, 2020)

2.7 It should be noted the 2019 Local Plan could never have envisaged the Covid-19 scenario and the current high demand for homes with gardens and homes working space. This shift from working in offices to either part-time or full time working from home requires new housing with a room that can sensibly accommodate such a use. This location can often be a purpose-built study or spare bedroom.

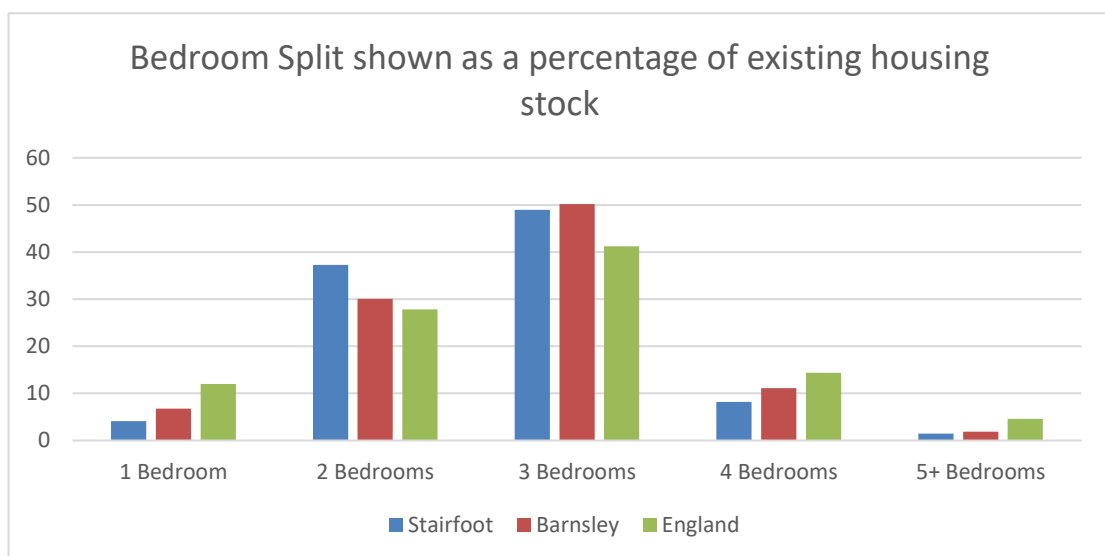


- 2.8 The Home Comforts Report (HCR) surveys 2,500 households, representing 7,200 people, to understand the impact of home design during a period of unprecedented stress on the home environment during the coronavirus lockdown. The findings offer insights into how we should be designing or adapting homes in the future in order that they are more resilient and better able to support happy and healthy lifestyles.
- 2.9 It was found that dwellings built most recently (post-2010) were most uncomfortable, with a clear desire amongst many for a greater degree of cellular design over open plan, including provision for a dedicated home office space. Furthermore, it was found that even for those with good space standards, there is an aspiration for access to better (larger) private external space followed by more living space in the home.
- 2.10 Noticeably when reviewing the mix of housing tenure, it was found that this was the strongest indicator of comfort within the home. Owner occupiers were the most comfortable, followed by those in the private rented sector. Those renting from local authorities or housing associations were the least comfortable by some margin. It is important that sites such as Bleachcroft Way, Stairfoot can provide a route into home ownership and balance the mix of housing tenure in the ward.

3.0 HOUSE TYPE AND BEDROOM SPLIT IN STAIRFOOT

3.1 Policy H6 rightly recognises the need to consider each development individually and to provide a mix appropriate to its location. For example, the natural development product for the Barnsley Town Centre will be apartments (mainly 1 and 2 bed), while in the Outer areas, the mix will be more towards houses across a range of sizes to promote those stepping up and those stepping down the space ladders.

Figure 3.1 Bedroom split in the Stairfoot, compared to Barnsley and England:



Source: <https://www.nomisweb.co.uk/census/2011/dc4405ew> (Census 2011)

