Consultation Response from KC, Strategic Housing
2026/91912 rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Removal/variation of conditions 2 and 3 (plans) on previous permission 2023/92966 for demolition of existing dwelling and erection of 97 dwellings including formation of new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering work
Date Responded: 13/10/26 Responding Officer: CH Responding Ref: SH/26/91912

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) provide 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:
Previous planning decision on the proposal for 97 units agreed 16.5% Affordable Housing to be delivered. This was stated as comprising of 7 Affordable Rent, 5 First Homes and 4 Intermediate dwellings.

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 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: Liversedge and Gomersal
SHMA Market Area: Batley and Spen
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 Batley and Spen sub-area, so the following table applies based on local need.

	Market Housing	Affordable or Social 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%*

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 this SPD. Proposals which depart from the guidance set out in this 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.

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.

Definitions of Affordable Housing

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.

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.

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.