

Kirklees Council

Affordable Housing and Housing Mix Supplementary Planning Document (SPD)

Consultation Statement (March 2023)

1. Introduction

- 1.1 The Affordable Housing and Housing Mix Supplementary Planning Document (SPD) provides detailed guidance on how Local Plan policy LP11 (Housing Mix and Affordable Housing) should be implemented in determining planning applications. This Consultation Statement sets out the early engagement and formal public consultation carried out to inform the preparation of the Affordable Housing and Housing Mix Supplementary Planning Document (SPD).
- 1.2 The Consultation Statement has been prepared in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012 to support the adoption of the Affordable Housing and Housing Mix SPD and the council's Statement of Community Involvement (SCI). The SCI outlines how the council will work with local communities and stakeholders in developing planning policy documents, including SPDs.
- who was consulted during the preparation of the SPD,
 - how they were consulted,
 - a summary of the main issues raised during the consultation,
 - how those issues have been addressed in the adopted SPD.
- 1.3 The SPD will replace guidance set out in the council's Interim Affordable Housing Policy (approved by the Cabinet on 14th January 2020); and SPD2 (Affordable Housing) which was adopted in 2008.

2. Background

- 2.1 The SPD provides guidance on the implementation of the Kirklees Local Plan LP11 (Housing Mix and Affordable Housing) which seeks to ensure provision of affordable housing in new housing developments and ensure that the housing mix meets local needs.
- 2.2 Local Plan Policy LP11 requires all housing developments to aim to provide a mix of housing and requires 20% affordable housing to be provided in schemes of more than 10 homes, although this may be less where viability evidence is demonstrated. The policy also supports exception sites for affordable housing on land which would not normally be permitted for housing, where there is otherwise little prospect of meeting robustly evidenced local housing needs.

- 2.3 Local Plan Policy LP11 was subject to public consultation undertaken on the Kirklees Local Plan and the council's Statement of Public Consultation and Summary of Main Issues (April 2017) sets out the issues covered. Modifications were made to policy LP11, as requested by the Local Plan Inspector, to widen the support for exception sites for affordable housing across the district, and to secure affordable homes in perpetuity where appropriate.
- 2.4 In relation to other housing needs, modifications were also made to Local Plan Policy LP11 to clarify that a mix of housing in terms of size and tenure should be sought on schemes of more than 10 units and encouraged on all housing proposals, taking into account the latest evidence of the need for different types of housing. The policy was also amended to clarify that design elements relating to adaptation should be encouraged.
- 2.5 The Affordable Housing and Housing Mix SPD refreshes the 2008 Affordable Housing SPD, updating the approach with the latest evidence and introducing a finer sub-area approach to housing mix on site. The following key principles are set out in the SPD, which seek to ensure new housing developments include a mix of housing and provide affordable housing provision which are of high quality and well designed:
- **Principle 1: Market Housing Mix** - This section sets out that 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.
 - **Principle 2: Approach to affordable housing calculations** - This principle restates the Local Plan affordable housing policy that all qualifying developments of more than 10 dwellings will be required to provide 20% affordable housing. It also confirms that smaller land parcels on one site developed incrementally will also need to provide affordable housing if the overall site capacity is more than 10 dwellings.
 - **Principle 3: Affordable Housing types and Mix** - This section sets out that the Affordable Housing provision should cater for the type of affordable need identified in the latest housing evidence in terms of type, tenure, size, and suitability to meet the needs of specific groups, taking into account evidence in the latest housing needs evidence.
 - **Principle 4: First Homes, Starter Homes, and Discounted Market Sale** - This section provides clarity about the council's approach to different affordable housing products including Starter Homes, Discount Market Sale, and First Homes.
 - **Principle 5: Design** - This section sets out that affordable housing provision should be indistinguishable from market housing in terms of achieving the same high quality of design and should promote the provision of mixed and balanced communities by dispersing the affordable housing throughout the site.
 - **Principle 6: Affordable housing delivery** - This section details that affordable housing will be expected to be delivered in partnership with a Registered Provider in most circumstances and will be secured through S106 obligations.

- **Principle 7: Transfer Values** - This section provides transfer values set by the council, which are the costs it expects developers to transfer affordable housing to Registered Providers. These are based on a price per sqm to ensure clarity for developers and Registered Providers through the planning process. Under the comply or justify approach there is the opportunity for different rates to be justified through the planning applications process. These will be reviewed periodically to ensure transfer values remain appropriate.
- **Principle 8: Provision of affordable homes off-site** - This section sets out the council's approach to the off-site provision of affordable housing.
- **Principle 9: Town Centres** - This section recognises that town centres have a changing role, and that the council broadly supports residential development in town centres alongside supporting existing town centres uses.
- **Principle 10: Huddersfield Town Centre** - This section builds on the town centres section and provides a bespoke Huddersfield context, including referencing the Huddersfield Blueprint. This principle is intended to ensure a balanced housing mix is achieved and provide high quality town centre living.
- **Principle 11: Dewsbury Town Centre** - This section builds on the town centres section and provides a bespoke Dewsbury context, including referencing the Dewsbury Blueprint. This principle is intended to ensure a balanced housing mix is achieved and provide high quality town centre living.

2.6 The council is committed to supporting housing growth, meeting local housing needs, and addressing housing inequalities. This commitment is recognised in the Kirklees Corporate Plan, the Kirklees Housing Strategy and the Kirklees Joint Health and Wellbeing Strategy. The commitment is further advocated through the Affordable Housing and Housing Mix SPD, which aims to provide high quality and affordable housing with a mix of house sizes and house types that meets the needs of local people.

3. Timetable of SPD production

3.1 The Affordable Housing and Housing Mix SPD was prepared by a project team led by the council's Planning Policy team, involving other internal specialisms including the Development Management, and Housing Growth teams.

3.2 The production of the Affordable Housing and Housing Mix SPD has followed a number of stages. The timetable for the production of the SPD is set out below.

Table 1: Affordable Housing and Housing Mix SPD Timetable

Dates	Stage or Consultation Topics/Events
Autumn 2020	Evidence gathering and early engagement
November 2021	Strategic Environment Assessment screening and consultation
20 th September 2022 – 1 st November 2022	Public Consultation on the Affordable Housing and Housing Mix SPD

4. Early Engagement/Consultation

- 4.1 The council has undertaken early engagement with internal and external stakeholders to understand their expectations and priorities to help inform the scope and content of the Affordable Housing and Housing Mix SPD.
- 4.2 The SPD has been prepared by a project team led by the council's Planning Policy team, including input from Development Management, and Housing Growth. The document has also been subject to critical friend review by Leeds City Council the approach was viewed positively with minor inclusions to reflect recent issues they had experienced such as the approach to Build to Rent. In addition, the council commissioned viability work to minimise risk of challenge that the proposed housing mix would impact on the viability of proposals.
- 4.3 Throughout the preparation of the SPD, elected members have been involved through Portfolio Holder Briefings, including Cllr McBride, Cllr Scott, and Cllr Turner which took place on the 14th December 2021 and 2nd August 2022.
- 4.4 Officers also presented an overview of the draft Affordable Housing and Housing Mix SPD to the Economy and Neighbourhoods Scrutiny Panel on 30 August 2022.
- 4.5 Early engagement with the project team, wider internal specialisms and members identified several issues which are set out in the table below together with the council's response on how the SPD has dealt with this issue.

