

Consultation Response from KC Strategic Housing

2025/91542 at land at, Highmoor Lane, Hartshead Moor, Cleckheaton, BD19 6LW Town, Dewsbury, WF12 9NX

Erection of 40 dwellings and associated works, including formation of new vehicular access and erection of cricket netting

Date Responded: 17/07/2025

Responding Officer: DB

Responding Ref: SH/25/91542

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.

Site location:
Ward: Cleckheaton

Kirklees Strategic Housing Market Assessment (SHMA) sub-area: Batley and Spen

Affordable housing for this development:

The application documents note that: ‘the scheme comprises of 40 newbuild dwellings consisting of a mix of 2,3- and 4-bedrooms apartments and housing’ and is a ‘100% affordable scheme’. For a 40-unit development, a minimum of 20% of all units = 8 units, would be required for affordable housing. This development proposing to provide 100% affordable housing- exceeding the minimum 20% requirement, is welcomed.

Affordable housing tenure mix:

The standard affordable housing requirements for proposed market sale development would usually be that 20% of the units are affordable housing. And of those affordable units, the affordable tenure mix would usually be as below:

- 55% Registered Provider Social Rent or Affordable Rent units
- 45% Intermediate affordable housing units, made up of: 25% [First Homes](#), and 20% other Intermediate provision- such as Registered Provider Shared Ownership homes or Discounted Market Sale units.

As the proposed development is 100% affordable units, there is no requirement to provide any Intermediate affordable housing including First Homes- but the development can provide Intermediate affordable housing including First Homes, if the applicant wants to. We would note that Social Rented housing is particularly in need generally across Kirklees.

Affordable house types for this development:

Advised affordable housing types for Batley and Spen, from Kirklees’ affordable housing SPD are below:

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.

House type mix proposed by applicant:

House-type	%
6no. 2-bed apartments 7no. 2-bed houses = 13x 2beds	13 = 32.5% of 40 units
19no. 3-bed houses;	19 = 47.5% of 40 units
8no. 4-bed houses.	8 = 20% of 40 units

Type: There's demand for affordable 1–2-bedroom homes in particular in the area, as well as affordable 3+ bedroom homes. A proposed mix of 2-4 bed homes for the development, is acceptable.

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

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

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Housing and 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. 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.