

**Consultation Response from KC Strategic Housing**

2024/90991 at Land east of, Abbey Road North, Shepley,

Variation of conditions 2 (plans) and 28 (materials) of previous permission 2020/93358 for erection of 52 dwellings – revisions to layout, house types, unit size mix and external materials

**Date Responded:** 10/06/2024

**Responding Officer:** DB

**Responding Ref:** SH/24/90991

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.

**Ward:** Kirkburton

**Kirklees Strategic Housing Market Assessment (SHMA) sub-area:** Kirklees Rural East

**Affordable allocation:**

The applicant proposes 52 units. 10 units (20% of 52) are sought as affordable housing. A previous application for the same site secured the following as affordable contribution: 10 affordable dwelling houses of which 5 dwelling houses (1-bed) would be starter homes, 2 dwelling houses (2-bed) would be discounted sale and 3 dwelling houses (1-bed) would be for social/affordable rent.

The advised affordable tenure and housetype mix based on the latest guidance is set out below:

**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. Govt advised that from December 2021 (after previous application was submitted), 25% of the affordable housing in a development should be [First Homes](#) . If the applicant wants to, First Homes can be provided instead of Starter Homes.

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**

**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 below 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.

SPD:

<i>Kirklees Rural East</i>	Market Housing	Affordable Rent	Affordable Intermediate
<b>1 and 2 bed</b>	30-60%	60+%	40-79%
<b>3 bed</b>	25-45%	20-39%	40-59%
<b>4+ bed</b>	5-25%	0-19%	0-19%

**Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types**

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 Proposed development housetypes

<b>Abbey Road North – proposed house type mix</b>	<b>Market housing (80%) 42 units</b>	<b>Affordable Rent (55% of 20% affordable) 6 units</b>	<b>Affordable Intermediate (45% of 20% affordable) 4 units</b>
<b>1 and 2 bed</b>	<b>0 (33.33%%)</b>	<b>6x 2beds (55 %)</b>	<b>4 x 2beds (45 %)</b>
<b>3 bed</b>	<b>32 (76.19 %)</b>	<b>0 (0 %)</b>	<b>0 (0 %)</b>
<b>4+ bed</b>	<b>10 (23.81 %)</b>	<b>0 (0 %)</b>	<b>0 (0 %)</b>
<b>Total</b>	<b>42</b>	<b>6</b>	<b>4</b>

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 Example house type mix based on SPD, for development

<b>Abbey Road North House type mix example based on SPD</b>	<b>Market housing (80%) 42 units</b>	<b>Affordable Rent (55% of 20% affordable) 6 units</b>	<b>Affordable Intermediate (45% of 20% affordable) 4 units</b>
<b>1 and 2 bed</b>	<b>14 (33.33%)</b>	<b>4 x 2beds (66.66%)</b>	<b>2 x 2beds (50%)</b>
<b>3 bed</b>	<b>18 (42.86 %)</b>	<b>2 x 3beds (33.33%)</b>	<b>2 x 3beds (50%)</b>
<b>4+ bed</b>	<b>10 (23.81 %)</b>	<b>0 (0 %)</b>	<b>0 (0 %)</b>
<b>Total</b>	<b>42</b>	<b>6</b>	<b>4</b>

**Advised house-type mix:** The applicant's cover letter refers to revising housetypes with reference to the Affordable SPD 2023. Based on the SPD, if possible some more affordable 3beds would be preferable, as well as some market sale 2 beds. The 2016 SHMA also notes a need for some affordable 3beds.

## ***Affordable housing definitions:***

### **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.

### **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](mailto:housing.regeneration@kirklees.gov.uk) for further guidance. .