

90096 – Land Adj. 916 Halifax Road – Affordable Housing Statement

1.0 Introduction

This Affordable Housing Statement has been prepared by Barnes Architectural Services on behalf of Barnes Homes Yorkshire Ltd to support planning application reference 2025/90033 with Kirklees Council.

2.0 Planning Policy

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). This SPD provides detailed guidance and additional information to help implement Local Plan policy LP11 (Housing Mix and Affordable Housing) as set out below.

Housing Mix and Affordable Housing In accordance with the Local Plan policy LP11, all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need. All proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types which reflect changes in household composition in Kirklees in the types of dwelling they provide, taking into account the latest evidence of the need for different types of housing. This includes consideration of provision for those with specialist needs. For schemes of more than 10 dwellings or those of 0.4ha or greater in size, the housing mix should reflect the proportions of households that require housing, achieving a mix of house size and tenure. The council encourages the inclusion of appropriate design elements that ensure buildings are suitable or can be adapted to meet the needs of people needing specialist accommodation at present and into later life. The council will encourage proposals for custom/self-build homes where consistent with other policies in the Local Plan. Taking into account the annual overall shortfall in affordable homes, the council will negotiate with developers for the inclusion of an element of affordable homes in planning applications for housing developments of more than 10 homes, including proposals involving self-contained residential units. The proportion of affordable homes should be 20% of the total units on market housing sites. The proportion may be less where viability evidence demonstrates that there are development costs which would otherwise prejudice the implementation of the proposal. Achievement of a higher proportion of affordable housing on sites will be encouraged.

The affordable homes should be incorporated within the development but where justified, a financial contribution of at least equal value may be accepted to provide affordable homes elsewhere or to re-use or improve the existing housing stock. The affordable housing provision should:

- a) cater for the type of affordable need identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups;*
- b) incorporate appropriate arrangements to retain the benefits of affordability for initial and subsequent occupiers or for the subsidy to be recycled for alternative affordable housing provision; and*
- c) be indistinguishable from market housing in terms of achieving the same high quality of design.*

Exceptionally, planning permission may be granted for affordable homes on land which would not normally be permitted for housing development, where there is otherwise little prospect of meeting robustly

evidenced local needs particularly for housing to rent by people who work locally. Where appropriate, such schemes must include arrangements for the homes to remain affordable in perpetuity.

The Kirklees Local Plan requires 20% affordable housing on all qualifying developments of more than 10 dwellings – as a result, this scheme will be subject to the affordable housing scheme.

Annex 2 of the National Planning Policy Framework defines affordable housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential local workers); and which complies with one or more of the following definitions:

a. Affordable housing for rent: meets all the following conditions:

(a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below market rents (including service charges where applicable);

(b) the landlord is a registered provider, except where it is included as part of a Build to rent scheme (in which case the landlord need not be a registered provider); and

(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provisions. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b. Starter Homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c. Discounted market sales housing: is that sold at a discount of at least 20% below the market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or any receipts to be recycled for alternative affordable housing provisions, or refunded to Government or the relevant authority specified in the funding agreement.

First Homes: First Homes are a specific kind of discounted market sale housing. The main conditions of First Homes are that they are discounted by a minimum of 30% against the market value, are sold to a person or persons meeting the First Homes eligibility, on their first sale will have a restriction registered on the title to ensure the discount and certain other restrictions are passed on at subsequent title transfer value, and after the discount is applied the first sale must be at a price no higher than £250,000. First Homes eligibility criteria requires purchases to be first time buyers and applies limits according to income. A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.

3.0 Affordable Housing Provision

The proposal consists of a full planning application for 11 dwellings. The proposal confirms that 20% (2no.) of the houses will be delivered as affordable – through plots 3 and 4.

Due to the site being for only 11 dwellings, there is not much opportunity to provide a variety of house types within the provision. We note that in the pre-application advice, Kirklees Council (KC), would advise that 1x First Home and 1x a Registered Provider Social Rent homes should be provided. We would like to suggest that Plots 3 and 4 be proposed as affordable under the First Home Scheme and/or Starter Homes Scheme.

The justification for this suggestion is based on the viability of the scheme. While the Affordable Housing provision will definitely be met, it must be taken in to consideration the varying house types the site has to offer, as well as the price caps for the affordable housing schemes mentioned above (£250k). Plots 5-10 require extensive ground works including retaining walls and it would be commercially unviable to offer these as affordable when taking in to account the projected build costs. Equally, the bungalows should be offered to a specific target market for people who need the accessibility, such as the elderly. Where as Plots 3 and 4 would be perfect for first time buyers considering their size and layouts – the architecture and quality of the dwellings isn't compromised as per the plot drawings submitted to supplement this application. The designated plots are 2 bed homes which not only are in high demand in the area, but are also suitable for people on the First Home Scheme or Starter Homes Scheme.

This range of housing also ensures that the site occupiers range from young professionals, elderly people, as well as families.

Principle 6 in the Kirklees SPD suggests that in most circumstances affordable housing will be expected to be delivered in partnership with a Registered Provider and will be secured through a Section 106 Agreement.

4.0 Summary

This Affordable Housing Statement has been prepared by Barnes Architectural Services on behalf of Barnes Homes Yorkshire Ltd to support planning application reference 2025/90033 with Kirklees Council.

As detailed above, the scheme will deliver on the 20% (2 dwellings) affordable housing . Therefore being fully compliant with the NPPF as well as the Kirklees Affordable Housing and Housing Mix SPD.

A Section 106 Agreement will ensure the units are retained as affordable homes in perpetuity.