



PB Planning

Millstones, Oxspring

## AFFORDABLE HOUSING SURVEY RESULTS

Yorkshire Land Limited

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Strategy > Partnership > Delivery

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## **1.0 INTRODUCTION**

- 1.1 This statement accompanies planning application Ref. 2020/1269 which is seeking full planning permission for the delivery of a Rural Exceptions Site consisting of three affordable homes and two open market homes and associated infrastructure at Land West of Millstones, Oxspring.
- 1.2 This statement should be read in conjunction with the evidence presented within the Planning Statement that was submitted in support of the planning application.
- 1.3 In order to ensure that the development proposals comply with relevant national and local planning guidance, an identified local housing need is required to be met by the development.
- 1.4 Previous discussions with the Council in respect of the application site during 2019 identified that as part of the preparation of a new Strategic Housing Market Assessment (SHMA) for the Borough the Council would be looking to establish a more micro-level understanding of the housing needs for each settlement of the Borough. Including the Villages. This work has not been prepared yet.
- 1.5 We are also aware that Oxspring Parish Council rejected the opportunity to take part in this process and instead wanted to rely on the evidence base which supported the Oxspring Neighbourhood Plan (as identified in Item 8A. Minutes of Oxspring Parish Council Meeting, Monday 03 February 2020).
- 1.6 Whilst the housing needs evidence presented in the Council's current SHMA and the Oxspring Neighbourhood Plan identifies an acute need for affordable housing for first time buyers in the Village, in order to ensure that the development proposals unequivocally comply with national planning guidance, the applicant has undertaken their own survey of the Village to seek to establish the local housing need for starter homes/discount market sale housing.
- 1.7 This statement outlines the methodology of the survey undertaken by the applicant and it also provides the background evidence for the survey results which are summarised in the submitted Planning Statement.

## 2.0 SURVEY METHODOLOGY

- 2.1 The survey consisted of distributing an advisory leaflet to the large majority of households in the Village (Tuesday, 03 November 2020) and placing public notices in the Barnsley Chronicle (Friday, 16 October 2020), Penistone Living Magazine (Friday, 30 October 2020) and on the Social Media Account of our client's Agent, Lancaster's Property Services. A copy of the leaflet and the notice were enclosed within the submitted Planning Statement.
- 2.2 With regard to the leaflet distribution, the only two areas of the Village which was not provided with a copy of the leaflet were the properties located on Longley Ings and The Willows. This was due to Longley Ings being located within proximity to Penistone and due to The Willows being a development for older people. This cannot be considered a weakness of the survey, quite the opposite, in reality it means that the applicant reduced the potential for even more people to identify an affordable housing need in the Village.
- 2.3 The leaflet/notice provided details of the proposed development and invited residents of the Village/Parish in need of affordable housing to register their interest with our client's agent.
- 2.4 Following the receipt of the responses, the applicant's agent then wrote to each interested party to request confirmation that: -
- They are a resident of the Village/Parish; or
  - They are related to someone who lives in the Village/Parish; or
  - They are in full time employment at an established business located in the Village/Parish.
  - They are between 23 and 40 years of age; and
  - They do not have a gross household income of over £80,000 per annum.
- 2.5 The applicant's agent also asked what type/size of home they were in need of.
- 2.6 It is important to recognise at this point that the wording of the leaflet and questions posed to respondents were derived from the definition of a Rural Exception Site as set out in the Glossary of the Oxspring Neighbourhood Plan, which states that such sites are: -
- “small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding”.***
- 2.7 The key text outlined in this definition is that the Neighbourhood Plan considers that such sites should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

### 3.0 SURVEY RESULTS

- 3.1 The table below provides a summary of the results which aligned with the Rural Exception Site/Local Housing Need parameters established by national and local planning guidance. This table was included in the submitted Planning Statement.

Resident Name	Address/Location	Local Need Relationship	Age	First Time Buyer	Type/Size Housing Need
Mr M	Oxspring	Lives in Village	Under 40	Y	2 Bedroom
Ms L	Oxspring	Lives in Village with Parents	31	Y	3 Bedroom
Ms H	Oxspring	Lives in Village with Parents	21	Y	2 & 3 Bedroom
Ms Pot	Oxspring	Lives in Oxspring	27	Y	2 Bedroom
Mr B	Oxspring	Lives in Oxspring	24	Y	2 Bedroom
Ms J	Penistone	Parents Live in Oxspring	Under 40	Y	3 Bedroom
Ms L	Oxspring	Lives in Oxspring	Under 40	Y	2 or 3 Bedroom
Ms Por	Not Oxspring	Parents Live in Oxspring	Under 40	Y	2 Bedroom
Mr H	Oxspring	Lives in Village with Parents	25	Y	2 or 3 Bedroom
Ms F	Oxspring	Lives in Oxspring	39	Y	3 Bedroom
Mr S	Not Oxspring	Brother Lives in Oxspring	26	Y	2 or 3 Bedroom
Ms W	Not Oxspring	Grandparents Live in Oxspring	Under 40	Y	3 Bedroom
Ms C	Oxspring	Lives in Village with Parents	23	Y	2 or 3 Bedroom

