

**Consultation Response from KC,
Strategic Housing**

2022/91139 land south of Oddfellows Street, Scholes, Cleckheaton, BD19 6NX

Erection of 33 dwellings along with all associated infrastructure, parking, open space and landscaping

Date Responded: 29th November 2023

Responding Officer: Claire Haygarth

Responding Ref: SH/22/91139

Affordable housing policy:

The council seeks to secure 20% of dwellings on sites with 11 or more dwellings, for affordable housing. On-site provision (housing) is preferred, however where the council considers it appropriate, a financial contribution to be paid in lieu of on-site provision will be acceptable.

Ward: Cleckheaton

SHMA Market Area: Batley and Spen

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

Previous response dated 03/08/23 stated that Batley & Spen has one of the highest levels of need for affordable housing in Kirklees. There is a need for affordable 3+ bedroom homes, as well as affordable 1–2-bedroom homes in this area.

Type: The applicant has amended the total units of this development from 34 to 33 units. The applicant proposes a mix of 6 x 2 bed terraced homes (Type 4), 4 x 2 bed semi-detached homes (Type 5), 18x 3 bed semi-detached homes (Type 1), 3 x 4 bed detached homes (Type 2) and 2 x 5 bed detached homes (Type 3). This proposal does meet the housing need and mix for this area.

Affordable allocation for this development: Based on a total of 33 units, **7 units** would be sought as affordable housing.

Tenure:

In terms of the tenure split for these affordable units, across the district Kirklees works on a split of 55% social or affordable rent to 45% intermediate housing. In line with latest government guidance a minimum of 25% of the affordable homes must be First Homes – forming part of the intermediate allocation.

Therefore, **4 homes should be affordable or social rent, 2 homes should be First Homes, and 1 home should be other intermediate dwellings.**

Advised affordable housing- type mix percentage ranges for Batley and Spen, from Kirklees' affordable housing SPD are below:

<i>Batley & Spen</i>	Market Housing	Affordable Rent	Affordable Intermediate
1 and 2 bed	30-60%	40-79%	60+%
3 bed	20-40%	0-19%	20-39%
4+ bed	15-35%	0-19%	0-19%

The architecture of the affordable homes should be indistinguishable from the market housing in terms of the quality of materials and finishing, the architectural details, style, and space standards. The approach to external landscaping and on-plot car parking should be indistinguishable from the market dwellings.

The layout of affordable dwellings should be dispersed throughout the site in smaller clusters, avoiding large groupings of affordable dwellings together that may reinforce social exclusion. Affordable dwellings should be well integrated within the site layout and not located at specific areas at the edges of sites.

Further detail on the housing mix for each tenure is requested by Strategic Housing.

Nationally Described Space Standards (NDSS): NDSS guidance states the minimum floor space stipulated for each type of dwelling. We have not been provided with internal space measurements for the dwellings on this development so are unable to comment further.