



PLANNING CONSULTATION RESPONSE

Application No	2026/0606
Proposal	Reserved Matters application (with layout, scale, landscaping and appearance under consideration) for the erection of 173 dwellings, laying out of open space and associated infrastructure pursuant to outline planning consent 2024/0122 (Appeal APP/R4408/W/25/335991): Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site
Address	Land north of Hemingfield Road, Hemingfield, Barnsley
Date of Consultation Reply	
Consultee	Strategic Housing

Consultation Assessment and Justification

AFFORDABLE HOUSING POLICY

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:

The site is located within the Hoyland, Wombwell and Darfield sub-area; therefore, we would expect the proposed scheme to deliver 10 % affordable homes.

The applicant has provided an Affordable Housing Statement and a layout which clearly identifies the affordable units.

There are seventeen affordable units shown which is policy compliant.



TENURE

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 17 affordable homes, a policy compliant tenure split is shown in the table below:

Affordable Housing - Tenure Split		
	Affordable homes for rent	Affordable home ownership
Requirement for each tenure in 10% sub-area	60%	40%
Number of homes	10	7

The applicant's proposal is Policy compliant .

As First Homes are no longer compulsory, the applicant should confirm the type of affordable home ownership model they intend to offer on the site.

PROPERTY TYPE

The size and type of affordable properties required is informed by Barnsley's Strategic Housing Market Assessment 2021 (SHMA), Affordable Housing SPD and Choice Based Lettings data.

The highest need for affordable housing in this market area is for:

- 1- and 2-bedroom houses
- 1- and 2-bedroom bungalows
- 2- and 3-bedroom flats
- 3 bed houses

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PROPERTY TYPE (continued)

Applicant proposal - Summary

Tenure	Plot Number	Property Type
Home Ownership	54,85,94,120,132,133,134	3 x 2-bed house 4 x 3 bed house
Affordable Rent	22,23,24,50,51,52,57,58,59,60,	4 x 1 bed flat 4 x 2 bed flat 2 x 3 bed house

The applicant's proposal provides an acceptable mix of affordable housing.

LOCATION OF AFFORDABLE HOUSING

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.

The layout plan shows the affordable rent properties clustered together. The developer should review the location of the affordable units to break up the block of affordable rent units.





ACCESSIBILITY STANDARDS

Section 6 of Barnsley's Design of Housing Development SPD sets out the required accessibility standards for new housing developments. Extrapolated to apply to the delivery of a minimum of 17 affordable homes, a policy compliant accessible dwellings mix is shown in the table below:

Affordable Housing - Accessible Dwellings		
Accessibility standard	M4(2) Accessible and adaptable dwellings	M4(3)(2)(b) Wheelchair user dwellings
% requirement of accessible dwelling types	26%	6%
Number of homes	4	1

The applicants Affordable Housing Statement (point 3.9 shown below) suggests that all 17 affordable homes are accessible. However, there are 4 first floor flats in the affordable provision with stair access.

- 3.9 The development proposals demonstrate that as part of the affordable homes offering, 7 of the homes are M4(2) compliant and 10 are M4(3)(2)(a) compliant. This provides a percentage of 41% affordable M4(2) and 35% affordable M4(3)(2)(a).

The layout plan shows 10 plots marked as M4(3) - the ground floor flats and 3 bed houses. None are marked on the plan as M4(2)

The applicant should review their figures and amend the statement or layout plan as needed.



DESIGN OF AFFORDABLE HOUSING

All affordable properties should meet or exceed the South Yorkshire Residential Design Guide minimum floor space requirements ([Section 4A.2 \(p.130-131\)](#)).

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, 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.

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.

Small 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.

CONCLUSION

The number of affordable units proposed by the applicant complies with the council's Affordable Housing SPD but the following points should be reviewed:

- **Affordable home ownership** – confirm which model is to be provided .
- **Location of affordable units** – not evenly dispersed across the development.
- **Accessibility Standard** – review of figures stated in the Affordable Housing Statement

~~NO OBJECTION*~~

**Defer for amends/further
information***

~~OBJECT*~~

*Delete as applicable



Consultation Suggested Conditions:

If changes are made, the developer should submit an updated Affordable Housing Statement and layout plan.

Consultation Informative(s):

Affordable Housing Supplementary Planning Document
Barnsley Strategic Housing Market Assessment
First Homes Technical Note

Planning Obligations required: