

Affordable Housing Statement

Bloomhouse Lane / Woolley Colliery Road, Darton

On Behalf of

Homes by Honey,

Keith Wike & Brenda Wike,

Christopher Wike & Sharon Wike

March 2026



1.0 Introduction

1.1 This submission has been made in support of a full planning application for *the erection of 119 dwellings, open space and associated infrastructure*.

1.2 The application is submitted on behalf of Homes by Honey, Keith Wike & Brenda Wike, Christopher Wike & Sharon Wike

2.0 Context

2.1 This statement is submitted in support of Policy H7.

2.2 Policy H7 of Barnsley's Local Plan sets out that housing developments of 15 or more dwellings will be expected to provide affordable housing, and that:

30% affordable housing will be expected in Penistone and Dodworth and Rural West, 20% in Darton and Barugh; 10% in Bolton, Goldthorpe and Thurnscoe, Hoyland, Wombwell and Darfield, North Barnsley and Royston, South Barnsley and Worsbrough and Rural East.

2.3 The site is located within the Darton and Barugh sub-area; therefore, we would expect the proposed scheme to deliver 20% affordable homes.

3.0 Development Proposals

3.1 The application seeks the erection of 119 dwellings and as such, the affordable homes requirement would be 24 homes.

3.2 Section 8 of Barnsley's Affordable Housing Supplementary Planning Document (SPD) and the First Homes Technical Note set out the required tenure split. Based on the delivery of a minimum of 24 affordable homes, pre-application discussions have advised that a policy compliant tenure split is shown in the table below:

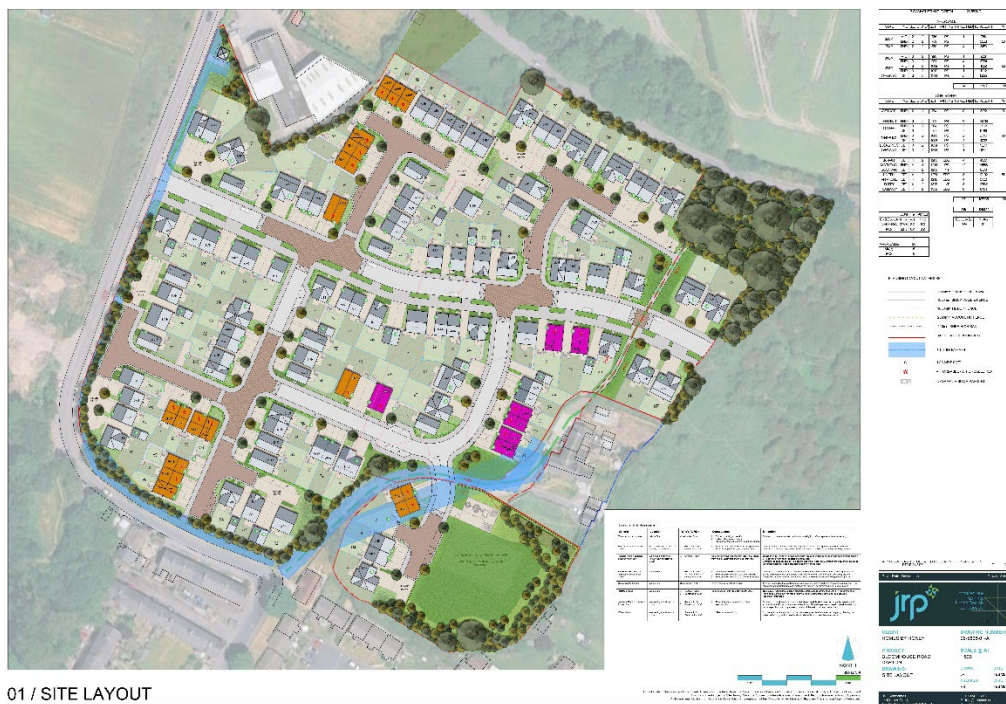
Tenure Split		
	Affordable Homes for Rent	Affordable Home Ownership
% required for each tenure in Darton and Barugh Green Area	70%	30%
Number of Homes	17	7

3.3 As per the table above, affordable home ownership should account for 30% of the total affordable housing provision.

3.4 This is a split which is fully complied with as part of these development proposals. The table below identifies the tenure split, plot references and bedroom breakdown.

Home Ownership – 7 Dwellings	Social Rent – Affordable Rent – 17 Dwellings
Plot 50 and 51 Plots 53 – 58 Plot 60	Plots 85 – 87 Plots 88 – 91 Plot 59 Plot 8 Plots 9 – 11 Plots 12 – 14 Plot 111-112
3 x 3b 4 x 3b/4p	5 x 3b/4p 5 x 2b/3p 2 x 3/5p 3 x 2b/4p 2 x 3b

3.5 The proposals seek permission for a range of 2, 3 and 4 bedroom homes in a mix of detached, semi-detached and short terraces. The plan below identifies the affordable homes:



- 3.6 In line with the pre-application response, the highest need for affordable housing in this market area is for 2-3 bedroom houses and 1-bedroom flats. The affordable offers 2 and 3 bedroom properties in line with this need.
- 3.7 Section 7 of Barnsley's Affordable Housing SPD sets out the design requirements for affordable housing. Smaller clusters of affordable housing should ideally be dispersed throughout the housing development, rather than concentrated in specific areas. This has been achieved as part of the development proposals.
- 3.8 Section 6 of Barnsley's Design of Housing Development SPD sets out the required accessibility standards for new housing developments. This requires that as part of this development, 26% (6 homes) should be M4(2) compliant and 6% (1 home) should be M4(3)(2)(B) compliant.
- 3.9 The development proposals demonstrate that as part of the affordable homes offering, 12 of the homes are M4(2) compliant and 5 are M4(3) compliant. This provides a percentage of 50% affordable M4(2) and 21% affordable M4(3)(2)(b).
- 3.10 Although this is considered above policy requirement, it is reflective of the market and experience of the applicant. The sales of M4(3)(2)(B) type units on the open market are often problematic with low demand. It is often noted that these units are best taken as affordable with end users already established for those properties.

4.0 Summary

- 4.1 As outlined above, the development proposals are in accordance with the requirements of Policy H7 in respect of quantum, location, tenure and accessibility criteria.