Fenwood Estates

Cudworth Parkway, Cudworth

Development of 144 Dwellings

Planning Statement Addendum – Affordable Housing

JM23.0007.PS.Add

Johnson Mowat References

Client	Fenwood Estates
Site	Cudworth Parkway, Cudworth
Development	Development of 144 Dwellings
Local Planning Authority	Barnsley Metropolitan Borough Council
Document Type	Planning Statement Addendum – Affordable Housing
Document Reference	JM23.0007.PS.Add
Issue / Revision Date	07 October 2026

Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Limited is not obliged and disclaims any obligation to update the report for events taking place after:

a) the date on which this assessment was undertaken; and
b) the date on which the final report is delivered.

Johnson Mowat Planning Limited makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

This report has been prepared for the sole use of Fenwood Estates. No other third parties may rely upon or reproduce the contents of this report without the written permission of Johnson Mowat Planning Limited. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill.

Contents

Executive Summary I

1. Introduction 1
2. Site Location and Characteristics 2
3. Planning history 3
4. Existing Supply of and Demand for Affordable housing 6
5. Planning Policy and Guidance 10
6. Summary and Conclusion 12

Appendix 1. Table 3.8 from Barnsley's SHMA

Executive Summary

This Planning Statement Addendum, submitted on behalf of Fenwood Estates under application reference 2026/0422, provides the justification for delivering a proportion of affordable housing on land at Cudworth Parkway that exceeds Barnsley Metropolitan Borough Council's minimum policy requirements. The report demonstrates that exceeding this baseline threshold provides vital social and economic benefits, directly aligns with relevant planning policy . While the site is formally allocated for residential development within the adopted Local Plan, it faces significant technical challenges—including steep topography, a traversing water main, noise constraints from the adjacent bypass, and a former quarry and landfill requiring developer-funded remediation. These severe constraints would typically jeopardize commercial viability on standard market terms, but the scheme overcomes these barriers by utilizing government grant funding accessible through the developer's specific delivery model, turning a highly constrained site into an achievable source of essential housing, that would align with the Strategy set out in the Local Plan.

The need for an enhanced provision of affordable homes in Cudworth is underlined by a historical deficit. Over the past two decades, major approved residential developments across eight local sites totalling 356 dwellings have delivered zero physical affordable homes on-site, frequently avoiding provision via viability exemptions or commuted sums. This cumulative shortfall, combined with local deprivation levels that sit above the national average and house prices that exceed the broader Barnsley average, has created a severe supply crisis. Waiting times for affordable family housing in Cudworth currently extend up to seven months for Priority Band 1 emergency cases and over two years for Priority Band 2 urgent cases. This local deficit is further compounded by a district-wide shortfall, as Barnsley Council continues to struggle with a deficient Housing Delivery Test score of 74.87% and an inability to demonstrate a five-year housing land supply, which engages the presumption in favour of sustainable development.

Delivering a higher proportion of affordable housing directly supports national policy objectives within the NPPF, which encourages proposals to meet or exceed up-to-date plan requirements and contains no provisions to penalize developments that surpass baseline quotas. Exceeding local Policy H7 thresholds also aligns with an established precedented approach, such as the recently approved scheme at Shaw Lane, Carlton. Ultimately, delivering 144 affordable homes on this site will help rebalance years of under-delivery in Cudworth, address acute local housing distress, and unlock a stalled Local Plan allocation that is long overdue for residential completion.

1. Introduction

1.1 This Planning Statement Addendum – Affordable Housing is prepared on behalf of Fenwood Estates in relation to land at Cudworth Parkway, Cudworth.

1.2 The application is live and currently being considered by Barnsley Metropolitan Borough Council (BMBC) under reference 2026/0422.

1.3 This note explains, in further detail, the justification for providing a proportion of affordable housing above that which is required by BMBC's local planning policy requirements and why this exceedance would not substantiate a reason for refusal.

