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Site H25 Affordable Housing Statement

1. The site will be expected to make provision for affordable housing meeting the definition in the NPPF and the council's current affordable housing requirements set out in Core Strategy Policy CSP15. The site is quite challenging in topography and the required infrastructure to deal with access and the final submitted layout and content will be subject to the necessary viability assessment in cooperation with BMBC.

2. The notional layout submitted recognises the requirement to provide on-site provisions but it may change in content and numbers when exposed fully to the market.

3. The reserved matters stage will deal with the locations of affordable units, the number, size, floorspace, type and tenure.

4. Car parking will be provided to represent a pro-rata match of total provisions and details of parking provision for affordable homes including designated bays. The site is very accessible to the town centre of Penistone and good footpath provisions will be available within the site layout for residents with limited personal transport.

5. The council's relevant officer has been consulted on the provisions of these units and accepts that the details of the final arrangements cannot obviously be agreed at this stage.

6. It is accepted that the units will not be different in quality or general appearance from the other units and the affordable units should not be located in only one part of the site.

   We expect the units to meet the minimum internal/external space standards set out in the South Yorkshire Residential (best practice) Design Guide.

7. The council, ideally, would like to see family housing on site at this stage. This is in line also with the slightly challenging topography of the site generally for the elderly. It is expected that a variety of housing opportunities will be available on site for all potential users.

MAC 6/2018