

**Affordable Housing Statement in support of a Hybrid application for residential development for up to 1,560 dwellings comprising: a) Full planning permission for: earthworks to create development platforms; strategic drainage ponds/dry detention basins and associated drainage infrastructure; construction of a new link road; location of strategic landscaping and ecological areas; demolition of existing buildings; works to Hermit Lane and; erection of Phase 1(a) residential development comprising 216 dwellings b) Outline planning permission for: Residential development comprising 1,344 dwellings; new primary school; small shops and community facilities; and associated infrastructure works.**

**At Land south of Barugh Green Road and east of Higham Common Road, Barnsley.**

**On behalf of Strata Sterling Barnsley West Ltd**

Date: | Pegasus Ref: October 2023 | P18-1848

PINS Ref: | LPA Ref: Barnsley MBC Reference 2021/1090

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## Document Management.

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# Contents.

1. Introduction
2. Relevant local plan policy
3. Affordable housing contribution
4. Affordable housing definition
5. Conclusion

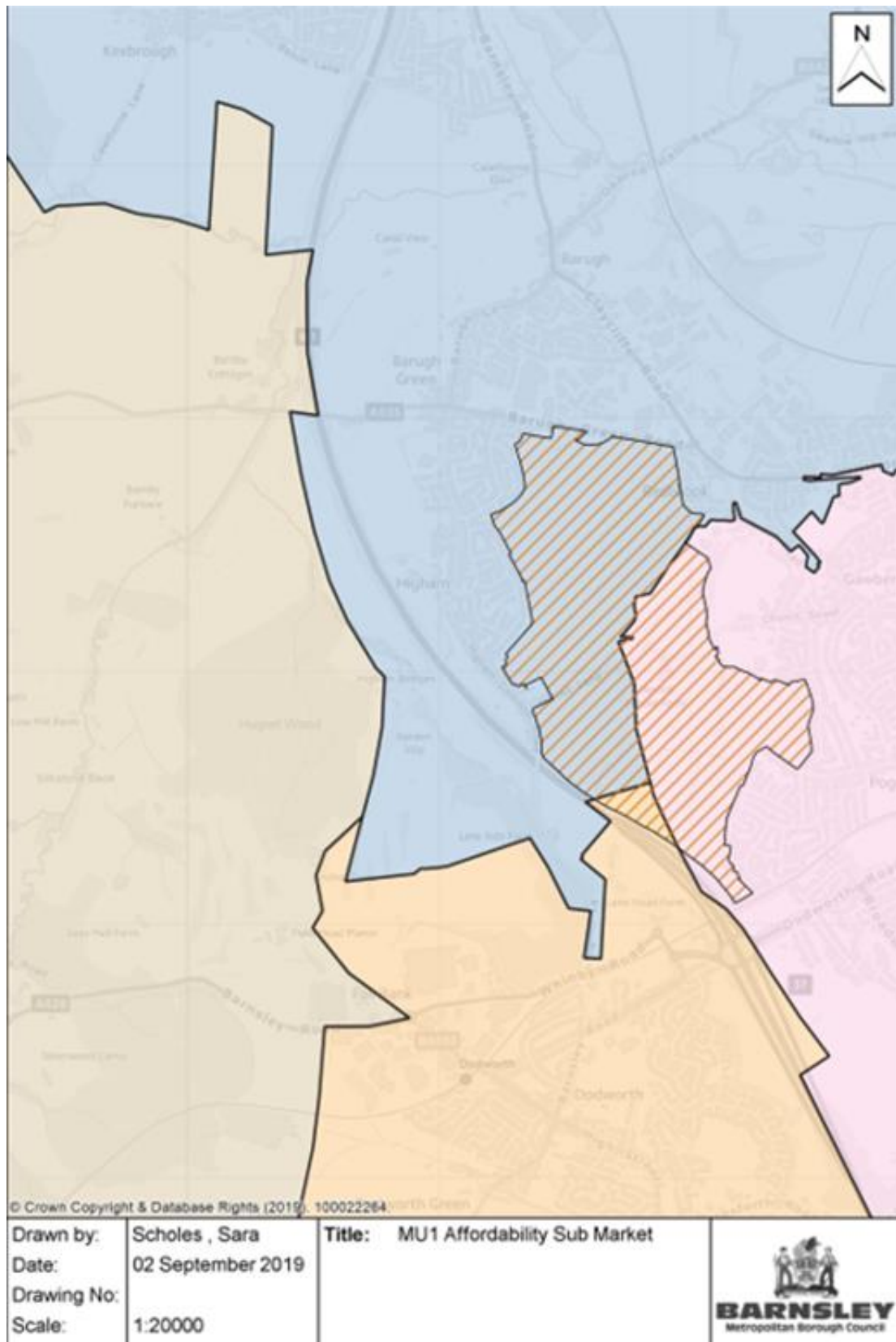
# 1. Introduction

- 1.1. This report is provided in support of planning application ref 2021/1090. It should be read in conjunction with the other application supporting documents.
- 1.2. The original planning application was submitted on the 09 August 2021. Updated submission has been provided on the 12 October 2023. This document also responds to comments of Strategic Housing Officers.
- 1.3. An Affordable Housing Statement has been submitted in support of the above planning application as required by Barnsley Metropolitan Borough Council's Affordable Housing Supplementary Planning Document (SPD) (Adopted July 2022) due to the fact the proposed development triggers the requirement to provide affordable housing set out in policy H7 from the Barnsley Local Plan.
- 1.4. The main part of this document in section three address the specific points and format requested in the previously mentioned SPD.

## 2. Relevant Local Plan Policy

- 2.1. Barnsley Local Plan was adopted in January 2019 setting out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become.