2. Site Location and Characteristics

Location

2.1 The Site is located to the north of Cudworth and is allocated for residential development in the Local Plan.

2.2 The Site's sustainability and suitability of the Site location has been confirmed by its allocation in BMBC's adopted Local Plan.

Characteristics

2.3 The site slopes considerably (c.1 in 15m), which heavily influences the design constraints and limits the ability to deliver gentler sloping approaches as required for adaptable and accessible homes, consequently limiting the potential density of residential development (hence the overall number of dwellings) at the Site. Site levels peak at approximately 85m along the southern boundary adjacent to Clifford Street, and descend to around 74m at the northeastern edge near Weetshaw Close 170m.

2.4 An area of land to the east of the HS36 allocation is proposed to accommodate green infrastructure and publicly accessible open space in an area which is currently not publicly accessible; this is a social and environmental benefit derived from the development of the Site.

2.5 The site includes an area comprising a former quarry and landfill area, which is to be remediated as part of the development (at the cost of the developer). A Yorkshire Water Mains pipe also traverses the site and presents another constraint that further detracts from the viability of the site.

2.6 Cudworth Parkway (the bypass) wraps around the northern boundary of the Site and presents a potential noise constraint that reduces the developable area of the site and reduces values for those plots affected by proximity to the road.

2.7 The characteristics of the abnormal site ground conditions caused by legacy uses (e.g. quarrying); the topography of the site; general technical constraints and relatively low private sales values in relation to build costs mean that it is difficult for a developer to achieve a commercially viable profit margin.

3. Planning history

3.1 Although the Site itself has no relevant planning history, there are several sites within the locality that that should be considered when determining the quantum of affordable housing provided. Many of these sites delivered no on site affordable housing, instead making a viability argument and/or paying a commuted sum in lieu.

Schedule of sites:

3.2 **Site 1** : Land Off Newland Avenue and Carrs Lane, Cudworth, Barnsley

- Reference: 2017/0577
- Number of houses: 278
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 28.06.17

3.3 **Site 2:** Former Pontefract Road Primary School, Pontefract Road, Cudworth, Barnsley

- Reference: 2007/1496
- Number of houses: 38
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 24.08.07

3.4 **Site 3:** Dards Ph, Pontefract Road, Cudworth, Barnsley, S72 8ag

- Reference: 2013/1181
- Number of houses: 9
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 17.12.13

3.5 **Site 4:** Land At Albert Street, Cudworth, Barnsley

- Reference: 2020/0458
- Number of houses: 8
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 02.10.20

3.6 **Site 5:** 1 Pontefract Road, Cudworth, Barnsley, S72 8AJ

- Reference: 2011/1294
- Number of houses: 9
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 31.10.11

3.7 **Site 6:** Former BMBC Garage Site, Bloemfontein Street, Cudworth, Barnsley

- Reference: 2021/0608
- Number of houses: 8
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 09.03.22

3.8 **Site 7:** Near Royd Bungalow, Darfield Road, Cudworth, Barnsley, S72 8hp

- Reference: 2015/1075
- Number of houses: 4
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 03.11.15

3.9 **Site 8:** Near Royd Bungalow, Darfield Road, Cudworth, Barnsley, S72 8hp

- Reference: 2021/1350
- Number of houses: 2
- Number of Affordable houses physically delivered: **0 (0%)**
- Permission granted: 03.05.23

3.10 **Site 9:** Land north of Shaw Lane, Carlton, Barnsley, S71 3HH

- Reference: 2026/0285 (OPP: 2022/0115)
- Number of houses: 215
- Number of Affordable houses to be physically delivered: 107 (50%)(not yet implemented, and subject to an unconfirmed s106 DoV)
- Outline Permission granted: 05.09.24 (allowed via appeal)
- Reserved Matters Granted: 01.09.26

3.11 Of the above sites, those within Cudworth (Sites 1-8) combine to provide an approximate total of 356 dwellings over that last circa 20 years in the locality of Cudworth. Of these 356 approved dwellings in Cudworth, none delivered any affordable homes.

