

Consultation Response from KC Strategic Housing

2023/92966: land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB

Demolition of existing dwelling and erection of 87 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works

Date Responded: 09/11/2023

Responding Officer: DB

Responding Ref: SH/23/92966

Affordable housing:

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: Liversedge and Gomersal

Kirklees Strategic Housing Market Assessment (SHMA) sub-area: Batley & Spen

Affordable allocation for this development: A minimum of 17 affordable dwellings are sought from this development.

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

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 and 2 bed	40-79%	20-59%	40-79%	40-79%	60+%	20+%
3 bed	0-19%	0-19%	0-19%	0-19%	20-39%	0-19%
4+ bed	0-19%	20-39%	0-19%	20-39%	0-19%	0-19%

Table 3 Affordable rented housing mix requirement (%) by sub-area and number of bedrooms

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 and 2 bed	60+%	0-39%	60+%	40-79%%	40-79%	20-59%
3 bed	20-39%	40-59%	20-39%	20-39%	40-59%	60+%
4+ bed	0-19%	40-59%	0-19%	0-19%	0-19%	0-19%

Table 4 Affordable intermediate housing mix requirement (%) by sub-area and number of bedrooms

Type: There's demand for affordable 1-3+ bedroom homes in the area. A mix of the housetypes proposed by the applicant (2,3 and 4beds) would be suitable for the affordable homes, within the above advised housetype percentage ranges.

Tenure: the advised tenure mix for affordable units in Kirklees is that 45% of the affordable units are Intermediate affordable housing, and 55% are Social or Affordable Rented housing. And a minimum 25% of the Intermediate affordable units, should be [First Homes](#).

The following tenure mix would be suitable for 17 affordable homes:

9 x Registered Provider Social Rent or Affordable Rent homes

5 x First Homes (Intermediate affordable housing)

3 x Other types of Intermediate affordable housing such as; Discounted Market Sale homes, or Registered Provider Shared Ownership homes.

The affordable homes' build quality and other relevant aspects such as parking space and gardens, should be indistinguishable from the market housing in the development.

Viability Assessment:

The application notes that affordable housing provision subject to viability assessment. Strategic Housing will take the view of Planning, regarding any potential reduction in affordable housing provision due to viability assessment.