

Planning Statement

PROJECT – Haddon Road, Athersley

Date – 12.11.24

This statement is to be read in conjunction with the planning application drawings to fully understand the proposal.

As part of our submission Alpha Dora Property Group (project developers), have contacted several departments within Barnsley Metropolitan Borough Council to gain an insight into the existing services available from the Local Authority for assisted living services for people with learning difficulties / autism, and what the future needs would be for the local area. A brief summary of these discussions is outlined below:

- Following initial discussions with Barnsley MBC and their Place Health & Adult Social Care Directorate, Julie Chapman (Service Director – Adult Social Care and Wellbeing) confirmed that, as of 27 January 2023 there were 204 people with learning disabilities / mental health and / or autism being supported under the ACSES Supported Living Framework, housed in 29 supported living units across Barnsley. She also confirmed that there is a need and therefore a shortage of supported accommodation to be delivered under the ACSES framework. At the time she confirmed that the amount of supported living accommodation does need to increase to continue to meet the current needs of a further (estimated) 28 people.
- Clare Burton (Senior Commissioning Manager – Adult Joint Commissioning) at Barnsley MBC from their Place Health & Adult Social Care Directorate also provided Alpha Dora with confirmation that there is a need for supported accommodation and provider support to be delivered under the ACSES framework. Stating the gaps in provision include, mental health accommodation and support, and whilst we have some mental health support providers on the framework this is insufficient to meet the current and future needs. She also provided a set of principles for working with registered providers which the team (highlighted below) are working to comply with.
- Additionally, Barnsley MBC and their Growth and Sustainability Directorate, Kathy McAde (Service Director – Regeneration & Culture) confirmed on 04 December 2023 that there are 2 providers currently working on assisted living services for people with learning difficulties / autism, which will provide approximately 18 units in the future. She also confirmed that the South Yorkshire Housing Needs Assessment identified that Barnsley had a need for an additional 10 units per year for the next 10 years for people with learning difficulties / autism.

Both of the above departments within Barnsley MBC have indicated a need for assisted living services for people with learning difficulties / autism. The proposed development would provide 13 supported units across two blocks and provide an up-lift to the current service provision. The proposal which would be delivered over the next 18months would provide half of the required current needs identified by Julie Chapman and 13 of the 15 units required by the South Yorkshire Housing Needs Assessment for the same 18month period.

To supplement Alpha Dora Property Group as the project developer, two companies have been contacted to act as Care Provider and the Social Landlord for the development. Lifeways SIL have confirmed that they are happy to come on board to act as the Care Provider for the development (they are currently included on the ACSES framework for Barnsley Council), and Reside With Progress will be coming on board to act as the Registered Social Landlord. Both SIL and Reside already work in conjunction with Barnsley MBC and operate within their framework operating existing services for the council.

Lifeways SIL

As a company Lifeways SIL have been providing specialist support and recovery services since 1995, and have since become the UK's largest supported living care specialist. They have locations across the UK consisting of shared housed, bungalows and purpose built self contained apartment blocks, supporting people with any or a combination of the following :- Learning Disabilities, Autism, Acquired brain injuries, Physical disabilities, mental health issues.

Reside With Progress

Reside with progress is one of the UK's leading providers of high quality supported living housing for people with learning disabilities, Autism and mental health issues, providing over 4,500 supported living properties across the UK.

Planning Policy

We have also undertaken an overview of the housing planning policies which are directly affected by the application

Local Plan Policy H1 -

This policy seeks to achieve the completion of at least 21,546 net additional homes during the plan period (2014 to 2033). This gives an indicative annualised figure of 1,134 per annum, an ambitious and an aspirational figure which addresses housing needs and supports economic growth ambitions.

The proposed development would comply with policy H1 by providing 14 apartments towards the net annual total.

Local Plan Policy H4 –

Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

The proposed site area for the development is 0.1652 hectares and as such can be considered under this policy.

Local Plan Policy H7 –

This policy aims to provide affordable housing through an Affordable Housing Viability Study which uses differing percentages and thresholds to deliver an annual target of 150 affordable homes delivered through section 106 agreements.

Due to a fall in the amount of housing delivered in Barnsley there is a commensurate reduction in the amount of affordable homes being delivered. The proposed development will respond to that direct reduction in the amount of affordable homes being delivered by providing suitable accommodation for

- *Affordable single person housing that is sufficiently spacious for a staff team to support vulnerable adults.*
- *Access to own accommodation for a small group of people with similar needs that also has a communal area and space for support staff office (key ring service / extra care model but not for older people).*