3.12 Many of the minor sites (for 0-9 dwellings) in the town have been excluded from the above list for conciseness. It is however noted that there are numerous minor scale approvals in the settlement, where there is no policy requirement to deliver any affordable homes.

3.13 It is however noted that the reserved matters application at Shaw Lane, Carlton proposed 50% affordable homes, although this was outside Cudworth. This was approved at committee in September 2026.

3.14 It is also noted that the Shaw Lane site (site 9) has yet to commence development, hence the physical delivery of these 107 affordable homes remains uncertain, and there is reference within the officer report to varying this quantum.

3.15 The above selective review of sites in the locality of Cudworth, given the general sales values associated with the wider Barnsley area (wherein the average house price is notably below the national average), is considered to represent a pattern of a notably reduced affordable housing delivery that is very likely to be replicated in many other settlements across the district. This results in a reduced overall physical delivery of affordable homes on privately owned sites.

3.16 In addition to the 356 approved dwellings listed above, if the 144 dwellings were approved this would take the overall local total houses on major sites to 500. The delivery of 144 affordable dwellings should therefore be viewed in the wider context of housing delivery in the area. Many of the approved local sites (as highlighted above) would not deliver a policy-compliant amount of affordable housing. When considering the overall proportion of affordable housing being delivered in Cudworth on recently approved, this percentage would be **significantly** below 50% (even when including the Shaw Lane, Carlton site).

3.17 Government grant funding would enable the Site to exceed the policy required proportion of Affordable Homes. This funding route is only available due to the nature of the associated developer and the scale and character of the site. This funding route may not be available to other sites in the area. Other local sites would also be unlikely to be faced with the same constraints as the application Site (contamination, levels and previous land uses) therefore these other sites will have a lower build cost and could be able to make a viability argument (based on local market) to justify a reduced proportion of affordable homes on new sites.

3.18 The proposed Registered Provider delivery model provides a clear and credible route to the delivery of this allocated site. The certainty of an identified end purchaser enables the development to be programmed and delivered on a phased basis notwithstanding the Site's significant infrastructure and abnormal requirements, without delivery being dependent upon the rate of private market sales. The proposal therefore provides greater certainty that the full 144-home allocation can be built out and delivered

4. Context: Existing Supply of and Demand for Affordable housing

National Context

4.1 Matthew Pennycook's letter (MHCLG) dated 6 October 2026 confirmed "*for development proposals within settlements,…, a universal tilt in favour of granting permission is engaged. This tilt makes clear that development should be approved unless the benefits of doing so would be substantially outweighed by adverse effects".* In addition to the Site's location within the settlement boundary, it is allocated for residential development (with no limit on the number of affordable houses to be delivered set within the site-specific policy); the presumption in favour of approving housing on this Site is thus abundantly clear as a starting point.

4.2 There were 64,762 affordable homes delivered (completions) in England in 2024-25.

4.3 10,480 (16%) of all new affordable housing completions were delivered by local authorities. Although this was the highest recorded value in the available period (since 1991-92), it demonstrates a sustained and severe reliance on the private sector to deliver the majority affordable housing. The vast majority (77%) of affordable homes were provided by Private Registered Providers. ("*Affordable housing supply in England: 2024 to 2025",* Published 20 November 2025)

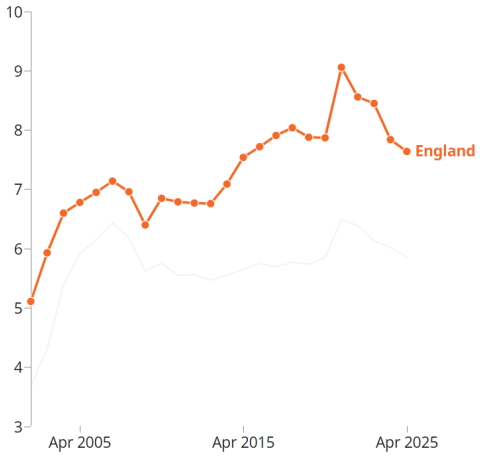
4.4 Population has continued to grow nationally, with a sustained birth rate and more people living to an older age resulting in overall increase in housing need.

