BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2025/0997
Proposal	Demolition of existing structures and outline planning application for up to 200 dwellings with associated infrastructure and open space. All matters except for means of access to, but not within, the site to be reserved.
Address	Low Valley Farm, Pitt Street, Darfield, Barnsley, S73 8AX
Date of Consultation Reply	06th January 2026
Consultee	Strategic Housing

Consultation Assessment and Justification

This is an outline planning application with all matters, except for means of access to the site, reserved. It is therefore acknowledged that the level of detail regarding affordable housing provision is limited at this stage.
The assessment below provides details of the affordable housing policies which will apply to the site, both to inform the current outline planning application as well as any further reserved matters applications which emerge as a result.

Affordable Housing Policy
Policy H7 of Barnsley's Local Plan sets out that housing developments of 15 or more dwellings will be expected to provide affordable housing, and that:

30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe and Thurnscoe, Hoyland, Wombwell and Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

The site is located within the Hoyland, Wombwell and Darfield sub-area; therefore, we would expect the proposed scheme to deliver 10% affordable homes.

The planning application form and supporting documentation indicates that the development has the potential to deliver up to 200 homes. Based on this, the policy requirement would be for a **minimum of 20 affordable homes**.

Tenure
Section 8 of Barnsley's Affordable Housing Supplementary Planning Document (SPD) and the First Homes Technical Note set out the required tenure split.
Based on the delivery of a minimum of 20 affordable homes, a policy compliant tenure split is shown in the table below:

Affordable Housing - Tenure Split		
	Affordable homes for rent	Affordable home ownership
% requirement for each tenure in Hoyland, Wombwell and Darfield sub-area	60%	40%
Number of homes	12	8

Continues on next page

As per the table above, affordable home ownership should account for 40% of the total affordable housing provision. We are open to further discussion with the applicant to agree the total proportion of each affordable ownership model to be delivered.

Property Type

The size and type of affordable properties will be informed by Barnsley's Strategic Housing Market Assessment 2021 (SHMA), Affordable Housing SPD and Choice Based Lettings data.
The highest need for affordable housing in this market area currently is for 2-3 bedroom houses. Note that this evidence base may be updated depending on when a future reserved matters application is submitted.

The below table shows an acceptable property mix based on the current evidence base:

Affordable Housing - Property Types		
	Property type	Number of units
Affordable rent	2b4p house	4
	3b5p house	6
	2b3p bungalow	2
Affordable home ownership (First Homes or other affordable home ownership)	2b4p house	1
	3b5p house	4
	4b6p house	2
	2b3p bungalow	1

Location of Affordable Housing

Section 7 of Barnsley's Affordable Housing SPD sets out the design requirements for affordable housing. Smaller clusters of affordable housing should ideally be dispersed throughout the housing development, rather than concentrated in specific areas.

Accessibility Standards

Section 6 of Barnsley's Design of Housing Development SPD sets out the required accessibility standards for new housing developments. Extrapolated to apply to the delivery of a minimum of 20 affordable homes, a policy compliant accessible dwellings mix is shown in the table below:

Affordable Housing - Accessible Dwellings		
Accessibility standard	M4(2) Accessible and adaptable dwellings	M4(3)(2)(b) Wheelchair user dwellings
% requirement of accessible dwelling types	26%	6%
Number of homes	5	1

Conclusion

It is also acknowledged that the site is Safeguarded Land, and there may therefore be policy constraints impacting its delivery. However, these comments have been provided to inform the affordable housing provision should the proposal be accepted.

This is an outline planning application and as such contains limited details of the developer's affordable housing proposals. The information set out above should inform the affordable housing provision for any reserved matters application emerging as a result of the outline application, when further details should be provided.

Continues on next page

BARNSLEY
Metropolitan Borough Council

NO OBJECTION*	~~Defer for amends/further information*~~	~~OBJECT*~~

*Delete as applicable

Consultation Suggested Conditions:

None required.

Consultation Informative(s):

Affordable Housing Supplementary Planning Document
Barnsley Strategic Housing Market Assessment
First Homes Technical Note

Planning Obligations required:

None required.