Table 2: Affordable Housing and Housing Mix SPD: Issues arising from Internal Early Engagement

Main Issue raised	How it is Dealt with in the SPD
<u>Transfer Values:</u> The previous transfer values were set in 2008 and feedback had highlighted that the figures were out of date and needed to be revised.	The council commissioned Transfer Value work using external consultants to prepare updated transfer values. The SPD includes a section on transfer values which includes the updated figures and the principle that these will be reviewed periodically.
<u>Housing Mix:</u> Kirklees had specific affordable housing needs for different sub-areas set out in the SHMA 2016, however market housing mix was at a district wide level.	The council commissioned a Dwelling Mix Analysis 2020-2031 study to provide sub-area level information for market housing, affordable rent/social rent, and intermediate affordable housing. The SPD includes a housing mix principle which requires all housing proposals to aim to provide a mix (size and tenure) of housing suitable for different household

	types. The housing mix needs for the relevant sub-areas are shown in Appendix 2 of the SPD.
<p><u>Affordable Housing Products:</u> The SPD does not reflect recent Government approaches to affordable housing, such as First Homes.</p>	The SPD includes a principle which sets out the most recent approaches to affordable housing, including referencing the council's First Homes Policy Statement the council published in December 2021.
<p><u>Town Centres:</u> The SPD did not reflect the changing nature of town centres, including the increase in residential development within towns.</p>	The SPD has introduced a section focusing on town centre residential development, including two bespoke sections on Huddersfield and Dewsbury town centres.

5. Consultation on Strategic Environmental Assessment Screening

- 5.1 As part of the process for developing the Affordable Housing and Housing SPD, an assessment of the requirement for a Strategic Environmental Assessment (SEA) was needed. Consultation on the SEA Screening statement took place in November 2021.
- 5.2 The Council notified the following specified bodies of the SEA screening statement by email inviting comments in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004:
- Environment Agency
 - Historic England
 - Natural England
- 5.3 Responses were received from all three of the consulted bodies. A full summary of the responses received for the SEA consultation can be seen SEA Determination Statement.
- 5.4 The responses received confirmed the council's position that a further SEA was NOT required as the SPD will not change or introduce new planning policy over and above the Local Plan and, whilst there may be some environmental effects, these have already been covered in principle in the Sustainability Appraisal of the Local Plan.

6. Formal Public Consultation on the Affordable Housing and Housing Mix SPD

6.1 Formal consultation on the Affordable Housing and Housing Mix SPD took place for a 6-week period from 20 September 2022 to 1 November 2022.

6.2 The Affordable Housing and Housing Mix SPD was consulted on in accordance with the council's Statement on Community Involvement December 2019. A copy of this document can be viewed on the council's website at [Statement of Community Involvement | Kirklees Council](#).

6.3 The following steps were taken to ensure that formal consultation on the SPD accords with the council's SCI and the 2012 Regulations:

- All relevant documents relating to the preparation of the Affordable Housing and Housing Mix SPD were placed on the council's website at www.kirklees.gov.uk/affordable-housing-spd. These included a copy of the Affordable Housing and Housing Mix SPD, Consultation Statement, Strategic Environmental Assessment Screening Statement and Strategic Environmental Assessment Determination Statement.
- A poster with information on how to comment, where to find documents and how to request hard copies was placed in the council's service centres at:
 - Huddersfield Customer Service Centre, Civic Centre 3, Huddersfield HD1 2TG, and
 - Dewsbury Customer Service Centre, The Walsh Building, Town Hall Way, Dewsbury WF12 8EE.
- A press notice was placed in the local media week commencing 19 September 2022.
- A press release was posted on Kirklees Together and on the Council's social media platforms.
- Statutory consultees and individuals/organisations that have expressed an interest in future publications of SPD's were notified of the SPD and consultation details.
- A notification e-mail was sent to all councillors on 20th September 2022 detailing the start of the consultation.

Main Issues Raised and the Council's Response

6.4 A total of 71 comments (from 19 consultees) were received to the public consultation on the Affordable Housing and Housing Mix SPD. The number of consultees by group is shown in table 3 below.

Table 3: Number of Consultees

Consultee Group	Number of Consultees
Regional / Local Organisations	1
National Organisations	5
Developers / Planning Agents	5
Residents / Individuals	5
Local Planning Authorities / Councils	2
Town / Parish Councils	1

6.5 Comments were received from the following:

- Barnsley Metropolitan Council Planning and Transportation Service
- Canal River Trust
- The Coal Authority
- Connect Housing
- Consortium of Housebuilders
 - Barratt Homes & David Wilson Homes Yorkshire West
 - Bellway Homes Limited (Yorkshire)
 - Persimmon (West Yorkshire)
 - Redrow Homes Limited
 - Taylor Wimpey Yorkshire
- EcoHolmes Community Led Housing Trust
- Environment Agency
- Gleeson Regeneration
- Historic England
- Holme Valley Parish Council
- McCarthy Stone
- Mirfield Labour Party
- Natural England
- Private Individuals
- Wakefield Council

6.6 A full list of public consultation comments received and the council’s responses to these can be found in Appendix 2. A summary of the main issues raised during consultation, including those from internal stakeholders, is set out below. It summarises the main points and the council’s response to how these issues have been addressed in the SPD.

Table 4: Summary of Main Issues and the Council’s Response

Summary of main issues	Proposed council response
<p>Evidence Base Out-of-Date Objection to a prescribed affordable housing mix which is based on out-of-date housing needs evidence (in the 2016 SHMA and 2015 Household Survey) and does not reflect current market demand.</p>	<p>No proposed change.</p> <p>The evidence base for this approach is consistent with the evidence examined through the Local Plan process and our consultants have confirmed it remains appropriate for the purposes of this document.</p>
<p>Viability The Section 106 costs of £1,000 per plot, indicated in the viability assessments evidence base, are considered extremely low. These would</p>	<p>No proposed change.</p> <p>The viability of the proposed housing mix tables has been tested by the council’s consultants (Align Property Partners) this confirmed that the</p>

Summary of main issues	Proposed council response
<p>typically be a minimum of £4,500 per plot.</p> <p>The viability assessments should therefore be updated to reflect this.</p>	<p>approach taken in the SPD is appropriate. This work used assumptions and benchmark costs for S106 that were determined through the Local Plan/CIL Examinations.</p>
<p>Transfer Values</p> <p>Objection to the imposition of fixed transfer values. This ignores site specific factors, such as market location and build quality. Transfer values need to be flexible and not rigidly defined.</p> <p>The values should be kept up to date and reviewed regularly, e.g., every 12 months.</p>	<p>No proposed change.</p> <p>The transfer values have been derived through a Transfer Values Study undertaken by the council’s consultants (Align Property Partners) and factors such as market area and build quality were included in the appraisal.</p> <p>The transfer values have been fixed to provide certainty to Registered Providers and Developers, with a commitment to review the transfer values periodically already stated in the SPD which should overcome concerns raised that these need to be updated regularly.</p>
<p>Housing Mix: One-Bedroom Accommodation</p> <p>Concerns that the requirements for one-bedroom units is highly disproportionate, particularly for rented housing, compared to intermediate tenure. Such large proportions are not desirable or viable.</p>	<p>Proposed minor change.</p> <p>The SPD still retains the percentages required for 3 and 4 bedroom properties on housing sites by sub-area but merges together the requirement for 1 and 2 bedroom properties. This is to provide flexibility and improved viability not to provide 1 bedroom properties depending on the circumstances whilst also ensuring developers wishing to provide 1 bedroom properties as part of the housing mix can still do so.</p>
<p>Nationally Described Space Standards</p> <p>It should be clear that it is not a requirement to comply with the Nationally Described Space Standards (NDSS) given there is no adopted NDSS policy.</p>	<p>No proposed change</p> <p>The council is aware that it is not able to introduce the NDSS through guidance so this will need to be considered through the next update to the Local Plan. However, the SPD recognises the NDSS as best practice to ensure that new homes are able to meet basic lifestyle needs and that new development should aim to meet these standards.</p> <p>The council will consider adopting a policy to enforce Nationally Described Space Standards in the future in accordance with evidence, and in the meantime will seek to ensure high quality</p>