- 2.2. The application site falls within mixed use allocation policy MU1 of the Barnsley Local Plan that includes an indicative number of 1700 dwellings for the allocation. An element of the allocation is subject of a separate pending planning application proposed by Countryside Properties has already come forward providing 140 dwellings (Application ref 2020/0977). The Countryside application is unrelated to the being proposed by Strata Sterling Barnsley West Ltd and subject of this statement.
- 2.3. This proposal will provide the remaining 1560 as well as the allocated employment land and associated infrastructure required by this mixed use allocation policy. The policy is silent on affordable housing provision.
- 2.4. Policy H7 from Barnsley Local Plan confirms affordable housing requirements are expected from developments that provide 15 or more dwellings as follows:
  - 30% affordable housing will be expected in Penistone and Dodworth and Rural West,
  - 20% in Darton and Barugh;
  - 10% in Bolton, Goldthorpe, Thurnscoe, Hoyland, Wombwell, Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.
- 2.5. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. Arrangements must be shown to be in place that keep the new homes affordable and limited affordable housing to meet community needs may be allowed on the edge of villages.
- 2.6. The Barnsley Metropolitan Borough Councils Affordable Housing Supplementary Planning Document (SPD) (adopted 28<sup>th</sup> July 2022) provides further guidance on affordable housing. Notably, when negotiating the level of affordable housing provision on site, the Council will take account of the most recent evidence, such as the SHMA and any subsequent updates or other relevant and recent information. Where a site is to be split and delivered in phases, the affordable housing contribution will be calculated for the whole site.
- 2.7. In this case, due to the large site area and its location, parts of the application site straddle three sub market areas that require different affordable housing requirements (Penistone and Dodworth 30%, Dalton and Barugh 20%, and South Barnsley and Worsbrough 10%) as per figure A on the following page.
- 2.8. The Local Planning Authority have agreed 16% based on proportions of site falling into different sub areas – LPA Letter 21 Jan 2022.

2.9. Figure A



2.10. The percentage of the site within the different sub market area is different (57.9% in Darton and Barugh, 39.7% South Barnsley and Worsbrough and 2.4% Penistone and Dodworth). Therefore, taking this into account and the affordable housing requirement for each sub area, the affordable housing requirement for the proposed development is 16% as shown in figure B below.