4.5 In 2025, the median average home in England, at £300,000, costing 7.6 times the median annual average earnings of a full-time employee (£39,300). The most recently published average affordability ratio for England (for 2026) is 8.08 meaning an average house cost was c.8 times the average salary. Homes are thus generally becoming less affordable.

4.6 Across the UK, a home sold for an average of £273,000 in July 2026, up from the July 2025 average of £269,000 (a 1.4% increase).

4.7 In 2002, 2.4 million young adults aged 24 to 30 years were living with their parents in the UK. Data from 2022 shows that over the last 20 years, this has increased by over one million to 3.4 million young adults, representing around one in four people aged between 20 and 24 years. Many young people cannot afford to buy homes in their local communities where they have grown-up, due to worsening affordability.

4.8 The general pattern of the increasing affordability ratio, hence decreasing affordability, across the country over last 2 decades is demonstrated in the ONS graph below.



Source: Office for National Statistics

4.9

Regional Context

4.10 In the context of the national housing stock tables (Table 100[1]), the Yorkshire and Humber Region (North, East, West and South Yorkshire plus Kingston Upon Hull) comprises 2,306,989 dwellings, representing c.9% of the current overall national housing stock (25,826,351 overall dwellings). More specifically, South Yorkshire has a housing Stock of 636,610 homes.

4.11 The total of new affordable dwellings completions for Yorkshire and Humber in 2024-2025 was 4,779 affordable dwellings, apportioned to the following tenures:

Tenure	Yorkshire & Humber Units in 2024-25
Social Rent	1,135
Affordable Rent	1,815
Intermediate Rent	78
Shared Ownership	1,685
Affordable Home Ownership	38

TABLE 1 – 2024-25 Affordable Housing Tenure Split

4.12 The affordability ratio (average salary compared with median house price) for Yorkshire and the Humber for the most recently published 5-year average is 6.01.

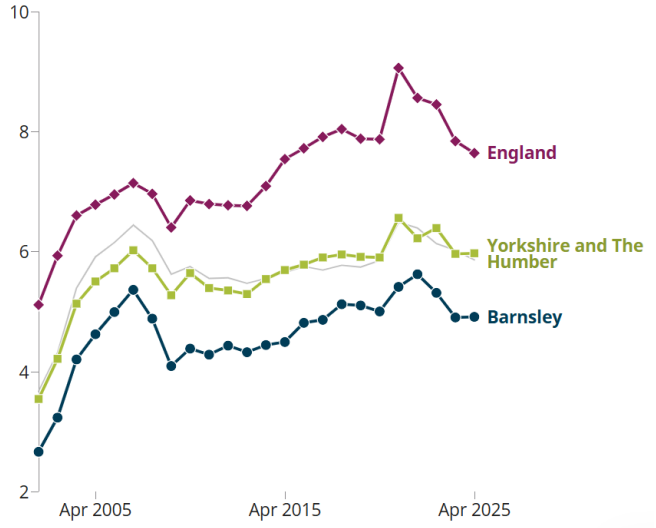
4.13 Across Yorkshire and The Humber, the average house price in July 2026 was £209,000, which was more than the previous year (£203,000)(a 2.9% increase, more than double the national increase in house price over the same period).

4.14 The below ONS graph compares England, Yorkshire & Humber, and Barnsley. Whilst Barnsley is comparatively more affordable, the affordability ratio figure does not account for individual settlements.

