

Hartcliff Road, Penistone – Affordable Housing Statement

Increasing house prices which have led in recent years to an increase in demand for affordable housing. The 2008 update of the Strategic Housing Market Assessment indicates a shortfall in affordable housing provision of 597 homes per year, with a waiting list of over 9000 applicants.

The current Strategic Housing Market Assessment (Update, May, 2008) estimates that there is a need for some 597 affordable homes per year. A provisional target is that 18% of the total housing requirement during the plan period, or some 2,780 dwellings, should be affordable homes.

Policy CSP 15 Affordable Housing of the Core Strategy requires housing developments of 15 or more dwellings to provide affordable housing. 25% affordable housing will be expected in Penistone and the rural west, Darton, Barugh and Dodworth. 15% affordable housing will be expected in all other parts of the borough. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.

The Affordable Housing in New Residential Development PAN Note 34 states that *“Developers can provide various types of affordable housing in line with Policy H7. We will try to negotiate the appropriate type depending on local circumstances and, in particular, in line with the Housing Market Assessment. Affordable housing should meet identified housing need and may include one or more the following types”*.

Scheme Proposals

As required by Policy CSP15 of the Core Strategy there is a requirement for 25% affordable housing to be provided within Penistone.

An appropriate mix is proposed in accordance with discussions with the Affordable Housing Officer. 28 affordable units are proposed ranging from 2 storey 2 bed houses to 1 storey 2 bed bungalows. 12 bungalows are proposed, with each bungalow the equivalent plot size of two affordable units, which is equivalent of 24 affordable units. All Affordable Housing will be pepper potted across the site.

Housetype	Bed No.	Storey Height	Sq. Ft	No. of Units
Skipton	2	2	751	16
Willow	2	1	600	12
Total				28