

Affordable Housing Statement

This Affordable Housing Statement has been prepared in support of the Countryside Properties (UK) Ltd (part of Vistry) Section 73 application for 91 dwellings at Former William Freeman Site, Wakefield Road, Mapplewell. The Statement sets out the proposed affordable housing provision, its alignment with national and local policy and its conformity with the affordable housing obligations secured through the Reserved Matters Permission (ref: 2021/1405) and following receipt of the Affordable Housing Officers Comments (received 06 July 2026).

Vistry Group

Vistry is one of the UK's largest home builders, specialising in mixed-tenure housing and sustainable new communities delivered through a partnerships-led model. The Group has a strong track record of delivery, including a multitude of sites and projects varying in size and scale across the country, supported by new infrastructure, green space and other facilities.

Our partnerships-led model, under which we pre-sell the majority of the homes we build to our partners, enables us to maximise output and maintain focus on tackling the shortage of affordable mixed tenure housing across the UK.

Proposed Affordable Housing Provision:

The Reserved Matters scheme (2021/1405) approved the provision of 14no. Affordable Properties; including 4no. First Homes and 10no. Affordable Housing for Rent as set out on the approved Site Layout Plan: P08 4145 01L and as referenced within the Section 106 Agreement dated 1 October 2024. This was approved in 2024 in light of the Barnsley Affordable Housing SPD which was adopted in 2022.

This Section 73 application seeks to amend the housetypes only and has therefore sought to provide 10no. Affordable Section 106 homes and 4no First Homes, to correspond with those approved by the previous Reserved Matters permission. The scheme also includes the provision of 35no. additional affordable units comprising an uplift of 85% affordable compared to policy; resulting in a total of 53% affordable on site.

The additional enhanced provision is consistent with Countryside Properties (UK) Ltd's (part of Vistry) delivery model and reflects the commitment to providing highly inclusive and socially sustainable neighbourhoods.

The proposed mix is set out below:

Tenure	No of Units	% of Scheme	% of S106 Units	% of Total Affordable Provision
First Homes	4	4%	29%	8%
S106 Social Rent	9	10%	64%	18%
S106 Shared Ownership	1	1%	7%	2%
Additionality Social Rent	23	25%		47%
Additionality Shared Ownership	12	13%		24%

Total Social Rent	32	35%	100%	65%
Total Shared Ownership	13	14%		27%

The proposed affordable mix seeks to deliver an almost policy compliant split of 65% Social Rent and 27% Shared Ownership to accord with the Barnsley Housing Supplementary Planning Document.

The affordable units (Section 106, First Homes and Additionality) are to be delivered tenure blind, equal in quality to the market homes and fully integrated across the site. The affordable homes are distributed in well-designed clusters across the site, rather than being concentrated in any one location. To ensure that the scheme supports long-term social cohesion and ensures equal access and opportunities to open space, play areas and movement networks; reflecting best practice within the Building for a Healthy Life Assessment.

The affordable houses include a mix of M4(3) accessible accommodation and are all compliant with the Nationally Described Space Standards (NDSS). This supports the inclusive design and sustainability of the development.

The proposed Section 106 housing follows the principles agreed through the Reserved Matters application and contained within the Section 106 (dated 1 October 2024).

The Section 106 and additional affordable housing will be delivered in partnership with a Registered Provider. The Vistry Partnership Model ensures that delivery is faster than traditional open market schemes with the affordable units expected to be pre-sold prior to their construction. This ensures that the affordable homes are delivered proportionally across the construction phases and benefit from ongoing long-term management.

The additionality allows Registered Providers the ability to implement grant funding to secure the plots which enables the delivery of additional affordable homes across the District to support the delivery of an appropriate level within the Local Plan period and to support local demand.

The mix proposed of 1 bed flats and 2 and 3 bedroom homes has been delivered in accordance with the latest evidence base which identifies the highest need for affordable housing in this market area being for:

- 2 & 3 bedroom houses
- 1 bedroom flats.

The mix of house types, sizes and tenures has also been agreed with a Registered Provider based on their own local evidence of need and demand within this area.

Conclusion

The Section 73 scheme delivers an exceptionally high proportion of affordable, far beyond the policy and Section 106 requirements. The 53% provision offers substantial social, economic and community benefits, contributes to meeting Barnsley's identified housing needs and supports the successful delivery of the affordable housing targets within the Local Plan period. The affordable housing offer is therefore compliant with the Development Plan and the previously approved Reserved Matters application.