4.15 Notwithstanding, the relative affordability of Barnsley within Yorkshire as a region means that people seeking cheaper homes who currently live in the Sheffield and Leeds City regions (as well as north and east Yorkshire areas) may move to Barnsley due to the 'value for money offering,' putting more pressure on the local housing market and potentially pricing out the local community. This would seem to be reflected by the affordability ratios set out in the below chart; showing that, when

[1] Live tables on dwelling stock (including vacants) - GOV.UK

compared to the national affordability changes, Barnsley's affordability has increased at a slower



rate. Source: Office for National Statistics

Local Context (Barnsley)

4.16 In the context of the c.2.3 million stock of houses in Yorkshire and the Humber and the 636,610 homes in South Yorkshire, Barnsley has a stock of 116,139 homes. Barnsley therefore provides around 18% of South Yorkshire's Housing Stock.

4.17 As of 30 June 2026, there were 2,604 applicants on the housing register (Band 1: 166, Band 2: 756, Band 3: 438 and Band 4: 1,244 applicants). Notably, the 1,244 applicants in Band 4 are reportedly "*unlikely to be housed*" (Berneslai Homes, 2026), hence confirming the need for more affordable housing in Barnsley. This suggests that there is an unmet need of affordable housing in the borough.

4.18 Berneslai Homes Letting Plan confirmed that: *"Unless you are in Band 1 or Band 2* [priority] *you are unlikely to be offered a house."*

4.19 ONS data shows that **children in relative poverty before housing costs** in Barnsley (28.2%) is higher than the Yorkshire and Humber average (27%) for 2024-25 . (ONS Economy indicators) Both of these figures are higher than the national average, indicating a need for more affordable homes than the relative local comparators due to more children living in poverty.

4.20 Barnsley's most recent Housing Delivery Test (HDT) score was 74.87%, thus triggering the presumption in favour of sustainable development.

4.21 Irrespective of affordable housing, there is an undeniable need for housing in Barnsley as confirmed by both the deficient HDT score and the Council's current inability to demonstrate a 5-year land supply. An appeal decision in 2025 confirmed that the "*borough has a **significant** deficit in its 5-year housing land supply*".

4.22 Irrespective of the affordable housing composition, house types and housing, the delivery of homes is a therefore attached significant weight as social benefit in the determination of planning application.

4.23 The average house price in Barnsley was £176,000 in July 2026 , up 3.5% from July 2025. This was higher than the rise in Yorkshire and The Humber (3.0%) over the same period. (ONS data)

4.24 Private rents rose to an average of £696 in August 2026, an annual increase of 7.8% from £646 in August 2025. This was higher than the rise in Yorkshire and The Humber (4.9%) over the same period, showing a general increase in rental demand in Barnsley.

4.25 The average price paid by first-time buyers was £151,000 in January 2025 (provisional). This was 6.7% higher than the average of £142,000 in January 2024 (revised).(ONS, House Price data)

4.26 Table 3.8 of Barnsley's 2021 SHMA (appendix 1) sets out the delivery of affordable and market dwellings from 2008 – 2019. It is noted that every individual year over this period fell significantly short of the corresponding housing target, apart from 2018/19.

4.27 Table 4.6 of the SHMA identifies 12% of Barnsley residents living in Affordable housing were dissatisfied. Paragraph 4.20 confirmed that the tenure profile for Barnsley comprised 21.4% affordable homes.

4.28 Table 4.8 of the SHMA shows the tenure split and that 20.2% of the Properties in the Rural East (wherein the Site is located) are Affordable Houses, this was less than the average for Barnsley (21.3%).

4.29 Figure 4.15 This indicates that social renting is the tenure closest to the affordability threshold and at a required household income of £15,303, is unaffordable by £303 of annual income. This is followed by affordable renting, which is unaffordable by £463 of annual income. None of the other tenure options are affordable for households on LQ/median incomes.

