



Affordable Housing Statement

Pitt Street Outline Planning Application

Land at Low Valley Farm, Pitt Street, Barnsley, S73 9PY

Hartwood Estates

CRM.1122.003.PL.R.001



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Drawings

Drawings	Title
CRM.1122.003.PL.D.001	Site Location Plan
CRM.1122.003.PL.D.002	Redline Boundary
P09 4270 101	Illustrative Masterplan

1.0 INTRODUCTION

1.1 Introduction

- 1.1.1 This Affordable Housing Statement supports an outline planning application by Hartwood Estates for the development of 107 residential dwellings, access, and associated infrastructure, at Land at Low Valley Farm, Pitt Street, Barnsley.
- 1.1.2 The proposal would provide a residential development within an allocated housing site. This will contribute to Barnsley Metropolitan Borough Council's (BMBC's) identified housing need.
- 1.1.3 The location of the proposed development is shown within the site location plan CRM.1122.003.PL.D.001. Plan CRM.1122.003.PL.D.002 shows the redline boundary.
- 1.1.4 This Statement sets out the following:
- Details of the development proposed;
 - The type of affordable housing proposed;
 - The tenure of affordable housing proposed;
 - The amount of affordable housing proposed;
 - Relevant policy and guidance is also set out, to demonstrate that the development proposed is consistent with requirements set out.

2.0 PLANNING POLICY

2.1 Introduction

2.1.1 The chapter considers the proposed development against the relevant affordable housing policies within national and local planning policies. The relevant planning policies that have been considered include the following:

- **National Planning Policy**
 - National Planning Policy Framework (NPPF) (2019)
- **Local Planning Policy**
 - Adopted Local Plan (2019)

2.2 National Planning Policy

2.3 National Planning Policy Framework (Feb 2019)

2.3.1 The National Planning Policy Framework (NPPF) is the current national planning policy document in England and sets out the Government's planning policies for England and how these should be applied.

2.3.2 The NPPF states that *'strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for...housing (including affordable housing), employment, retail, leisure and other commercial development.'*

2.3.3 Affordable housing is described in the NPPF as *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).'*

2.3.4 Chapter 5 of the NPPF relates to delivering a sufficient supply of homes...*'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).'*

2.3.5 Paragraph 62 outlines that; *'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:*

- a) *Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- b) *The agreed approach contributes to the objective of creating mixed and balanced communities.'*

2.3.6 Paragraph 64 of the NPPF states that; *'where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:*

- a) *Provides solely for Build to Rent homes;*
- b) *Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- c) *Is proposed to be developed by people who wish to build or commission their own homes;*
or
- d) *Is exclusively for affordable housing, an entry-level exception site or a rural exception site.'*

2.3.7 The Local Planning Authority have an up-to-date, adopted Local Plan that sets out affordable housing requirements. This is considered below.

2.4 Local Planning Policy

- 2.4.1 Barnsley's Local Plan was adopted in January 2019. A full planning policy review is provided within the Planning Statement supporting this planning application. Only policy relevant to affordable housing is considered within this report.
- 2.4.2 The Local Plan states that; *'some people cannot afford to buy or rent houses that are generally available on the open market. We aim to provide homes for everyone in the Borough, no matter what their income and the cost of buying or renting a house. Affordable homes are low cost housing made available specifically to people who cannot afford the open market prices.'*
- 2.4.3 The Local Plan recognises that affordable homes are needed in all parts of the Borough to a varying extent, where local incomes cannot meet the costs of housing on the open market. The Plan identifies that there is currently a shortfall in supply of affordable housing, and one of the housing challenges is *'meeting the need for affordable homes'*.
- 2.4.4 The Local Plan seeks to widen the choice of high-quality homes and enable the delivery of at least 21,546 homes that provide housing for all, including affordable housing, and maintaining at least a rolling 5-year deliverable supply of new housing.
- 2.4.5 Policy H7 of the Local Plan relates to affordable housing, this policy states; *'housing developments of 15 or more dwellings will be expected to provide affordable housing...10% [affordable housing will be expected in] Wombwell...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...limited affordable housing to meet community needs may be allowed in or on the edge of villages.'* The figures referred to within this policy have been derived from an Affordable Housing Viability Study.
- 2.4.6 The Local Plan confirms that *'the Council will seek provision of affordable housing on all housing development according to the targets set out in policy H7, subject to this being consistent with the economic viability of the development. Generally, it will be necessary to provide the affordable homes needed on site. However, in some cases, we may allow affordable homes to be built off site, but within the local area, where this is beneficial to the affordable housing scheme.'*
- 2.4.7 In terms of the type and tenure of affordable homes, the text accompanying Policy H7 states that *'The type and tenure of affordable housing will vary from site to site according to local circumstances and will be negotiated between the applicant and the Council.'* This is discussed within the following chapter, which details the pre-submission consultation undertaken.

- 2.4.8 The proposed development provides 10% affordable homes this is in line with Policy H7 of the Local Plan. The proposed development is considered to be consistent with the local and national planning policies relevant to affordable housing.

3.0 CONSULTATION

3.1 Consultation undertaken

- 3.1.1 Prior to the submission of this planning application, consultation was undertaken with the Local Planning Authority through the formal pre-application advice process. Through this, the applicant requested input on the amount, type, tenure and location of affordable housing.

3.2 Pre-application advice

- 3.2.1 The pre-application advice received requested stated that affordable housing should be set at 10%, and there should be an 80/20 split in terms of social rent and affordable ownership.
- 3.2.2 The applicant seeks to comply with the above request.

4.0 AFFORDABLE HOUSING PROVISION

4.1 Introduction

- 4.1.1 This chapter details the affordable housing provision proposed through this application, and sets out the amount of provision, the type and tenure of provision, and the location. This has been informed through relevant planning policy, and pre-application advice received from the Local Planning Authority.

4.2 Amount of affordable housing

- 4.2.1 The proposed development is for 107 dwellings. In accordance with local planning policy requirements, 10% of the dwellings will be affordable, equating to 11 affordable homes within the site.

4.3 Type and tenure of provision

- 4.3.1 In accordance with pre-application advice received, the affordable housing would comprise an 80/20 split in terms of social rent/ affordable ownership.
- 4.3.2 We propose that 8 of the houses are social rent properties, and 3 of the properties are affordable ownership properties.

4.4 Location of provision

- 4.4.1 The affordable housing will be distributed throughout the site. As the current application is for outline planning consent, we anticipate that this detail could be achieved through a planning condition.

5.0 CONCLUSION AND SUMMARY

- 5.1.1 This Affordable Housing Statement supports an outline planning application for the development of 107 residential dwellings on Land at Low Valley Farm, Pitt Street, Barnsley.
- 5.1.2 This Statement demonstrates that the affordable housing provision is compliant with relevant local planning policy, and has been informed by pre-application advice received. The affordable housing provided will contribute to ensuring the Council meet their affordable housing target.



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