Summary of main issues	Proposed council response
	living environments through the application of Local Plan policy LP24 (Design).
<p>Nationally Described Space Standards The aim to meet the Nationally Described Space Standards is not sufficiently robust and should be strengthened.</p>	<p>No proposed change.</p> <p>The council is aware that it is not able to introduce the NDSS through guidance so this will need to be considered through the next update to the Local Plan. However, the SPD recognises the NDSS as best practice to ensure that new homes are able to meet basic lifestyle needs and that new development should aim to meet these standards.</p> <p>The council will consider adopting such a policy to enforce Nationally Described Space Standards in the future in accordance with evidence, and in the meantime will seek to ensure high quality living environments through the application of Local Plan policy LP24 (Design).</p>
<p>Specialist Accommodation The SPD should be strengthened to make it clear that certain specialist housing schemes, such as those meeting the needs of older and disabled people, should be exempt from providing the required housing mix. Provision of suitable housing and care to meet the needs of older people should be a priority in the SPD.</p>	<p>Proposed minor change.</p> <p>The SPD already sets out in table 2 and the supporting text the requirement for affordable housing from different specialist housing accommodation proposals, in accordance with Local Plan Policy LP11. A minor rewording of the supporting text is proposed to clarify the types of housing for older people that will need to provide affordable housing. This clarification is to avoid confusion and is in accordance with the Local Plan policy (LP11).</p>
<p>First Homes The policy on First Homes should be included in the SPD rather than set out in a separate position statement document.</p>	<p>No proposed change.</p> <p>The SPD already cross references the Kirklees First Homes Position Statement, however this is a stand-alone document intended to be monitored and reviewed as necessary by the council. First Homes are a relatively new type of affordable housing and including the First Homes policy in the SPD will not allow flexibility for updating the approach to this position statement when required as the current approach is monitored.</p>
<p>First Homes</p>	<p>No proposed change.</p>

Summary of main issues	Proposed council response
Concerns regarding the impact of providing First Homes.	The provision of First Homes through the planning system is a national requirement set out in Planning Practice Guidance.
<p>Design</p> <p>To combat climate change, there should be a stronger emphasis on high standards of energy efficiency, such as solar power on roofs, wind power, recycling rainwater and zero heat loss.</p> <p>The design should be sustainable, such as the design life of the buildings, and materials and construction methods should be durable and sustainable.</p>	<p>No proposed change.</p> <p>The SPD already acknowledges that information about how design can help address climate change is set out in 'Housebuilders Design Guide SPD' and the council's 'Planning Application Climate Change Guidance'.</p>
<p>Comments about the role of SPDs</p> <p>Case Law has been cited setting out that Planning Policy cannot be introduced through SPDs and that there have been successful legal challenges on these grounds.</p>	<p>No proposed change.</p> <p>The cited case law has been reviewed by planning officers and legal officers. Officers are confident to proceed on the basis that there are significant differences between the Kirklees situation and the circumstances of the legal challenges presented in the case law, especially relating to the fact that this SPD is based on the Kirklees Local Plan policy which includes the affordable housing percentage requirement and that the housing mix should reflect local needs. The SPD also provides the opportunity for an alternative housing mix where local evidence justifies this. This SPD is adding further guidance about the local needs rather than introducing further policies.</p>

6.7 All comments on the public consultation have been considered in preparing the final SPD. None of these require significant changes to the overall approach. A number of comments supported the preparation of the SPD and specific guidance.

6.8 The main changes to the SPD as a result of the comments received are summarised as follows:

- Combining of 1- and 2-bedroom dwelling housing mix into one category for all housing mix tables to provide more flexibility in delivering a mix of house types to meet local housing need.
- Clarification to the wording of the Nationally Described Space Standard text to highlight that although these standards are not currently adopted as policy in the Kirklees Local Plan, the standards are encouraged within developments and that the council will seek to adopt such a policy in the future in accordance with evidence.
- Adding further detail and clarity for specialist accommodation (Student Accommodation, Housing for Older People, Self / Custom Build, and Build to Rent).
- Correction of wording for affordable housing exemptions in relation to Build to Rent developments.

6.9 The council has also taken the opportunity to make some minor additional changes to the SPD to provide clarification, corrections, or minor up-dates to text. The key changes are set out in Appendix 3 (please note Appendix 3 does not include changes that are de minimis in nature)

6.10 Following the public consultation there has been further engagement with elected members as follows:

- Briefing with Regeneration Portfolio Holder (Cllr Turner) and Housing and Democracy Portfolio Holder (Cllr Cathy Scott) on 17th January 2023
- Briefing with the Overview and Scrutiny Management Committee lead member (Cllr Smaje) on 2nd February 2023
- Briefing with the Economy and Neighbourhoods Scrutiny Panel chair (Cllr Hussain) on 14th February
- Officers also presented an update on the outcomes of the consultation to the Economy and Neighbourhoods Scrutiny Panel on 28th February 2023.

Appendix 1: Consultee List

Adjoining Authorities	
Barnsley Metropolitan Council Bradford Metropolitan District Council Calderdale Council City of York Council High Peak Borough Council	Leeds City Council Oldham Council Peak District National Park Authority Wakefield Council West Yorkshire Combined Authority
Town & Parish Council's	
Cawthorne Parish Council Denby Dale Parish Council Dunford Parish Council High Hoyland Parish Council Holme Valley Parish Council Kirkburton Parish Council Meltham Town Council	Mirfield Town Council Morley Town Council Ripponden Parish Council Saddleworth Parish Council Sitlington Parish Council Tintwistle Parish Council West Bretton Parish Council
Organisations	
Bailey Smailes Solicitors Bartle & Sons BGM Plastics Limited Birds Edge Countryside (BECside) Charitable Trust Birstall Village Improvement Group BNP Paribas Real Estate UK BOLT(ED) Bramleys British Telecom Brockholes Village Trust Calderdale & Huddersfield NHS Foundation Trust Calderdale and Kirklees South West Yorkshire Foundation Trust Camira Group Limited Campaign to Preserve Rural England Carter Jonas LLP Chris Thomas LTD CTC Right to Ride Deloitte LLP Department for Education Designing Out Crime Officer West Yorkshire Police Emley Millennium Green Environment Agency Greater Huddersfield Clinical Commissioning Group Hade Edge Fight for the Fields (HEFF) Highways England Historic England Holme Valley Vision Network	MP for Huddersfield National Grid National Trust Natural England Network Rail Network Rail NHS Property Services Northern Gas Networks NTL Group Ltd Plotholders Land Management Group Ltd Preserve Honley and Brockholes Preston Baker Rapeleys LLP Ravensthorpe Community Centre Ltd Richborough Estates Save Mirfield Scholes NDP Steering Group Sport England St Annes Community Services Sustainable Places - Planning Advisor Environment Agency Sustrans Tangent Properties Team Sport England The Coal Authority The Garden Trust The Netherton & South Crosland Action Group The Woodland Trust Theatres Trust Trans Pennine Trail Transformation Locala

<p>Home Builders Federation Huddersfield Architects Society Huddersfield Civic Society Huddersfield Town Centre Regeneration Group Kirklees Active Leisure Kirklees Visual Impairment Network Kirkwells Land Connection Local Enterprise Partnership Leeds City Region Local Partnership Adviser Forestry Commission Locala Community Partnerships CIC Mid Yorkshire Hospitals NHS Trust Mirfield Labour Party</p>	<p>Trust Wide Estate South West Yorkshire Foundation Trust University of Huddersfield Upper Dearne Valley Environmental Trust (UDVET) West Yorkshire Archaeology Advisory Service West Yorkshire Ecology Service West Yorkshire Fire and Rescue Service West Yorkshire Police Authority Y&NE Area Administration Officer Forestry Commission England Yorkshire Water Services Ltd Yorkshire Wildlife Trust Z Hinchliffe & Sons Ltd</p>
Planning Agents & Developers	
<p>Accent Group Acumen Architects ADP Architecture and Design Limited AHJ Architects AK Planning Anderson Norton Design AR Wilson Associate Sanderson Associates (Consulting Engineers) Ltd Avant Homes Yorkshire Avison Young Bamford Architectural Barratt and David Wilson Homes Yorkshire West Barton Willmore Bellway Homes Bradley Stankler Planning Britology Capital and Centric Citu Homes Connect Housing Conroy Brook Consulting With Purpose Ltd Countryside Properties DB Architects Design Line Architectural DK Architect ELG Planning F C S Consultants Farrar Bamforth Associates Ltd</p>	<p>Keyland Developments Leeds Federated Housing Association Malcolm Sizer Planning Limited Manor Building Services Martin Walsh Architectural MD Associates Miller Homes MWP Planning NJL Consulting One17 Chartered Architects Orion Homes Osco Homes Paul Butler Planning Paul Matthews Architectural Peacock and Smith Persimmon Homes West Yorkshire Places for People Planning Hourigan Connolly Planware Ltd Quod Redrow Homes Riva Homes Robert Halstead Chartered Surveyors & Town Planners Robertshaws Chartered Surveyors Sage Housing Sanctuary Housing Sanderson Weatherall LLP SAR+ Savills</p>