- 3.2 The submitted table only included details of those who responded which fulfilled the identified criteria. A total of 24 people responded to the Survey. A summary of the results of those who responded to the survey, but which did not meet the required criteria is provided in the table below.

Resident Name	Address/Location	Local Need Relationship	Age	First Time Buyer	Type/Size Housing Need
Mr G	Penistone	None	26	Y	2 Bedroom
Ms N & Mr H	Penistone	Lives in Village with Parents	33 & 32	Y	3 Bedroom
Mrs & Mrs S	Not Oxspring	None	Under 40	Y	2 & 3 Bedroom
Ms R	Not Oxspring	None	25 & 26	Y	2 & 3 Bedroom
Mr D	Not Oxpsring	None	23	Y	2 & 3 Bedroom
Ms B	Unknown	Unknown	Unknown	Unknown	Unknown
Ms Ram	Unknown	Unkown	26	Y	2 or 3 Bedroom
Mr Hai	Not Oxspring	None	Unknown	Unknown	Unknown
Ms Cr	Unknown	Unknown	Unknown	Unknown	3 Bedroom
Mr & Mrs A	Unknown	Unknown	Unknown	Unknown	3 Bedroom
Mrs D	Unknown	Unknown	Unknown	Unknown	3 Bedroom

- 3.3 Full details of the responses to the survey are enclosed in Appendix A. We ask that these responses remain private and confidential.
- 3.4 The survey undertaken by the applicant provides robust evidence that there is an established local housing need in the Village for the three affordable homes being delivered as part of the development proposals.
- 3.5 Of the 24 people that responded to the survey, 13 provided evidence to confirm that they met the established criteria. It is important to remember that only 3 of these 13 people/households are required to meet the criteria in order for the scheme to be considered acceptable in planning policy terms with regards to meeting an identified local housing need.
- 3.6 Which unfortunately means in this case that 10 people/households would still need to seek other housing opportunities in the Village, which at this time simply do not exist.
- 3.7 The survey findings therefore corroborate the evidence presented in the Barnsley SHMA and the Oxspring Neighbourhood Plan's evidence base (The URS Study).

## **4.0 CONCLUSION**

- 4.1 The conclusive evidence presented in this statement unequivocally establishes that the development proposals are in accordance with relevant national and local planning guidance as they will deliver three affordable homes to meet an established local housing need.
- 4.2 What must be recognised is that unless the applicant undertook their own survey work, there would have been no way of identifying those 13 people/households in affordable housing need which meet the prescribed criteria for Oxspring. This is because the Council are yet to undertake the revised SHMA work (which has been proposed to be undertaken since 2019) and as Oxspring Parish Council rejected the opportunity to undertake their own survey work.
- 4.3 The evidence we presented in the submitted Planning Statement confirms that both the Council and Oxspring Parish Council accept that there is an acute need for affordable housing in the Village and that no new affordable homes have been delivered in Oxspring for over 20 years.
- 4.4 The undertaking of this survey can therefore play a hugely important role in the delivery of affordable homes to meet the identified needs of the Village. Without it those in affordable housing need between now and any future review of the Local Plan in 2033 would have to rely on the delivery of the one housing allocation in the Village at Roughbitchworth Lane. The current planning application at Roughbitchworth Lodge (Ref. 2018/1433) has the potential to deliver 7 affordable homes. However, this development has yet to commence, appears to be stalled and we are also not aware that the affordable housing offer will include any starter homes/discount for market sale properties.
- 4.5 We anticipate that there will be no other opportunities to meet the affordable housing needs of the Village as the only other housing sites that could come forward will be those related to small windfall sites. Such sites will likely be below the 15-dwelling threshold as prescribed by Policy H7 of the Barnsley Local Plan. Meaning they would not be required to deliver any affordable homes.
- 4.6 We therefore believe that the Council should support this innovative development opportunity to deliver the evidenced local housing needs of Oxspring.