AFFORDABLE HOUSING STATEMENT

PROPOSAL FOR 53 DWELLINGS

LAND TO THE SOUTH OF CONISTON AVENUE, DARTON, BARNSLEY

DECEMBER 2021

BARRATT HOMES

December 2021

National Planning Policy Framework (NPPF) 2021

Within the NPPF, affordable housing is defined as "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)." Four different types of affordable housing are given within this definition: "Affordable housing for rent, Starter homes, Discounted market sales housing, other affordable routes to home ownership."

Barnsley Local Plan 2019

Policy H7 of The Barnsley Local Plan, adopted in January 2019, states that "housing developments of 15 or more dwellings will be expected to provide affordable housing."

The policy breaks down the affordable housing requirements within Barnsley, stating that 20% affordable housing is required in Darton.

The Proposed Development

The proposed development satisfies policy H7 by delivering 20% affordable housing via a mix of 1 & 2 bedroom properties.

Affordable Housing SPD 2019

The Affordable Housing SPD sets out requirements for Affordable Housing Statements on what they are expected to contain:

Total number of residential units proposed

42 private + 11 affordable units

Tenure Split

50% affordable homes for rent & 50% affordable home ownership

Plot Numbers

The 11 affordable units comprise of plot numbers: 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42

Registered Provider

As of yet no registered provider has been appointed.

Construction and Phasing

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

Future Provision of Affordable Housing

The affordable homes will be secured via a S106 agreement to ensure that these remain affordable in perpetuity.

Site Plan



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