<p> First Choice Homes Oldham Form Architecture France And Associates GL Hearn Limited Haigh Huddleston Associates Hallam Design Associates Hallam Land Management Harworth Group Plc Heppenstalls Highstone Housing Association Home Group Housing21 Howden Russell Architects I D Planning Iain Bath Planning Ian Baseley Associates Ilke Homes Incommunities Indigo Planning ISR Design Consultancy J H Walter Jade3Architecture Jane Simpson Access Ltd JWPC Chartered Town Planners K Rouse Civil Engineers Keepmoat Homes </p>	<p> SB Homes Limited Sheppard Planning Spawforths SSA Planning Limited Stainton Planning Steven Abbott Associates LLP Stewart Ross Associates Stonewater Storrie Planning Strata Homes Taylor Wimpey Tetlow King Planning Limited The Planning Bureau Ltd Thirteen Group Tinyworld Homes Together Housing Turley Associates Unity Housing Association Wake Architects Wakefield & District Housing Walton and Co Planning Lawyers Yewtree Associates Yorkshire Country Properties Yorkshire Housing Younger Homes Your Yousing Group </p>
Private Individuals	
<p>Approximately 430 individuals were invited to comment, including other organisations and community groups not listed above.</p>	

Appendix 2: Comments Received on the Public Consultation and the Council's Response

Ref No:	Organisation	Document Section/ Paragraph	Comment	Change Request	Council Response
AHM_SPD2	Private Individual	Draft Affordable Housing & Housing Mix SPD	The housing build in whatever form should take into consideration of being energy efficient (solar power on roofs, wind power) and also to be able to recycle rainwater by conservation by individual houses, by rain collection devices connected above ground and below ground, rainwater butts above ground and rainwater tanks below ground.		No change. The draft SPD in paragraph 6.4 acknowledges that information about how design can help address climate change is set out in the 'Housebuilders Design Guide SPD' and the council's 'Planning Application Climate Change Guidance'.
AHM_SPD7	Natural England	Draft Affordable Housing & Housing Mix SPD	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment. A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.		No change. A SEA Screening Statement has been published and Natural England have been consulted on this document. Following consultation with statutory consultees, including Natural England, it was concluded that a Strategic Environmental Assessment is not required.
AHM_SPD8	Canal River Trust	Draft Affordable Housing & Housing Mix SPD	Having reviewed the document, we can confirm that the Trust does not wish to make comments on the document.		No change.

					Comment noted.
AHM_SPD10	Private Individual	Draft Affordable Housing & Housing Mix SPD	<p>'Affordable' should be truly affordable so under £150k.</p> <p>Restrictions should be placed on buyers to ensure that properties aren't bought by landlords to immediately rent out. No buy to let mortgages should be allowed on the properties for 5 years.</p> <p>All houses should have solar panels fitted as standard, not optional extras (i.e., pay more!).</p>	<p>Purchases are not permitted to buy using a buy to let mortgage.</p> <p>20% affordable houses MUST be truly affordable. £200k plus mortgages simply are not achievable for the vast majority of people trying to buy a home.</p>	<p>No changes.</p> <p>The National Planning Policy Framework (NPPF) glossary defines affordable housing as:</p> <p>“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:</p> <ul style="list-style-type: none"> a) Affordable housing for rent b) Starter homes c) Discount market sales housing d) Other affordable routes to home ownership” <p>This is referenced in the draft SPD at paragraph 2.1 and further detail is provided in Appendix 1.</p> <p>The draft SPD acknowledges that information about how design can help address climate change is set out in the 'Housebuilders Design Guide SPD' and the council's 'Planning Application Climate Change Guidance'.</p>
AHM_SPD11	Mirfield Labour Party	Draft Affordable Housing & Housing Mix SPD	Mirfield Labour Party welcomes Kirklees Council's proposals to promote high quality, affordable housing to meet local needs whilst promoting balanced communities and urges the council to resist any measures that the current consultation may produce which would undermine its policy and its objectives.		<p>No change.</p> <p>Support noted.</p>

AHM_SPD22	The Coal Authority	Draft Affordable Housing & Housing Mix SPD	The Coal Authority have no specific comments to make on this consultation document.		No change. Comment noted.
AHM_SPD23	Environment Agency	Draft Affordable Housing & Housing Mix SPD	The EA have no comments to make on this consultation.		No change. Comments noted.
AHM_SPD27	EcoHolmes Community Led Housing Trust	Draft Affordable Housing & Housing Mix SPD	EcoHolmes Community Led Housing Trust welcome the Council's decision to produce an Affordable and Housing Mix SPD which we note is not a regulatory requirement. It adds to the Council's stated emphasis on providing more affordable homes in Kirklees (including in the Holme Valley where we specifically operate) which, like many other districts facing increasing levels of people unable to afford houses near where they have work and family/support connections.		No change Support noted.
AHM_SPD42	Barnsley Metropolitan District Council	Draft Affordable Housing & Housing Mix SPD	Barnsley Council have no formal comment to make on the document.		No change.
AHM_SPD59	Consortium of Housebuilders (Barratt Homes & David Wilson Homes Yorkshire West, Redrow Homes	Draft Affordable Housing & Housing Mix SPD	The consortium have reviewed the viability assessments which form part of the evidence base for the SPD and have highlighted that S106 costs are included at £1,000 per plot which in their experience is extremely low and would typically be a minimum of £4,500 per plot. The viability		No change. The viability of the proposed housing mix tables has been tested by the council's consultants (Align Property Partners) this confirmed that the approach taken in the SPD is appropriate. This work used assumptions and benchmark costs

	Limited, Persimmon (West Yorkshire), Bellway Homes Limited (Yorkshire) and Taylor Wimpey Yorkshire)		assessments should therefore be updated to reflect this.		for S106 that were determined through the Local Plan/CIL Examinations.
AHM_SPD60	Consortium of Housebuilders	Draft Affordable Housing & Housing Mix SPD	<p>The consortium object to the proposed market and affordable housing mix on the following basis:</p> <ul style="list-style-type: none"> • The proposed approach is not supported by up-to-date evidence • There is a lack of evidence at the sub-area level to support a prescriptive sub area mix • There have been no discussions with housebuilders with regard to their breadth of experience of demand for different house types and sizes which should be factored into the evidence base • The evidence base which is required to support such a prescriptive sub-area mix should be subject to examination and set out in a DPD. <p>The consortium also object to the fixed transfer values for affordable housing which do not reflect locational differences and will become out of date as there is no commitment for regular review of the values proposed.</p> <p>The SPD should also clarify that the Nationally Described Space Standards are not a requirement given there is no associated adopted policy in the Local Plan.</p>		<p>No change.</p> <p>The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11) which is underpinned by justified evidence, subject to the Local Plan Examination and found to be sound. The consultants, Arc4, who prepared the SHMA evidence base are in agreement that the evidence remains appropriate for use with the SPD.</p> <p>The transfer values have been derived through a Transfer Values Study undertaken by the council's consultants (Align Property Partners) and factors such as market area and build quality were included in the appraisal.</p> <p>The transfer values have been fixed to provide certainty to Registered Providers and developers, with a commitment to review the transfer values periodically as already stated in the SPD.</p> <p>Proposed change.</p>