2.11. **Figure B**

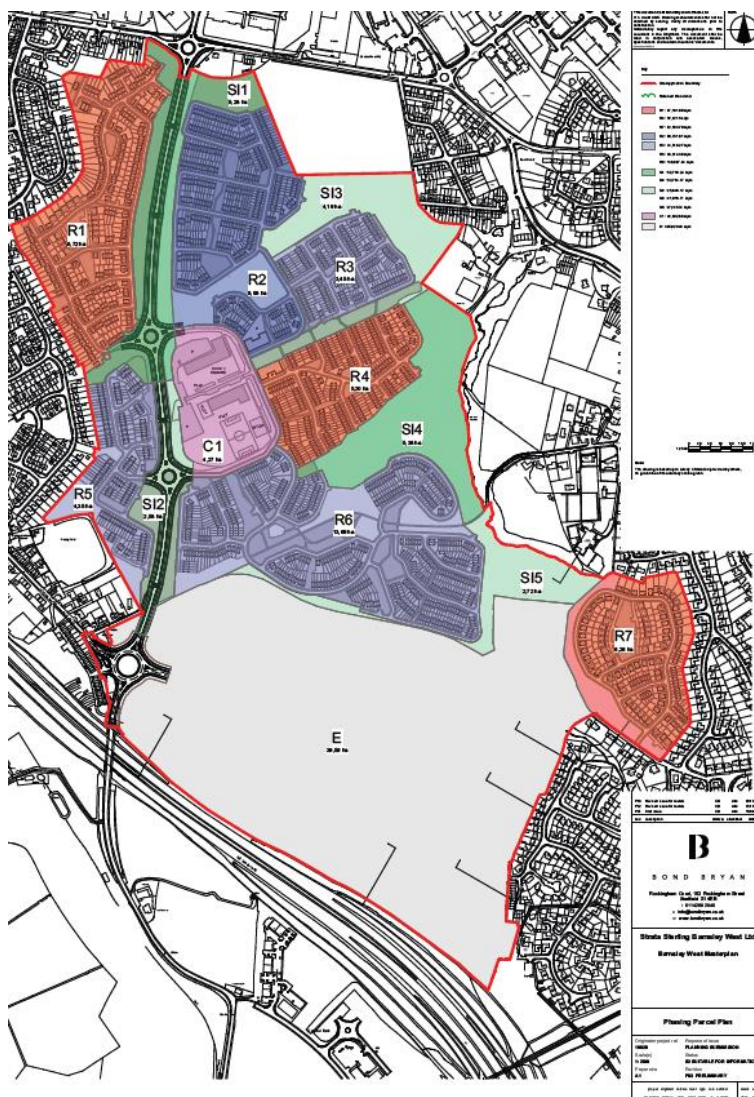
	Sub-market Areas		
	Darton and Barugh	South Barnsley and Worsbrough	Penistone and Dodworth
Hectares of MU1 in Sub Market Area	71.3823	48.9311	2.99826
% of MU1 in Sub Market Area	57.9%	39.7%	2.4%
	Local Plan Affordable Housing Policy Requirement	% of MU1 in Sub Market Area	Local Plan Affordable Housing Policy Requirement x % of MU1 in Sub Market Area
Darton and Barugh	20%	57.9%	11.58%
South Barnsley and Worsbrough	10%	39.7%	3.97%
Penistone and Dodworth	30%	2.4 %	0.72%
Total		100%	16.27%

2.12. Barnsley Strategic Housing Market Assessment 2021 confirms a total of 12,797 existing households are in housing need, representing 11.7% of all households across the Barnsley based on 2020 household survey evidence. The level of affordable housing need in Barnsley is 1,672 households per annum. When estimated supply of affordable housing is taken into account 190 additional affordable dwellings are needed per annum.



### 3. Affordable Housing Contribution

- 3.1. Previously 1760 dwellings were proposed that generated a requirement of 272 affordable units ( $1760 \times 16\% = 281.6$ ) affordable units. The number of dwellings proposed has been reduced to 1560 that has reduced the affordable housing contribution to 249.6 ( $1560 \times 16\% = 249.6$ ). The applicant has, however, agreed to provide 250 dwellings on site.
- 3.2. Because the proposed development is a hybrid planning application, 216 dwellings proposed as phase 1(a) are shown on the phasing plan as cell 'R1' and 1344 dwellings proposed in outline shown on the phasing plan as cells 'R2', 'R3', 'R4', 'R5', 'R6' and 'R7' with more details to be determined through subsequent reserved matters consent should planning permission be granted. See below:





***Schedule containing the number, type, tenure, floor area and plot number/location of affordable homes.***

- 3.4. There are 216 dwellings proposed as part of the full planning permission part of the proposal. This equates to 34.56 affordable dwellings (216 x 16% = 34.56).
- 3.5. The exact tenure provision to be provided is still to be determined but likely to follow the Councils request of 66% affordable rent, 25% First Homes and 9% Affordable Home Ownership as near as possible.
- 3.6. The applicant has proposed to provide 35 affordable dwellings on site consisting of no.4 x 1-bed (drawing number MY AL 151-M43), no.9 x 2-bed (drawing number 2-201), no.20 x 3-bed (drawing number 3-301), and no.2 x 4-bed (drawing number MT AL-451)
- 3.7. The 1-bed has a total internal floor area of 855 square feet. The 2-bed has a total internal floor area of 759 square feet. The 3-bed has a total internal floor area of 923 square feet. The 4-bed has a total internal floor area of 1246 square feet. The 1-bed, 2-bed and 3-bed are 2 storeys high. The 4-bed is 2.5 storeys high.
- 3.8. Affordable houses will occupy plots 17-23, 33-36, 39-42, 81-84, 120-121, 124-125, 169-170, 186-188, 191-193, and 205-208..
- 3.9. With regards the outline elements of this proposal, the schedule containing the number, type, tenure, floor area and plot number/location of affordable homes will be provided at reserved matters stage. The tenure will likely follow the Council's request of 66% affordable rent, 25% First Homes and 9% Affordable Home Ownership as near as possible. However scope is requested to review on phase by phase basis and include viability testing as the reserved matters come forward, with proviso that the development as a whole would provide 16% affordable housing. The process for review and viability appraisal at Reserved Matters stages will be outlined in the S106 agreement.

