

Consultation Response from KC Strategic Housing

2024/90255 Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT

Reserved matters application, including the considerations of appearance, landscape, layout, and scale for the erection of 26 dwellings pursuant to outline permission 2019/94051 (outline application of up to 39 dwellings and associated works), discharge of conditions 27 (Arboriculture Assessment), 28 (Ecological Assessment), 29 (Public Right of Way)

Date Responded: 06/03/2024

**Responding Officer:
Claire Haygarth**

Responding Ref: SH/24/90255

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).

Affordable Housing Contribution

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 allocation for this development: Based on a total of 26 units, a minimum of **5 units** would be sought as affordable housing.

Tenure: In terms of affordable tenure split, across the district Kirklees usually works on a split of 55% Social or Affordable Rent to 45% Intermediate housing.

For this development, **3 homes should be affordable or social rent and 2 should be intermediate dwellings.**

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: Lindley

SHMA Market Area: Huddersfield North

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

Following the previous Strategic Housing Consultation Report it was identified that there is a significant need for affordable 3+ bedroom homes in Huddersfield North, along with a lesser need for 1-2 bed roomed properties.

Type: The applicant proposes a mix of 6 x 2 bedroom units, 13 x 3 bedroom units and 7 x 4 bedroom units. Given the need for affordable 3+ beds in the area, and the type of housing, the proposal is acceptable.

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.

There is not enough information to determine whether the proposal meets Nationally Described Space Standards.

Design

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.

Definitions of Affordable Housing

Social Rent – must comply with the following (i) rent set in line with the Government’s rent policy for social rented affordable housing and (ii) the landlord is Registered Provider.

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 an affordable price 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 Housing – includes Shared Ownership, Rent to Buy and Discount Market Sale.

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.

It is expected that most types of affordable homes, 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 types of 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. Affordable housing in Build to Rent developments will be provided as Affordable Private Rent and will be managed by the same build to rent landlord as the market rented units.

Further details regarding Build to Rent can be found in the NPPF. If the applicant is proposing to deliver a Build to Rent scheme, please contact housing.regeneration@kirklees.gov.uk for further guidance.

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.