					<p>Amend paragraphs 6.5 and 6.6 to:</p> <p>6.5 <u>“All new dwellings, including conversions, should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers.</u> Occupants must have sufficient space within their homes to be able to carry out day to day activities, and where homes are accessible and adaptable, they are able to meet the changing needs of occupants over time. The <u>government’s</u> Nationally Described Space Standards (5) are (shown in Table 5) and set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy, along with floor areas and dimensions for key parts of the home particularly bedrooms, storage and floor to ceiling heights. <u>Although these standards are not currently adopted as policy in the Kirklees Local Plan, the council will seek to adopt such a policy in the future in accordance with evidence.”</u></p> <p>6.6 <u>“The Council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments through the application of Local Plan policy LP24 (Design) and the Housebuilders Design Guide SPD.</u> The council recognises the nationally described space standards as best practice to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupiers. All new build dwellings should aim to meet these standards as part of the developments housing mix to ensure high quality living environments. Since April 2021, the Nationally Described Space Standards are required for new homes delivered through permitted development rights.”</p>
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AHM_SPD61	Holme Valley Parish Council	Draft Affordable Housing & Housing Mix SPD	<p>Holme Valley Parish Council have the following concerns:</p> <ul style="list-style-type: none"> The document is mostly guidance, i.e., 'should' not 'must', rather than prescriptive. 		<p>Proposed change.</p> <p>Amend Principle 5 to:</p> <p>“Affordable housing provision should <u>must</u> be indistinguishable from market housing, in terms of achieving the same high quality of design, and should promote mixed and balanced communities by dispersing the affordable housing throughout the site. The council is seeking high-quality, well-designed proposals in accordance with Housebuilders Design Guide SPD.”</p>
AHM_SPD76	Private Individual	Draft Affordable Housing & Housing Mix SPD	<p>There is no mention of the importance of heritage in the SPD. We live in an area with rich and extremely diverse characteristics. Our stories and the places’ sentiments are extremely important, and risk being lost in the rush to increase the housing stock. Conservation area appraisals should be seen as an essential part of planning the future. Increasingly, acknowledgement is being given to the ways in which heritage can be part of the economic and social development of an area.</p>		<p>No change.</p> <p>Comment noted.</p> <p>The council’s suite of Quality Places SPDs and guidance aims to improve the quality of residential development in Kirklees through good design, including responding to the importance of heritage assets. Principle 5 of the draft SPD clarifies that the council will seek high-quality, well-designed housing proposals in accordance with the Housebuilders Design Guide SPD.</p>
AHM_SPD47	Consortium of Housebuilders	Para 1.5	<p>Paragraphs 1.5-1.7 highlight that the SPD has been produced on the principle of ‘comply or justify’ and the Council expects proposals for affordable housing to comply with the guidance and principles set out in the SPD, but it is acknowledged that there will be local circumstances within the sub-areas which could justify a different mix to those set out in the</p>		<p>No change.</p> <p>The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11) which is underpinned by justified evidence, subject to the Local Plan Examination and found to be sound. The</p>

			<p>SPD. Proposals which depart from the SPD will need to provide evidence-based justification through the planning application process.</p> <p>Whilst this approach is intended to provide flexibility, the onus is the housebuilder to provide evidence to justify an alternative mix. We object to this approach as the proposed market and affordable housing mix has been derived using the 2016 SHMA and the 2015 Housing Needs Survey as the foundation of the evidence base. This is not up to date evidence. The evidence base should be updated at the outset and form the foundation of the SPD. The proposed approach is likely to result in every housebuilder submitting evidence based alternative mixes simply because the evidence base which underpins the proposed mix is out of date. This is unjustified and will result in additional cost and delay to the preparation and determination of planning applications.</p>		consultantsArc4, who prepared the SHMA evidence base, agree that the evidence remains appropriate for use with the SPD.
AHM_SPD62	Holme Valley Parish Council	Para 1.5	<p>Holme Valley Parish Council welcome:</p> <ul style="list-style-type: none"> • The principle of <i>comply or justify</i>. 		<p>No change.</p> <p>Support noted.</p>
AHM_SPD24	EcoHolmes Community Led Housing Trust	Para 1.9	<p>Whilst recognising the quality and breadth of the SHMA, we also note that the housing market (both sale and rent) situation and consequentially, the level of affordable housing need, has changed dramatically since the study was done 7/8 years ago. It would be useful to see that trend reflected in the policy document.</p>		<p>No change.</p> <p>The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11) which is underpinned by justified evidence, subject to the Local Plan Examination and found to be sound. The consultantsArc4, who prepared the SHMA evidence base,</p>

					agree that the evidence remains appropriate for use with the SPD.
AHM_SPD9	Private Individual	Para 2.5	Proposed new building in Lepton is riding roughshod over the views and feelings of the people who live there. The roads and schools cannot cope with a huge estate. A small development of 30 or so houses of which 50% could be starter homes with adequate outdoor space for a young family would be more appropriate here.		No change. Local Plan Policy LP11 (Housing Mix and Affordable Housing) which was adopted in February 2019 sets the 20% affordable housing requirement. This was subject to Examination in Public and was found to be justified.
AHM_SPD48	Consortium of Housebuilders	Para 3.3	<p>The SPD proposes that the housing mix set out in Table 1 should form the basis of proposals for market housing. We object to the proposed prescriptive sub-area approach to housing mix. The proposed mix is not underpinned by an up-to-date evidence base and there is no evidence available at the sub-area level to support the proposed approach.</p> <p>The consultation document confirms that the housing mix data is based on analysis undertaken by Arc4 (Kirklees Council Dwelling Mix Analysis 2020-2031) which used data from the 2016 SHMA, ONS Household Projections and the existing provision of housing in each sub-area.</p> <p>The proposed mix takes a sub-area approach, yet the Arc4 Dwelling Mix Analysis Paper highlights at paragraph 4.1 that analysing the dwelling mix by tenure and sub-area is challenging because the household projection data which underpins the baseline demographic analysis is not published at sub-area level.</p>		No change. The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11) which is underpinned by justified evidence, subject to the Local Plan Examination and found to be sound. The consultants Arc4, who prepared the SHMA evidence base, agree that the evidence remains appropriate for use with the SPD.

			<p>The analysis sets out the overall dwelling stock profile by sub-area based on the 2015 household survey. This data is now seven years old and out of date. As previously highlighted, the Council require developers to comply with the proposed mix or provide their own evidence, with Principle 1 stating that developers could provide more up to date evidence. The consortium object to this approach as the starting point for an SPD which seeks to provide guidance on an adopted policy should be founded on an up-to-date evidence base. It should not be developers who have to update that evidence base on an individual basis.</p>		
AHM_SPD48	Consortium of Housebuilders	Para 3.3	<p>Whilst the SPD has considered statistical information such as household formation rates and the household need survey there have been no discussions with the consortium housebuilders who have a breadth of experience and knowledge in relation to the demand for different house types in the area.</p> <p>The SPD as drafted would require between 30-60% of new market housing to be 1 and 2 bed dwellings. This is a high proportion which is not appropriate in many areas where there is already an over-supply of this size of property. Based on the experience of the consortium housebuilders the mix does not reflect market demand.</p> <p>In particular, the consortium housebuilders have highlighted that there is no demand for 1 bed market dwellings outside of the City Centre and that demand for 2 bed market dwellings is limited as the price of these dwellings compared to a 3-bed dwelling which offers additional space for a home</p>		<p>Proposed change.</p> <p>Amend the Housing Mix tables by combining one bed and two beds into one category (1 and 2 bedroom, 3 beds and 4+ beds). This will make the approach more flexible in delivering a mix of house types to meet local housing need.</p> <p>The following tables will be updated as shown in Appendix 4 to reflect this change:</p> <ul style="list-style-type: none"> • Table 1 Sub-area dwelling requirement (%) by number of bedrooms and sub-area for market housing based on district-wide requirement and current provision • Table 3 Affordable rented housing mix requirement by sub-area • Table 4 Affordable intermediate housing mix requirement by sub-area • Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

