

Consultation Response from KC Strategic Housing

2024/91023 at Land off Woodhead Road, Brockholes, Honley, Holmfirth

Erection of 4 dwellings with landscaping and associated infrastructure

Date Responded: 15/05/2024

Responding Officer: DB

Responding Ref: SH/24/91023

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: The applicant proposes the development of 4 x 4bed units on this site. Application documents note that: 'The site represents the remaining parcel of Kirklees Local Plan housing allocation Ref. HS161 and lies adjacent to Miller Homes' current development proposals for 137 homes granted planning permission under planning application Ref. 2021/92296.'

Affordable housing contributions would not usually be sought for standalone developments of 10 or less units. However this application for 4 units, is understood to be part of/ additional to, a wider existing application 2021/92206 by the same developer, adjacent to the site.

A minimum 20% of units being required for affordable housing, means 1 of the 4 overall units, is sought for affordable housing.

Type: in addition to the affordable 18 x 2beds 9 x 3 beds on the existing adjacent site, 1 x 4bed is suitable for this proposed 4 unit site.

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. As there is only 1 affordable unit to consider for this application, and government guidance advises that a minimum 25% of affordable homes on a development should be [First Homes](#), the advised tenure for the affordable dwelling on this proposed site, is 1 x a First Home.

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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](https://www.gov.uk/government/publications/national-planning-policy-framework-guidance). If the applicant is proposing to deliver a Build to Rent scheme, please contact housing.regeneration@kirklees.gov.uk for further guidance.