BARNSLEY
Metropolitan Borough Council

APPLICATION ENQUIRY RESPONSE

Application No	2026/0232
Proposal	Erection of 119 dwellings, open space and associated infrastructure.
Address	Land South of Bloomhouse Lane, East of Woolley Colliery Road ,Darton.
Date of Consultation Reply	2/7/26
Consultee	Strategic Housing

Consultation Assessment and Justification

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:

The site is located within the Darton and Barugh sub-area; therefore, we would expect the proposed scheme of 119 dwellings to deliver 20% or 24 affordable homes.

The applicant has submitted an Affordable Housing Statement with a commitment to provide 24 affordable homes which is policy compliant.

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 24 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 Darton and Barugh sub-area	70%	30%
Number of homes	17	7

The Affordable Housing Statement confirms a policy compliant tenure split of:

Social Rent – Affordable Rent – 17 dwellings
Home Ownership – 7 dwellings.

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TENURE (continued)

Home Ownership – 7 Dwellings	Social Rent – Affordable Rent – 17 Dwellings
Plot 50 and 51 Plots 53 – 58 Plot 60	Plots 85 – 87 Plots 88 – 91 Plot 59 Plot 8 Plots 9 – 11 Plots 12 – 14 Plot 111-112
3 x 3b 4 x 3b/4p	5 x 3b/4p 5 x 2b/3p 2 x3/5p 3 x 2b/4p 2 x 3b

This table taken from the Affordable Housing Statement references Social Rent and Affordable Rent .

The applicant should clarify if their intention is to provide a mix of social rent and affordable rent units and if so, the numbers of each tenure.

The Council's First Homes Technical note suggests that 25% of the affordable home ownership units should be offered as First Homes. Due to changes in government policy, however, this is no longer compulsory.

The application suggests that all the affordable home ownership units will be shared ownership which is acceptable

PROPERTY TYPE

The size and type of affordable properties required is 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 is for 2-3 bedroom houses and 1 bedroom flats.

The applicant has offered a mix of 2 and 3 bedroom houses

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PROPERTY TYPE (continued)

Figures taken from Site Layout drawing:

Affordable Housing - Property Types		
	Property type	Number of units
Affordable units	2b/3p house	8
	2b/4p house	4
	3b/4p house	5
	3b/5p house	7
	Total	**24**
Open Market Sale	2b house	8
	3b house	38
	4 b house	49
	Total	**95**

Although the table provided in the Affordable Housing Statement shows Plot Numbers , can the applicant add property type and bed spaces for each plot for clarity.

41% of the total units across the development are 4 bedroom Houses – all open market properties.

Strategic Housing would appreciate a discussion with the applicant to consider substituting one or two of the proposed affordable rent units with larger houses.

There is a general shortage across the borough of larger family accommodation for affordable rent.

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 be dispersed throughout the housing development, rather than concentrated in specific areas.

The site layout plan does show an acceptable dispersal of affordable units across the site.

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ACCESSIBILITY STANDARDS

Section 6 of Barnsley's Design of Housing Development SPD sets out the required accessibility standards for new housing developments.

The table shows the policy requirement and the applicant's proposal which exceeds the required number of accessible units.

Affordable Housing - Accessible Dwellings		
Accessibility standard POLICY	M4(2) Accessible and adaptable dwellings	M4(3)(2)(b) Wheelchair user dwellings
% requirement of accessible dwelling types	26%	6%
Number of homes	6	1
APPLICATION		
% requirement of accessible dwelling types	50%	21%
Number of homes	12	5

None of the open market properties meet the M4(2) or M4 (3)(2)(b).

The reason given by the applicant is that *"The sales of M4(3)(2)(B) type units on the open market are often problematic with low demand"**. Strategic Housing would welcome a discussion with the applicant on this point to further understand the experience and evidence available about demand in the sales market for accessible homes.

* Affordable Housing Statement page 4.

CONCLUSION

The proposed affordable housing provision is policy compliant . However, Strategic Housing would still welcome further discussions with the applicant on minor changes to the property mix.

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NO OBJECTION*	~~Defer for amends/further information*~~	~~OBJECT*~~
*Delete as applicable		

Consultation Suggested Conditions:

Consultation Informative(s):

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

Planning Obligations required:

None at this time.