

Affordable Housing Needs for Planning Application 2021/1405

Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

The planning application seeks comments for residential development of 102 dwellings.

BMBC Affordable Housing Requirement

On the 3rd of January 2019 BMBC's Local Plan was adopted by Full Council. Policy H7 sets out that;

'Housing developments of 15 or more dwellings will be expected to provide affordable housing...20% 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...'

We would therefore expect the proposed scheme to deliver 20% affordable homes.

Affordable Housing SPD

The Council's Affordable Housing SPD was adopted in May 2019 and is currently being updated to reflect the new SHMA.

(<https://www.barnsley.gov.uk/media/15706/affordable-housing-spd.pdf>).

Affordable Requirement Splits for 20% Delivery Submarkets		
	Affordable rent	Affordable Home Ownership
Existing SPD Split	50%	50%
New SHMA Split	70%	30%

In areas where the affordable housing requirement is 20%, the SHMA sets out that the Council will expect 70% affordable rent and 30% affordable home ownership.

The size and type of affordable properties required will be informed by the latest SHMA and Choice-Based Lettings Data available at the time of determining the planning application. The Council generally expect to see The Council's preference remains for two and three bedroom homes, and two bedroom bungalows (attached 8.2 sets out our general ask).

The 2021 SHMA suggests a need for mainly two and some 3 bed houses plus some 1 bed flats for social rent, and mainly 3 bed plus some 2 and 4 bed houses for affordable home ownership in Darton and Barugh.

The Affordable Housing SPD also sets out the information required in support of a planning application. An Affordable Housing Statement should include:

- Total number of residential units proposed
- Number, type, tenure and location of affordable homes
- Site plan identifying affordable plots
- Schedule of floor areas for affordable homes
- Details of any Registered Provider acting as a partner in the development
- The timing for the construction of the affordable housing and its phasing in relation to the occupation of the market housing
- Evidence of existing local market rent and/or sales values
- The arrangements to ensure that such provision is affordable for both first and future occupiers of the affordable housing or, if not possible, for the subsidy to be recycled for alternative affordable housing provision

- Proposed transfer value (if available)

The planning application / section 106 agreement should also include a schedule of the affordable housing provided consisting of the below

Plot Number	Tenure	House Type	Sq Metres
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Design of affordable housing

All affordable properties should exceed the South Yorkshire Residential Design Guide minimum floor space requirements.

The Council expects affordable housing to be built to a high standard of design and be in-keeping with any market housing on the site. In the interests of delivering sustainable, inclusive and mixed communities, the affordable homes should be indistinguishable from any market housing in terms of style, quality of specification, finish and materials. They should be indistinguishable in their external layout, including the balance of soft and hard landscaping where front of dwelling parking is proposed. This will help ensure transfer of housing to a Registered Provider.

The Council will not support the grouping of affordable units together in large numbers as this can reinforce feelings of social exclusion and can have a negative impact on the establishment of sustainable communities. Smaller clusters of affordable housing should be dispersed throughout a housing development to aid integration rather than congregated in specific areas such as at the end of cul-de-sacs.

Please feel free to contact me should you require any further information.

Dominic Stankiewicz
Project Officer Housing Growth

Barnsley Metropolitan Borough Council
Westgate Plaza One
PO Box 603
Barnsley
S70 9FD
Tel: 07500064749
Email: dominicstankiewicz@barnsley.gov.uk