***Site plan identifying affordable plots***

- 3.10. With regards the full planning permission the affordable houses are shown on the proposed Site Layout Plan for Phase 1(a).
- 3.11. With regards the outline elements of this proposal, a plan identifying affordable plots will be provided at reserved matters stage when layout details are considered.

***Details of any Registered Provider acting as a partner in the development.***

- 3.12. The registered provider for both parts of the proposal are still under discussion at this time. The full part of the proposed development will be confirmed shortly and the outline part of the proposal at reserved matters stage.

***The timing for the construction of the affordable housing and its phasing in relation to the occupancy of the market housing.***

- 3.13. The full part of the proposal, phase 1(a), known as 'R1' will be constructed between 2024 and 2030.

- 3.14. Phasing for the other areas of affordable housing are as follows 'R2' (277 dwellings) 2025 – 2030; 'R3' (126 dwellings) 2030 – 2032; 'R4' (208 dwellings) 2030 – 2034; 'R5' (114 dwellings) 2026 – 2030; 'R6' (384 dwellings) 2027 – 2036 and 'R7' (119 dwellings) 2025 – 2029.
- 3.15. Dwellings within phase 1(a) will likely be constructed from the northern boundary southwards via a temporary access road from the link road /roundabout until the permanent internal road from the south is provided. This is subject to agreement with the Council.

**Evidence of existing local market rent and/or sales values.**

- 3.16. Based on the sold house price for dwellings that have been sold within 1 mile of the site over the last 2 years, the average cost per sqm based on house size is as follows (please see appendix 1 for more information):

2-bed terrace – £189.62 per ft<sup>2</sup>

3-bed detached – £263.08 per ft<sup>2</sup>

3-bed semi – £184.65 per ft<sup>2</sup>

3- bed terrace – £192.37 per ft<sup>2</sup>

4-bed detached – £225.85 per ft<sup>2</sup>

4-bed semi – £172.75 per ft<sup>2</sup>

4-bed terrace – £191.68 per ft<sup>2</sup>

***The arrangements to ensure that such provision is affordable for both first and future occupiers of the affordable housing or, if not possible, for the subsidy to be recycled for alternative affordable housing provision.***

- 3.17. It is not possible to retain all types of affordable housing in perpetuity in this case because the application site is allocated, does not form a rural exception site, the proposal is policy compliant providing the required level of affordable housing (16%) and it would prevent the occupant the right from obtaining their own home. However, the affordable housing and tenure will comply with the definitions provided in the NPPF and repeated in section 3 of this statement.

***Proposed transfer value (if available).***

- 3.18. At this stage the transfer value for the affordable housing contributions from the full and outline part of the proposed development are unknown but will be agreed with the Councils Housing Strategy Team and secured through a Section 106 legal agreement should planning permission be granted.

## 4. Affordable Housing Definition

4.1. The Glossary to the NPPF includes the following definition of affordable housing:

4.2. Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

## 5. Conclusions

- 5.1. This Affordable Housing Statement sets out the level of affordable housing to be provided at the agreed level of 16% in accordance with local planning policy, the NPPF and its associated PPG.
- 5.2. The exact tenure provision to be provided is still to be determined but likely to follow the Councils request of 66% affordable rent, 25% First Homes and 9% Affordable Home Ownership as near as possible.
- 5.3. The proposals will provide 250 affordable homes in Barnsley, where there is a significant affordable housing need. No less than very significant weight should be given to providing homes for up to 250 families.
- 5.4. As evidenced by the recent SHMA, Barnsley is experiencing challenges in the availability of affordable housing. The level of affordable housing need in Barnsley is 1,672 households per annum. When estimated supply of affordable housing is taken into account 190 additional affordable dwellings are needed per annum.
- 5.5. The delivery of 250 affordable dwellings as part of the proposed development at will offer a significant increase in the supply, choice and availability of affordable housing in Barnsley. To put this in context, 250 affordable dwellings is equivalent to around 15% of the yearly affordable housing need in Barnsley.
- 5.6. Overall, the proposed development will make a significant contribution to meeting the identified affordable housing needs of Barnsley, as well as expanding the choice and availability of housing in the Borough.

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

## Expertly Done.

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