



COUNTRYSIDE

Places People Love

AFFORDABLE HOUSING STATEMENT

Proposed residential development on

Land off Barugh Green Road, Barnsley

Countryside Properties, Partnerships Yorkshire

1.0 Introduction

This Affordable Housing Statement accompanies a full planning application for residential development of 140 dwellings on land off Barugh Green Road, Barnsley. This Statement has been prepared using guidance set out within the Affordable Housing SPD (2019).

Countryside Properties

Countryside Properties have over 60 years' experience, and specialise in urban regeneration to build beautiful, welcoming homes and create strong communities across the UK. All the properties are built to exceptional standards with a focus on energy efficiency and green living, making people's lives and the environment a better place to be. Countryside have received awards for 'Best Construction & Materials', 'Best High Volume New Housing Development' and even won two awards at the Barnet Architecture Awards.

Structure

The remainder of this Affordable Housing Statement will be structured as follows:

- Section 2: Site description**
- Section 3: Planning policy context**
- Section 4: The proposed development**
- Section 5: Affordable housing statement**
- Section 6: Summary and conclusion**

2.0 Site Description

Site Description

The site has a gross area of 4.77 ha and the net developable area is approximately 3.46 ha, the site area is shown on the accompanying Location Plan. The site is bounded by agricultural land to the west and south. To the east of the site is residential development located along Claycliffe Avenue and Mawfield Road. Residential properties are located on the north west boundary of the site alongside a nursery. Adjacent to the site to the north is Claycliffe Business Park. The site can be accessed from Barugh Green Road and Mawfield Road.

The site is located within Flood Zone 1. There are no heritage assets located within the site boundary. A Grade II listed milepost is located on Barugh Green Road outside of the subject site boundary. Hedgerows are found on the north and west boundary of the site, a hedgerow also intersects the site. Low voltage pylons also intersect the site.

Site Location

The application site is approximately 3.7km from Barnsley Interchange. Bus stops are located adjacent to the site located along Barugh Green Road with services which run to Barnsley and Wakefield, among others. The site is within walking distance to a range of facilities within Barugh Green which include pubs, restaurants, an ALDI supermarket, convenience store, hair and beauty salon, pre-school, sports pavilion, cafes and takeaways. Further details regarding the site's location and sustainability can be found within the supporting Transport Assessment which accompanies the planning application.

Policy Allocation

The site is located within the mixed-use allocation MU1 as defined within the adopted Local Plan (2019). The MU1 site has an indicative capacity of 1,700 dwellings and 43ha of employment land. The subject site is located within a single ownership outside of the wider masterplan control. The MU1 allocation was considered within the Sustainability Statement which accompanied the Local Plan and mitigation measures were proposed as part of the allocation requirements.

3.0 Planning Policy Context

This section of the Planning Statement outlines the relevant planning policy context for the proposed development and considers national planning guidance and the statutory development plan for the site.

Statutory Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan consists of Barnsley Local Plan (2019), and Joint Waste Plan (2012). There are also a series of Supplementary Planning Documents which provide further policy guidance, including the Barnsley West Masterplan Framework.

Barnsley Local Plan (2019)

The adopted Local Plan (2019) allocates development to meet the needs of the Borough with a plan period of 2014 to 2033. The Council will seek to deliver at least 21,546 net additional homes during the plan period. Policy LG2 sets out that Urban Barnsley, which includes Barugh Green will be expected to accommodate significantly more growth than other parts of the Borough, in accordance with the settlement hierarchy.

The site is located within the mixed-use allocation MU1 as defined within the adopted Local Plan (2019). The MU1 site has an indicative capacity of 1,700 dwellings and 43ha of employment land.

Policy H7 states that housing developments of 15 or more dwellings will be expected to provide affordable housing. 20% will be sought in Darton and Barugh. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable. Limited affordable housing to meet community needs may be allowed in or on the edge of villages.

Other Material Considerations

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out 'a presumption in favour of sustainable development'. The presumption strongly encourages planning authorities to allow development, without delay, which meets the development needs of the area.

'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (Para 7, NPPF)

The NPPF is clear that 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development' (Para 11, NPPF).

The Government's objective is to significantly boost the supply of homes. 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is development without

unnecessary delay' (Para 59, NPPF)

Planning Practice Guidance

The Planning Practice Guidance (PPG) was launched by the Government on 6th March 2014 with the purpose of streamlining and reducing the amount to make the planning system simpler, clearer and easier for people to use. The PPG can also be continually reviewed and updated as necessary. The PPG contains 41 categories with each category having sub-topics and a series of questions and answers. In relation to this planning there are a number of relevant categories as set out below.

Barnsley West Masterplan Framework (2019)

The Barnsley West Masterplan Framework was adopted by the Council in December 2019 and seeks to guide development within the MU1 allocation ensuring that it meets policy objectives in the plan period. The Masterplan document includes a Design Code which provides a guide for developments to come forward, providing a baseline. The Design Code requires each planning application must prepare a Design Compliance Statement which demonstrates how the proposals meet the objectives of the masterplan and design code.

Affordable Housing SPD (May 2019)

The Affordable Housing SPD provides guidance on planning contributions for affordable housing. The SPD sets out that for applications which exceed 15 dwellings the Council will expect the applicant to submit an Affordable Housing Statement.

4.0 The Proposed Development

This section of the Planning Statement provides a summary of the proposed development. The Design and Access Statement provides a full description of the proposed development and demonstrates how the site has been designed around the site constraints, whilst also maximising the opportunities of the site.

The proposed development comprises 140 dwellings of which 20% are affordable housing. The development will provide a variety of 2, 3 and 4 bedroom properties. The proposals include areas of open space and landscaping and associated infrastructure.

A detailed description of the proposed development of which approval is sought is set out below:

‘Residential development including associated access, infrastructure and open space’

The proposed development includes a new vehicular access from Barugh Green Road, a secondary access will be provided to Mawfield Road. The proposals include pedestrian connections into the wider area including a north-south cycle/pedestrian route. The scheme has been designed to incorporate potential for vehicular access into the wider MU1 allocation.

The accompanying Planning Layout (dwg ref. SK004-PL-01 Rev D) identifies the location of the proposed affordable housing plots alongside providing the number, type and floor area of the affordable units.

The proposed tenure will be split as follows, unless market conditions deem otherwise:

- 50% affordable homes for rent
- 50% affordable homes for ownership

5.0 Affordable Housing Statement

The following section provides details of the proposed affordable housing as required by the Affordable Housing SPD.

Registered Provider

We are currently engaging with RP partners who will provide market evidence / current sales values to ascertain market conditions and local affordable housing demand. Affordable housing to be contractually secured prior to start on site and will be held by the RP as affordable in perpetuity.

Proposed Transfer Value

Properties will be transferred to the RP at 50% of open market value in line with the Barnsley Affordable Housing SPD.

Housing Delivery on Site

20% of the 140 dwellings on site will be delivered as affordable housing in line with Policy H7 of the Local Plan. This will be secured through an application for Homes England grant funding.

6.0 Summary and Conclusion

This planning application seeks planning permission for the residential development of 140 dwellings on land off Barugh Green Road, including associated access, link road, infrastructure and open space.

The application is supported by a full suite of reports which demonstrate the development will not have any adverse impact upon the local area that cannot be mitigated. Base on the evidence and justification set out in this Planning Statement and other supporting documentation, it is requested that this application is approved.