			<p>office or room for a family to grow, makes them less attractive to buyers.</p> <p>It is the 3 and 4 bed dwellings where there is higher demand, with the greatest demand being for 4 bed dwellings as well as hybrid 3/4-bedroom dwellings with the 4th smaller room used as a home office following trends of increased home working following the COVID-19 pandemic. Recent research by Redrow Homes demonstrates the increased demand for additional space as people continue to work from home beyond the pandemic (see Appendix 1). This working from home post-covid shift has helped to reduce journeys by car and thereby reduced congestion and improved air quality.</p> <p>The proposed housing mix would result in the majority of dwellings on each site comprising 2 and 3 bed properties, when in the housebuilders experience it is the 3 and 4 bed properties that are in greatest demand. The demand for larger properties often arises from there being a shortage of available houses of this size in the existing housing market. People often stay in these properties for a long time having purchased them as family homes but remain in them into retirement which reduces availability.</p> <p>The mix is highly prescriptive and given that a detailed evidence base is required to support such a mix in principle, we question the appropriateness of setting out a prescriptive sub-area mix in a SPD where the evidence to support the mix is not examined.</p>		<ul style="list-style-type: none"> • Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types
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AHM_SPD48	Consortium of Housebuilders	Para 3.3	<p>There is case law on this exact matter (William Davis Ltd & Ors v Charnwood Borough Council [2017] and R (Skipton Properties Ltd) v Craven District Council [2017]).</p> <p>There are clear similarities with the Charnwood case, the SPD prescribed the appropriate mix of home sizes in a housing development, with any departure from the specified percentages requiring justification through evidence taking into account a list of factors. On 23 November 2017, Gilbart J quashed Charnwood Borough Council’s new housing mix policy on the basis that it should have been adopted as part of a Development Plan Document, requiring independent examination by the Secretary of State, instead of a Supplementary Planning Document (“SPD”), which only requires consultation.</p> <p>Gilbart J agreed with the group of claimants, all experienced housebuilders operating within the Council’s area, that the policy constituted a statement regarding <i>“the development and use of land which the local planning authority wish to encourage during any specified period”</i>, and was also a <i>“development management policy ... intended to guide the determination of applications for planning permission”</i>. Accordingly, by virtue of regulations 2, 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (<i>“the 2012 Regulations”</i>), the policy needed to be adopted in a DPD rather than an SPD.</p> <p>The consortium therefore object to the proposed housing mix which is based on evidence that is out of date, a lack of evidence to support a sub-area mix, a prescriptive approach where evidence should</p>		<p>No change.</p> <p>The cited case law has been reviewed. There are significant differences between the Kirklees situation and the circumstances of the legal challenges presented in the case law, especially relating to the fact that this SPD is based on the Kirklees Local Plan policy which includes the affordable housing percentage requirement and that the housing mix should reflect local needs. The SPD also provides the opportunity for an alternative housing mix where local evidence justifies this. This SPD is adding further guidance about the local needs rather than introducing further policies.</p>
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			be tested through an examination, and which has not taken any account of housebuilders first-hand experience of the demand for different house types in this area.		
AHM_SPD12	Gleeson Regeneration	Table 1	<p>Gleeson has concerns with the requirement of Table 1 that at least 5% of all new market housing on schemes of more than 10 dwellings should comprise 1 bed homes.</p> <p>Gleeson’s experience is that 1-bedroom dwellings are not popular with customers, and they do not result in a cost effective or efficient use of land because they require most of the same facilities and non-sleeping space as 2 bed dwellings.</p> <p>Provision of 1 bedroom accommodation in apartments is possible, but apartments are not always suitable for sites in respect of landscape or local character, and Gleeson’s experience is that they are not popular with their customers. There are also practical difficulties with apartments in terms of emerging Building Regulations e.g., how do you provide dedicated electric vehicle charging points for each property in shared parking courts, and how do you provide dedicated air source heat pumps or PV panels for each home?</p> <p>Gleeson note that the Draft SPD is supported by a Dwelling Mix Technical Note, but this is based on 2014-based household projections and a 2015-based household survey, and we have concerns that</p>	In the light of the above, we consider that the requirement for a minimum of 5% 1 bed market homes in new housing developments should be reconsidered. We would suggest that there should be greater flexibility over the 1 bed component of Table 1 of the SPD e.g., the lower end of the target range should start at 0%.	<p>Proposed change.</p> <p>Amend the Housing Mix tables by combining one bed and two beds into one category (1 and 2 bedroom, 3 beds and 4+ beds). This will make the approach more flexible in delivering a mix of house types to meet local housing need.</p> <p>The following tables will be updated as shown in Appendix 4 to reflect this change:</p> <ul style="list-style-type: none"> • Table 1 Sub-area dwelling requirement (%) by number of bedrooms and sub-area for market housing based on district-wide requirement and current provision • Table 3 Affordable rented housing mix requirement by sub-area • Table 4 Affordable intermediate housing mix requirement by sub-area • Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing,

			<p>this data does not reflect current and future demands for new homes. Gleeson’s experience is that the Covid pandemic has changed customers’ requirements and expectations in respect of the size of dwelling they require. Customers increasingly require a spare bedroom to allow for working from home for example.</p> <p>This is a trend that is explored in a research report prepared by Lichfields (attached) that finds that there has been a fundamental shift towards a demand for more space in homes, and that the provision of an extra room to allow for working from home is now a key consideration for many buyers.</p>		<p>Affordable Rent, and Affordable Intermediate tenure types</p> <ul style="list-style-type: none"> • Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types <p>The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11) which is underpinned by justified evidence, subject to the Local Plan Examination and found to be sound. The consultants Arc4, who prepared the SHMA evidence base, agree that the evidence remains appropriate for use with the SPD.</p>
AHM_SPD25	EcoHolmes Community Led Housing Trust	Table 1	EcoHolmes welcomes the recognition that a larger proportion of market homes should be smaller than 3/4/5-bedroom homes that are the predominant component of new schemes built in Kirklees Rural West. Inevitably they are priced between £350k and £600k which is far beyond the capacity of most local people especially younger families. We look forward to estates where 1- and 2-bedroom homes comprise nearly half of the developments.		<p>No change.</p> <p>Support noted.</p>
AHM_SPD49	Consortium of Housebuilders	Para 4.1	No objection / comment.		No change.

AHM_SPD63	Holme Valley Parish Council	Para 4.1	<p>Holme Valley Council welcome:</p> <ul style="list-style-type: none"> The ambitious aim of requiring that, in developments of over 10 dwellings, 20% of total units should be affordable 		<p>No change.</p> <p>Support noted.</p>
AHM_SPD66	Holme Valley Parish Council	Para 4.1	<p>Holme Valley Parish Council have the following concern:</p> <ul style="list-style-type: none"> There is considerable unmet demand for affordable housing in the Holme Valley. Even if the 20% target, for affordable homes on developments larger than 10 dwellings, were met it would do little to address the local demand for smaller, more affordable homes. 		<p>No change.</p> <p>Local Plan Policy LP11 (Housing Mix and Affordable Housing) which was adopted in February 2019 sets the 20% affordable housing requirement. This was subject to Examination in Public and was found to be justified.</p>
AHM_SPD67	Private Individual	Para 4.1	<p>Sticking to the 20% proportion (not a target) is essential. Too often, developers have been able to escape from this commitment by claiming the scheme would be unviable. This should be resisted robustly, and the developers required to provide solid evidence of their claim. After all, what is most important – the provision of housing for local people who require it or developer’s profit? (Policy LP11 and Paragraph 7.3</p>		<p>No change.</p> <p>Local Plan Policy LP11 (Housing Mix and Affordable Housing) which was adopted in February 2019 sets the 20% affordable housing requirement. This was subject to Examination in Public and was found to be justified.</p> <p>As set out in the draft SPD in paragraph 9.2 “Planning applications that do not fully meet the requirements of the Local Plan policies and this SPD, will require a viability appraisal in accordance with the Kirklees Viability Guidance Note.”</p>
AHM_SPD69	Private Individual	Para 4.1	<p>Is the 20% a national figure? If so, there is likely to be a range of need around this number. Is there scope to increase the proportion if there is valid</p>		<p>No change.</p>