4.30 Paragraph 4.81 discussed genuine affordability and reasonable rents: *"Assuming that 25% of income is spent on housing, a genuinely affordable lower quartile market rent for Barnsley and the sub-areas would be £313 based on local incomes. Rural West would be an exception and here a reasonable rent could be set at £729."*

4.31 The exceptionally high rent of the Rural West sub area skews the perception of affordability across Barnsley due to the anomalously high incomes in this sub area. In the Rural East area, 40% of income would be required to afford rent in a local area (table 4.19, SHMA) and ten times the income to be able to afford to buy a house in Rural East. The disparity across the Sub Areas (table 4.26) ignores the difference in salaries (and associated detailed affordability) across different Sub Areas: this area-based variance is clear in the difference between table 4.26 compared with tables 4.18, 4.19, 4.21 and 4.22.

Settlement Context: Cudworth

4.32 2021 ONS Data confirmed that there were 4,932 households in Cudworth, with a population of 11,931 people.

4.33 The percentage of Cudworth households that are not deprived in any dimension is 44%; this is lower than the national average of 48.4%, demonstrating that Cudworth is an area that is more deprived than the national average.

4.34 According to Rightmove, the average house price in Cudworth is £189,567. This is approximately 8% higher than Barnsley, indicating that houses in Cudworth are comparatively less affordable than the Barnsley Average.

4.35 The current average wait time for a house for a Priority Band 1 ("emergency rehousing need") indicative household comprising one adult couple and 2-child household (1 boy and 1 girl under 10) in Cudworth is 7 months. When this indicative example is changed to a Priority Band 2 ("urgent rehousing need") the waiting time increases to 2 years and 1 month. This exemplifies the demand for Affordable family housing in Cudworth.

5. Planning Policy and Guidance

National Policy and Guidance

5.1 PPG Paragraph 019 Reference ID: 10-019-20190509 states: "*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*"

5.2 The allocated status of the Site therefore confirms the assumption that the developer of the Site should achieve a profit of 15-20%.

5.3 The main body of relevant national planning policies comprises the National Planning Policy Framework. The following extracts are most relevant to the provision of affordable homes:

5.4 HO8: Providing affordable homes

1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site…

3. Where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, including the minimum proportion of Social Rent properties, a flexible approach should be taken to the application of any development plan requirements relating to the number of bedrooms provided in market homes, taking into account prevailing market conditions.

5.5 Paragraph 17 of the NPPF, inter alia, aims to achieve "sustainable development …[via]… three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three)". The two most relevant objectives are Economic and Social (a and b).

5.6 a. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

5.7 b. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; …

5.8 There is no national planning policy that precludes exceeding the policy requirement for affordable homes on a development.

5.9 The 40% and 60% requirement for a mix of Intermediate and Social Rented affordable dwellings (as defined by the NPPF), means that developers are expected to provide a mix of affordable dwellings that will be affordable to households on low and very low earnings or income. Social Rented (as defined by the NPPF) is the label for types of affordable housing typically rented by registered providers which is affordable to very low earning and low-income households. Intermediate affordable housing sits between the price of market housing and the price of social rented affordable

housing. Typically, intermediate affordable housing will include shared ownership and other discounted sale products.

Local Policy

5.10 The 2021 SHMA identified net shortfall of 190 affordable dwellings and the Affordable Housing SPD set out that the Council's housing waiting list for the whole borough, as of 1st June 2022, was 8,9781. This suggests that the shortfall remains extant; and no Council evidence is available to contradict this suggestion.

5.11 Section 7 of the adopted Barnsley Local Plan acknowledges the increased demand for affordable housing in the district, and section 9 acknowledges the current shortfall in supply of affordable housing.

5.12 Policy H7 is the most relevant to affordable housing, requiring provision 'on sites of more than 15 units. This means that smaller developments may provide no affordable units, without contradicting policy. The percentage requirement across the district ranges from 10% to 30%. The policy does not state that exceedance of the policy percentages must be met with refusal; this is confirmed by the recent approval of the Shaw Lane, Carlton site which proposed 50% affordable at reserved matters. No objection was raised to H7 policy percentage exceedance. In the instance of this application at Shaw Lane.

