

Consultation Response from KC Strategic Housing

adj 37 Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

2025/92267 - Demolition of existing garages and erection of 3 dwellings

Date Responded: 10/12/2025

Responding Officer: DB

Responding Ref: SH/25/92267

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 application notes the following:

'The land is part of a residential housing development which is already under construction.'

The original permission for a residential development was for 42 dwellings (including 8 Affordable Rented homes). This application proposes an additional 3 units, bringing the total to 45 dwellings overall.

Of these 45 units, 9 affordable units are required in total, with 8 affordable units on the existing other site, and 1 of the 3 units in this application, being an affordable home.

The applicant confirmed that the same Registered Provider (RP) managing the 8 Affordable Rented homes on the other site, will also take on the affordable unit at this site as an Affordable Rent home. This is acceptable.

At full application stage, the applicant must be clear what the final tenure of the affordable homes will be, and show this on a plan detailing Affordable Housing Provision in accordance with Validation Requirements: <https://www.kirklees.gov.uk/beta/planning-applications/pdf/validation-requirements-submission-of-planning-applications.pdf>

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

Housing Mix

Ward: Colne Valley

SHMA Market Area: Kirklees Rural West

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 proposal falls within the Kirklees Rural West sub-area, and the following table applies based on local need.

Kirklees Rural West	Market Housing	Affordable or Social Rent	Affordable Intermediate
1 and 2 bed	30-60%	20+%	20-59%
3 bed	25-45%	0-19%	60+%
4+ bed	10-30%	0-19%	0-19%

The table above should be used as a starting point for both market housing and affordable housing mix. 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 which depart from the guidance set out in the SPD will need to provide evidence-based justification through the planning application process.

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.

Discount Market Sale and First Homes are administered by the developer at the point of sale, with oversight and required approval by the council.

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.

This proposal does/does not meet Nationally Described Space Standard.

OR

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

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.

The proposed layout shows that the affordable homes are/are not distributed evenly throughout the development and therefore, Strategic Housing does/does not support the current proposal.

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 – housing at prices and rents above those of social rent but below market price or rents. This includes Shared Ownership, Rent to Buy, Discount Market Sale, First Homes or

other shared equity and low-cost home ownership schemes. Previously included Starter Homes 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.

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.