Table ID: DC4405EW

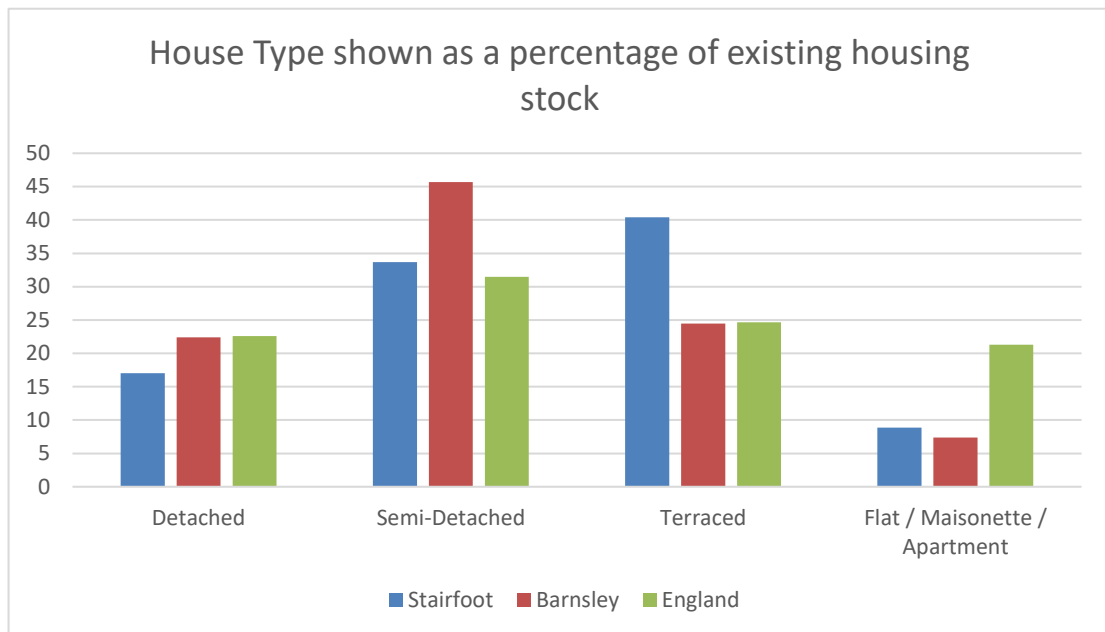
3.2 The table shows a large percentage of 2-bedroom properties in Stairfoot, when compared to the Local Authority and National averages. While there is a noticeable rise in 2- and 3-bedroom dwellings, it appears to be at the expense of the 1, 4 and 5+ bedroom dwellings.

3.3 The proposals would provide much needed family house (3 and 4+ bedroom properties) which would seek to re-balance the housing mix within Stairfoot and Barnsley as a District. There can be no argument made for an increased provision of 2-bedroom properties, as Stairfoots existing stock has 7% more than the district average and 10% more than the national average of 2-bedroom properties. There is an abundance of 2-bedroom properties within the existing housing stock of Stairfoot.



3.4 The graph below demonstrates the mix of house types in Stairfoot, compared to Barnsley and England.

Figure 3.2: House type as a percentage



Source: <https://www.nomisweb.co.uk/census/2011/qs402ew> Census 2011

Table ID: QS402EW

3.5 As the graph shows, the pattern of housing stock in Stairfoot doesn't follow the pattern shown at district or national level. There is a rise in terraced dwellings compared to the local and national average, with a significant 15% greater supply of terraced housing within Stairfoot. This comes at the expense of detached, semi-detached housing when compared to the existing housing stock of Barnsley District as a whole. There can be no argument made for a greater need of terraced housing within Stairfoot given the surplus provided within existing housing stock.

3.6 There is a clear deficit in the provision of detached family housing within Stairfoot, the proposal would work towards balance the housing mix in the locality to the levels seen at District and National level.



4.0 SUMMARY AND CONCLUSIONS

- 4.1 Policy H6 in the Local Plan is a policy that seeks an appropriate mix of dwellings in new developments that has regard to both the needs of the District and the character of the area. Policy H6 does not stand alone in the adopted Development Plan, it must be read alongside wider housing delivery policies on overall numbers and their distribution. It is well accepted Barnsley Town Centre will act as a delivery tool for apartments while the outer areas will provide a more flexible mix of house types.
- 4.2 This 2021 SHMA projections fail to recognise the important point that housing need does not always equate to the aspirations and expectations. Although members of the population may only have a need for a 2-bedroom house, they may seek to buy a larger house due to their aspirations.
- 4.3 The Beachcroft proposal sits within the Stairfoot Ward where current stock is not in line with the district or national averages in terms of housing type.
- 4.4 Our own review suggests there is generally a good provision of 2 bed dwellings and terraced housing at ward level. It is clear that in order to meet the Policy aims of H6, an argument cannot be made for an increased provision on 2no. bedroom terraced properties within the locality of the application site.
- 4.5 The mix proposed contains 10% affordable dwellings in the 2 and 3 bed categories.
- 4.6 The proposed mix in our opinion satisfies the needs and demands of the local market and is therefore compliant with policies H6.