

Consultation Response from KC Strategic Housing

2023/92966 at 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: 20/06/2024 | **Responding Officer:** DB | **Responding Ref:** SH/23/92966

Local planning policy for affordable housing is set out in the Kirklees Local Plan (adopted February 2019) under policy LP11 (Housing Mix and Affordable Housing). The Affordable Housing and Housing Mix SPD (adopted March 2023) provides detailed guidance and additional information to help implement Local Plan policy LP11 (Housing Mix and Affordable Housing).

Development: The application proposes 87 units, comprised of the following house types: 26 x 2beds, 34 x 3beds and 27 x 4+beds.

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.

Affordable Housing Contribution

From a development of 87 units, 17 units are sought for affordable housing.

Tenure: In terms of affordable tenure split, across the district Kirklees usually works on a split of 55% Social Rent or Affordable Rent to 45% Intermediate affordable housing. [First Homes](#) should comprise 25% of the affordable units- as part of the 45% Intermediate. The advised tenure breakdown is as follows:

- 55% Social Rent or Affordable Rent units = 9 units
- 25% First Homes (Intermediate) = 5 units
- 20% Other Intermediate units (such as Shared Ownership) = 3 units

Due to the shortage of social rented properties across the district, Strategic Housing's preference is for social rented units over affordable rented units.

See definitions of social rent, affordable rent and intermediate at the end of this consultation response.

Housing Mix

Ward: Liversedge & Gomersal

SHMA Market Area: Batley and Spen

Kirklees Strategic Housing Market Assessment (SHMA) sub area context: The Affordable Housing and Housing Supplementary Planning Document (SPD), adopted March 2023, sets out housing mix tables for each sub-area. The proposal falls within the Batley and Spen sub-area, so the following table applies based on local need.

Batley & Spen	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%

Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

The above table should usually be used as a starting point for developments with both market housing and affordable housing. It is acknowledged that there will be local circumstances, within the sub-areas, which could justify a different mix of housing to those set out in the SPD. Proposals that depart from the guidance set out in the SPD will need to provide evidence-based justification through the planning application process.

Example development housetypes in line with SPD:

House types	Market housing (70 units)	Affordable Rent (9 units)	Affordable Intermediate (8 units)
1 and 2 beds (2beds proposed)	21 (30%)	5 (62%)	5 (60%)
3 beds	28 (40%)	2 (19%)	2 (21%)
4+ beds	21 (30%)	2 (19%)	1 (19%)
Total	70	9	8

(some unit percentages rounded up/down)

Type: There is a need for affordable 1-4+ bedroom homes in the area. A mix of the housetypes proposed by the applicant (2,3 and 4+beds) would be suitable for the affordable homes, in line with the advised SPD percentage range- example given above.

Nomination Agreements

In accordance with the Council’s Housing Allocations Policy, the Council seeks nomination agreements with Registered Providers in Kirklees for both social and affordable rented new build properties. There may be exceptions to this if they are negotiated at the development stage.

NDSS

The council desires that all developments meet the Government’s Nationally Described Space Standards, which set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy. The council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments.

Design

The architecture of affordable homes should be indistinguishable from the standard of any such similar market housing that could be provided in the same development, 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 also be indistinguishable. The affordable units should be ‘pepper potted’ – distributed across the development for example in clusters of 2,3 or 4 units together , rather than all situated in one section of the development.

Definitions of Affordable Housing

Affordable Housing - housing for sale or rent, for those whose needs are not met by the market as per Annex 2 of the NPPF. It is expected that most types of affordable homes (excluding Build to Rent ('Private Affordable Rent' homes- see below), those being social rent, affordable rent, and shared ownership, will be delivered in partnership with a Registered Provider (RP), who will own and manage these affordable homes. This is because RPs are regulated by Homes England and have satisfied the government's regulatory requirements for the provision and management of affordable housing.

Registered Providers – a registered provider of social housing such as a housing stock holding council, or a housing association, as defined in the Housing and Regeneration Act 2008 or any company or other body approved by the Homes England for receipt of social housing grant as may be proposed by the Owner and approved by the Council.

Social Rent – Social Rents are set using a government formula. This creates a 'formula rent' for each property, which is calculated in a way that takes account of the relative value of the property, the size of the property and relative local income levels. This is typically the most affordable form of rent, lower than Affordable Rent (see below) and market rents.

Affordable Rent - must comply with the following (i) rent which is no more than 80% of local market rent (inclusive of service charges where applicable), calculated using RICS approved valuation methods (ii) the landlord is a Registered Provider and (iii) includes provision to remain affordable for future eligible households as defined in Annex 2 of the National Planning Policy Framework (or any future guidance or initiative that replaces or supplements it).

Intermediate Affordable Housing – Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria as set out in the definition for affordable housing. This can include equity loan products, intermediate rent, Shared Ownership, Rent to Buy, Discount Market Sale and First Homes. Starter Homes were previously included but this tenure has now been withdrawn by the Government and replaced by First Homes.

Build to Rent

Build to Rent is purpose-built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Build to Rent developments do not require the involvement of a Registered Provider. Affordable housing in Build to Rent developments will be provided as Affordable Private Rent and will typically be managed by the same build to rent landlord/operator as the market rented units. Affordable private rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property.

Further details regarding Build to Rent can be found in the government's online [National Planning Policy Guidance](#). If the applicant is proposing to deliver a Build to Rent scheme, please contact housing.regeneration@kirklees.gov.uk for further guidance.