			evidence to show that, locally, the need for affordable housing is greater in some areas than in others? (Principle 1 and 3)		Local Plan Policy LP11 (Housing Mix and Affordable Housing) which was adopted in February 2019 sets the 20% affordable housing requirement. This was subject to Examination in Public and was found to be justified.
AHM_SPD32	McCarthy Stone	Para 4.2	The Kirklees Affordable housing and housing mix SPD sets out a number of ‘principles’ rather than ‘policies’ based around providing more detail to the Local Plan policies. The Local Plan policy LP11 requires 20% Affordable Housing contribution subject to viability and the SPD continues this policy approach. The SPD also provides a housing mix for different settlements (para 3.3). The SPD confirms that use class C3 will be required to provide Affordable Housing whilst C2 use won’t need to meet this requirement (para 4.7 and para 4.9). The SPD at para 4.2 confirms that in line with NPPF (Paragraph 65), at least 10% of all dwellings on the site should be available for affordable home ownership and provides an exemption to this 10% requirement including those schemes that ‘provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students)’. In order for this statement to be consistent with terms within the PPG ‘Housing for older and disabled people’ this bullet should be amended as follows: (see the ‘Change Request’ column)	Amend para 4.2 bullet 2 so that the definition is consistent with the PPG (on Housing for Older and Disabled People so it reads as follows: ‘provides specialist accommodation for a group of people with specific needs (such as specialist housing for older people or purpose-built accommodation for students)’)’	No change. The draft SPD makes it clear at paragraph 1.1 that “This document provides guidance on the implementation of the Kirklees Local Plan Housing Mix and Affordable Housing Policy (LP11) which seeks to ensure provision of affordable housing in new housing developments and ensuring that the housing mix meets local needs.” There is no change proposed to paragraph 4.2 of the SPD because it quotes the exemptions set out in paragraph 65 of the NPPF.
AHM_SPD65	Holme Valley Parish Council	Para 4.2	Holme Valley Parish Council welcomes: <ul style="list-style-type: none"> The arrangement for homes built where development would not normally be 		No change. Comment noted.

			allowed, e.g., in the green belt, to remain affordable in perpetuity.		
AHM_SPD31	McCarthy Stone	Para 4.7	<p>The Kirklees Local Plan adopted February 2019 recognises at para 3.5 the need to support older people and that ‘the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed for older people and the development of sheltered accommodation, extra care housing and co-housing for rent or sale’. The Local Plan was supported by ‘Accommodation Strategy for Older People in Kirklees 2010-15’. Despite this acknowledgement older people are only mentioned within policy LP24 Design where the policy requires proposals to promote good design through various points including ‘the needs of a range of different users are met, including disabled people, older people, and families with small children to create accessible and inclusive places’.</p> <p>Government’s policy, as set out in the revised NPPF, is to boost significantly, the supply of housing (Paragraph 60) Paragraph 62 identifies within this context, the size, and type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including older people.</p> <p>In June 2019, albeit after the adoption of the Kirklees Local Plan Planning Policy Guidance ‘PPG’ was updated to include a section on Housing for Older and Disabled People, recognising the specialist need to provide housing for older people.</p> <p>Paragraph 001 Reference ID: 63-001-20190626 states:</p>	<p>It is therefore clear there will be a significant increase in older persons projected and the provision of suitable housing and care to meet the needs of this demographic should be a priority of emerging SPD.</p>	<p>No change.</p> <p>Local Plan Policy LP11 (Housing Mix and Affordable Housing) which was adopted in February 2019 was subject to Examination in Public and was found to be sound.</p> <p>The draft SPD makes it clear at paragraph 1.1 that “This document provides guidance on the implementation of the Kirklees Local Plan Housing Mix and Affordable Housing Policy (LP11) which seeks to ensure provision of affordable housing in new housing developments and ensuring that the housing mix meets local needs.” The draft SPD recognises the importance of older people’s accommodation in paragraphs 4.9 and 4.10.</p> <p>As set out in the draft SPD in paragraph 9.2 “Planning applications that do not fully meet the requirements of the Local Plan policies and this SPD, will require a viability appraisal in accordance with the Kirklees Viability Guidance Note.”</p>

		<p><i>“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking” (emphasis added)</i></p> <p><i>Paragraph 003 Reference ID: 63-003-20190626 recognises that:</i></p> <p><i>“The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support.”</i></p> <p><i>Thus, a range of provision needs to be planned for. Paragraph 006 Reference ID: 63-006-20190626 sets out;</i></p> <p><i>“Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require.”</i></p> <p><i>Planning policy guidance also addresses ‘housing for older and disabled people’ and amongst other</i></p>		
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		<p>things defines specialist housing for older people at Paragraph: 010 Reference ID: 63-010-20190626. This defines the different types of specialist housing designed to meet the diverse needs of older people and identifies that the different types of housing for older people can include Age-restricted general market housing, Retirement living or sheltered housing, Extra care housing or housing-with-care and Residential care homes and nursing homes. The PPG also identifies that ‘There is a significant amount of variability in the types of specialist housing for older people’.</p> <p>In addition, Para 16 b) of the NPPF requires plans to be, amongst other elements, <i>‘b) be prepared positively, in a way that is aspirational but deliverable’</i>. PPG also addresses Supplementary Planning documents and at Paragraph: 008 Reference ID: 61-008-20190315 states that <i>‘Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development’</i>.</p> <p>We would also remind the Council of the role of viability testing in relations to Local Plan’s in Paragraph 58 of the NPPF and that the PPG states that <i>“The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that</i></p>		
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		<p><i>the total cumulative cost of all relevant policies will not undermine deliverability of the plan” (Paragraph: 002 Reference ID: 10-002-20190509).</i></p> <p><u>Need for Older Persons’ Housing</u></p> <p>It is well documented that the UK faces an ageing population. Life expectancy is greater than it used to be and as set out above by 2032 the number of people in the UK aged over 80 is set to increase from 3.2 million to 5 million (ONS mid 2018 population estimates).</p> <p>It is generally recognised (for example The Homes for Later Living Report September 2019). That there is a need to deliver 30,000 retirement and extra care houses a year in the UK to keep pace with demand.</p> <p>The age profile of Kirklees can be drawn from the 2018 population projections from the Office for National Statistics. This advises that there were 76,848 persons aged 65 and over in 2018, accounting for 17.5% of the total population of the Borough. This age range is projected to increase by 29,800 individuals, or 38.8%, to 106,648 between 2018 and 2043. The population aged 65 and over is expected to increase to account for 23% of the total population of the Borough by 2043.</p> <p>In 2018 there were 19,652 persons aged 80 and over, individuals who are more likely to be frail and in need of long-term assistance. The number of people in this age range is forecasted to increase by 15,392 individuals, or 78.3%, to 35,044 between 2018 and 2043. The population aged 80 and over is anticipated to represent a higher proportion of Kirklees residents, accounting for 4.5% of the total population in 2018 and increasing to 7.5% by</p>		
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			<p>2043. This increase in older people is confirmed through the council’s SHMA (2016) at para 7.57 that states ‘A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation, and support for the area’s older population. The number of people across Kirklees area aged 65 or over is projected²⁵ to increase by 28,600 from 71,700 in 2014 to 100,300 by 2031 (39.9% increase)’.</p>		
AHM_SPD33	McCarthy Stone	Para 4.10	<p>Para 4.10 of the draft SPD identifies that ‘Extra care housing, which comprises self-contained homes designed with the needs of older people in mind and offers care and support on-site, fall within Use Class C3 and are therefore subject to affordable housing policy. It may be appropriate in some circumstances, for an off-site contribution to be made for affordable housing provision given the specific nature of extra care housing’. However, it is well established through good practice, guidance, and Appeal precedent that assessment as to whether extra care housing falls within Class C2 or Class C3 is not a matter of self-containment but the level of care that is provided. Extra Care by its very nature comprises self-contained accommodation but is most often found to be in use class C2 because of the nature of care provided. (See Housing Lin for further guidance or for example Appeal decision APP/J2210/W/19/3226136 New Road Canterbury). Para 4.10 should therefore be amended.</p>	<p>Recommendation: Amend para 4.10 so it reads</p> <p>4.10 Extra care housing which comprises self-contained homes designed with the needs of older people in mind and offers care and support on-site. Dependent on the level of care that is provided, it can, fall within Use Class C2 or C3, to be determined on a case-by-case basis, and where Use Class C3 are therefore subject to affordable housing policy. It will be appropriate, for an off-site contribution to be made for affordable housing provision given</p>	<p>Proposed change.</p> <p>Amend paragraph 4.10 to:</p> <p>“Extra care housing <i>proposals</i>, which comprises self-contained homes designed with the needs of older people in mind and offers care and support on-site, fall within Use Class C3 and are therefore subject <i>to the</i> affordable housing policy. It may be appropriate, in some circumstances, for an off-site contribution to be made for affordable housing provision given the specific nature of extra care housing.”</p>