5.13 Para 9.21 of Barnsley's Local Plan states that "*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. Residential development in these areas must include affordable homes in line with this policy. 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.*"

6. Summary and Conclusion

6.1 Cudworth is a deprived area, as confirmed by the proportion of households being subject to at least one dimension of deprivation being comparatively higher than the national average.

6.2 The average house price in Barnsley is significantly less than the national average and is significantly less than the Yorkshire average; Cudworth reflects this trend. This results in lower sales values meaning it more difficult for any developer to achieve the 15-20% developer profit as set out in national guidance and that some sites (without constraints) would be unviable. This issue is exacerbated by the abnormal build costs at this site, in addition to the increasingly stringent requirements of Building Regulations resulting in higher build costs for even the most unconstrained sites.

6.3 Notwithstanding the average cheaper house price in Barnsley, houses in Cudworth are comparatively more expensive thus making it a less affordable area in which to live. The local Planning History identified within this report confirms that the number of houses physically delivered as part of development is significantly less than 10% of the overall number of houses delivered in Cudworth. Consequently, there is a suppressed availability of affordable homes in Cudworth when compared with the district average and with the planning policy requirement for Cudworth.

6.4 The relative unavailability of affordable homes in Cudworth is exemplified by the wating times for a family home exceeding 6 months for Band 1 and 2 years for Band 2 Priority cases. Delivery of a higher proportion of affordable homes at Cudworth Parkway would rebalance the local community by offsetting the previous developments that have not physically delivered the requisite 10% Affordable Houses.

6.5 Grant funding enables the secure delivery of affordable homes on a Site directly related to a localised need. This Grant funding is only available to certain developers on certain sites that satisfy the Government's criteria requirements. This is therefore presently a clear opportunity to deliver an allocated site in the very near future, within a Local Authority Area that is currently struggling to demonstrate a 5 Year supply of housing. It is also noted that this Site forms parts of the Council's identified supply. The Council's housing trajectory (Appendix 1, April 2021) predicted that HS39 would have already delivery 41 dwellings by 2026 (which is not the case), and that HS36 would start delivering 35 houses per year by 2026 (which is extremely unlikely). The need for delivery of housing at this Site is therefore now overdue.

6.6 In summary, delivering 144 affordable homes in Cudworth would enable a larger proportion of the local population to gain access to a house in the settlement where the waiting time for housing is already excessive, this is clearly a benefit weighing significantly in favour of the development of the Site due to supporting the social and economic objectives of the NPPF (17.b).

Appendix 1. Table 3.8 from Barnsley's SHMA

Table 3.8 Dwelling completions 2009/10 to 2018/19				
Year	**Market**	**Affordable**	**Net**	**Target**
2008/09	671	170	841	1,195
2009/10	256	300	556	1,195
2010/11	526	472	998	1,195
2011/12	468	374	842	1,195
2012/13	499	157	656	1,195
2013/14	532	215	747	1,195
2014/15	405	217	622	1,134
2015/16	537	169	706	1,134
2016/17	684	172	856	1,134
2017/18	968	130	1,098*	1,134
2018/19	977	209	1,186*	1,134
Grand total (11 years)	6,523	2,585	9,108	12,834
Annual average (past 11 years)	593	235	828	1,167
Grand total (past 5 years)	**3,571**	**897**	**4,468**	**5,670**
Annual average (past 5 years)	**714**	**179**	**894**	**1,134**

Notes on table 3.8:

1. Source completions: Barnsley Five Year 'Deliverable' Housing Land Supply Report April 2017 – March 2022; MHCLG Table 1011 Affordable Completions.
2. *Figures for 2017/2018 and 2018/2019 net completions are taken from Examination Consultation Update Housing Trajectory Background Paper https://www.barnsley.gov.uk/media/7497/bp4-bmbc-30-examination-consultation-housing-trajectory-update.pdf
3. Targets: Core Strategy (2008-2026) and Local Plan (2014-2033).
4. This table incorporates MHCLG data on affordable completions to derive a market completion figure based on net completions minus affordable completions.