

June 2017



ALISTAIR FLATMAN PLANNING
...a Positive Approach

AFFORDABLE HOUSING STATEMENT

Outline planning application (all matters reserved except for means of access to, but not within the site) for Residential Development of 20 dwellings

Land at and to rear of 29a Cemetery Road, Hemingfield
(UDP Housing Allocation reference WW1_3)

On behalf of IK & RE Barnes

1.0 Introduction

- 1.1 This Affordable Housing Statement has been prepared to support an outline planning application for a residential development of UP TO 20 dwellings on allocated housing site to rear of 29a Cemetery Road, Hemingfield.
- 1.2 The application seeks to agree the principle of development and means of access only.
- 1.3 The Affordable Housing Statement forms part of a comprehensive package of documents submitted in support of the applicant's planning application and is intended to be read in conjunction with them. These documents include: -
 - Planning Statement
 - Draft Heads of Terms
 - Design & Access Statement
 - Indicative site layout plan
 - Completed application forms
 - Highways Statement
 - Ecology report
 - Drainage Strategy and Flood Risk Assessment
 - Geo-Environmental Assessment

2.0 Background

- 2.1 The proposed development involves the construction of a residential development and associated open space.
- 2.2 The submitted illustrative drawings and Design and Access Statement, alongside the supporting documents, show how the site could be developed in a manner which has regard to site surroundings and policy requirements.
- 2.3 The Council's affordable housing policy is contained within Barnsley's Core Strategy adopted September 2011 – Policy CSP15. The affordable housing requirement will be for 15% of the proposed units. The types of affordable housing to be provided and the relative balance between the different affordable housing products will depend on local circumstances, but to give an indication, it is likely that a mix of up to 20% intermediate housing and 80% social rented will be acceptable.

3.0 Affordable Housing Provision

- 3.1 It is proposed to provide 20 dwellings with a mix of residential therein. Of the 20 units it is proposed that, as required by Core Strategy Policy CSP15, 15% of the units will be affordable.
- 3.2 The final mix will be agreed at reserved matters stage once numbers, layout and mix are agreed.