

From: [Ward Elaine \(GROUP LEADER- DEV MANAGEMENT\(INNER AREA\)\)](#)
To: [Sargeson Bradley \(PLANNING OFFICER\)](#)
Subject: 2021/1090 - MU1 consultee affordable housing
Date: 06 December 2023 08:34:59
Attachments: [2021_1090_MU1_4th_Dec_2023 - AH Tenure Calculation.xlsx](#)
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[image014.png](#)

Hi Brad

Please can you put this consultation and spreadsheet onto 2021/1090 – unusually, these are being made public (so may need redacting). I will also save it to yellow “reconsultation responses” folder that has been et up for me to access all the responses easily

Kind Regards

Elaine Ward

BSc(Hons) Dip URP MRTPI

Group Leader (InnerTeam)
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Please be aware that the Development Management Team are currently experiencing temporary resourcing pressures. Unfortunately, this means we may not respond as to correspondence as quickly as we would like. This situation is expected to last for a temporary period whilst a recruitment exercise is undertaken. I would like to thank you for your continued patience at this time

*Please note that we are operating a hybrid working model, If I am unavailable please leave a message including a contact telephone number so that I can return your call *



From: Dalton , Alison (GROUP LEADER STRATEGIC HOUSING) [REDACTED]
Sent: 04 December 2023 16:05
To: Ward , Elaine (GROUP LEADER- DEV MANAGEMENT(INNER AREA)) [REDACTED] Claire Linley [REDACTED]
Cc: Nigel Cussen [REDACTED] Clyde , Sarah (HEAD OF STRATEGIC HOUSING)

Subject: 2021/1090 - MU1

Afternoon Elaine / Claire,

Thank you for providing the revised information regarding affordable housing provision.

The detailed information submitted in respect of Phase 1(a) complies with the 16% affordable housing requirement for MU1.

In terms of the split, this has evolved to provide a range of affordable units;

- 4 x 1-bed quarter houses
- 9 x 2-bed houses
- 20 x 3-bed houses
- 2 x 4-bed houses

Given that there are no 2-bed market properties, we have concerns that this could make the affordable housing easily identifiable amongst the larger 3, 4 and 5 bed market units. Could you please confirm whether there is any scope to provide some of the 2-bed as market units to create a more balanced/sustainable community? Similarly, the market units are all 3, 4 and 5 bed. Whilst we appreciate that there are 20 x 3-bed affordable houses, there is a very small proportion of 4-bed units (2 units). Again, we would welcome confirmation as to whether the scheme could include a higher proportion of 4-beds.

We would also welcome confirmation of which property types and plots would be affordable rent, First Homes and other affordable home ownership. The affordable units have been disbursed across the site, however we would welcome the opportunity to review the mix of tenures as this will be included in a S106 Agreement. The attached spreadsheet applies the 66% affordable rent, 25% First Homes and 9% other affordable home ownership. The first table is strictly based on the % splits, the second table has been tweaked so that all 1-beds are affordable rent and both 4-beds are affordable rent, given the known demand for this type of smaller and larger accommodation from our waiting list. The 'whole block' approach to the quarter houses would also be preferable for an acquiring RP. Please feel free to use the attached to input any revised affordable offer for the purpose of calculating the recommended tenure split. Once agreed it would be useful to illustrate this on an updated site layout plan using different coloured * symbols.

It is noted that the affordable properties offer a mix of accessible and adaptable properties e.g. M4(1) visitable dwellings, M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings. The percentage of M4(2) and M4(3) properties exceed the requirements in the Design of Housing Development SPD (note this comment applies the affordable provision only).

HOUSE TYPE	NUMBER	ACCESS STANDARD	PERCENTAGE
1 BED QUARTER HOUSE	4	M4(3)	11%
2 BED HOUSE	9	M4(2)	26%
3 BED HOUSE	20	M4(2)	57%
4 BED HOUSE	2	M4(1)	6%
TOTAL	35		

It is acknowledged that further RM applications will provide detail of affordable housing provision on future phases of MU1.

Happy to discuss.

Kind regards,

Alison Dalton

Group Leader Strategic Housing and Growth
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Growth and Sustainability Directorate

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