				the specific nature of specialist housing for older people.	
AHM_SPD41	Wakefield Council	Para 4.14	<p>Wakefield Council have the following comment with regard to the section on Build to Rent Schemes at paragraph 4.14. The paragraph currently states:</p> <p><i>Proposed developments that provide solely for Build to Rent homes are exempt from affordable housing provision in accordance with the NPPF (Para 65)</i></p> <p>Wakefield Council considers this is a misunderstanding of paragraph 65 of the National Planning Policy Framework which states:</p> <p><i>Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:</i></p> <p>1. a) provides solely for Build to Rent homes;</p> <p>Wakefield Council consider Build to Rent schemes should still normally provide affordable housing, as is clear from the National Planning Practice Guidance section on Build to Rent at paragraphs 002 to 005, but it should be the specialist 'affordable private rent' product. Build to Rent proposals are exempt from the 10% affordable home ownership requirement in the NPPF.</p>	<p>Wakefield Council considers the SPD should be redrafted to reflect the position on affordable housing provision on Build to Rent Schemes as set out in National Planning Practice Guidance and the Framework.</p>	<p>Proposed change.</p> <p>Amend paragraph 4.14 to:</p> <p><i><u>"As set out in paragraph 4.2, proposed developments that provide solely for Build to Rent homes are exempt from <u>the 10% affordable housing home ownership provision requirement</u> in accordance with the NPPF (Paragraph 65)."</u></i></p>

AHM_SPD50	Consortium of Housebuilders	Para 5.1	<p>This principle does not set out a prescriptive mix but does require that the type, tenure size and suitability meet the needs of specific groups as identified in the latest housing needs evidence. Paragraph 5.1 of the consultation document confirms the most up to date evidence as of adoption of this SPD is:</p> <ul style="list-style-type: none"> • Kirklees Strategic Housing Market Assessment 2016: Evidence of the need for an affordable housing split of 55% affordable rent and 45% intermediate tenure • Kirklees Dwellings Mix Analysis (2020): Evidence of the affordable needs in the relevant SHMA sub-area and property size as set out in the 2020 Dwellings Mix Analysis <p>As set out in relation to the market housing mix this housing needs evidence is out of date. Whilst a dwelling mix analysis was undertaken in 2020 this is still based on evidence set out in the 2016 SHMA. The onus is therefore on the developers to individually undertake an up-to-date assessment to determine whether the proposed type, tenure and size of affordable dwellings remain appropriate, which is unjustified.</p>		<p>No change.</p> <p>The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11) which is underpinned by justified evidence, subject to the Local Plan Examination and found to be sound. The consultants Arc4, who prepared the SHMA evidence base, agree that the evidence remains appropriate for use with the SPD.</p> <p>The draft SPD sets out a 'Comply or Justify' approach as stated in paragraphs 1.5-1.7. If the developer considers an alternative housing mix, robust evidence must be provided.</p>
AHM_SPD13	Gleeson Regeneration	Para 5.2	<p>Gleeson notes that Para 5.2 of the Draft SPD refers to the current required tenure split of 55% affordable/social rent and 45% intermediate tenure.</p>	<p>Accordingly, Gleeson requests that the SPD provides for greater flexibility in the ratio of</p>	<p>No change.</p>

			<p>Gleeson is a provider of low-cost homes for sale and the Company is of the view that its product complies with the definition of affordable housing as set out at Annex 2 of the NPPF i.e (d) other affordable routes to home ownership).</p>	<p>rented/home ownership product (e.g., a greater provision of share equity and/or First Homes) where a developer can demonstrate that this would increase the overall provision of low cost/affordable homes.</p>	<p>The draft SPD sets out a 'Comply or Justify' approach as stated in paragraphs 1.5-1.7, if the developer considers an alternative affordable housing tenure split, robust evidence must be provided.</p>
AHM_SPD34	McCarthy Stone	Para 5.4	<p>Para 5.4 recognises that <i>'the Kirklees Housing Strategy (2018 – 2023) identifies a long-term shortfall of extra care accommodation, including for people with dementia. In accordance with Local Plan policy LP11, 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. To meet such need extra care housing, which provides for a range of needs including those of frailer older people, is particularly favoured'</i>.</p> <p>Although it is welcomed that the council is favouring the needs of older people through extra care housing, it should be noted that the Kirklees housing Strategy was published prior to the publication of the PPG Housing for older and disabled people and its definitions. In addition, the council's most recent Strategic Housing Market Assessment (2015) para 6.30 identified that a range of housing options available for older people needed to be diversified. Therefore, given the population increase projected in the over 65 age group</p>	<p>Recommendation: Amend para 5.4 so it reads:</p> <p>'The Kirklees Housing Strategy (2018 – 2023) identifies a long-term shortfall of extra care accommodation, including for people with dementia. The Council's SHMA (2016) at para 8.31 identified that the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed at older people and the development of</p>	<p>Proposed change.</p> <p>Amend paragraph 5.4 to:</p> <p><i>"The Kirklees Housing Strategy (2018 – 2023) identifies a long-term shortfall of extra care accommodation, including for people with dementia. <u>The Council's SHMA (2016) at paragraph 8.31 identified that the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed at older people and the development of sheltered accommodation, extra care housing and co-housing for rent or sale.</u> In accordance with Local Plan policy LP11, 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. To meet such need specialist housing for older people, which provides for a range of needs including those of frailer older people, is also particularly favoured."</i></p>

			<p>identified earlier, the evidence within the SHMA and the PPG, this paragraph should be amended to ensure that the council support the delivery of housing to meet the wider definition of older people's housing rather than just extra care.</p>	<p>sheltered accommodation, extra care housing and co-housing for rent or sale. In accordance with Local Plan policy LP11, 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. To meet such need specialist housing for older people, which provides for a range of needs including those of frailer older people, is also particularly favoured'.</p>	
AHM_SPD35	McCarthy Stone	Para 5.6	<p><u>New para after para 5.6</u></p> <p>'Principle 4: First Homes, Starter Homes & Discount Market Sales' requires that a <i>'A development that triggers the need for affordable housing contributions is required to provide 25% of the affordable housing provision as First Homes. This 25% requirement should form part of the intermediate tenure split, identified in the 2016</i></p>	<p>Recommendation: Add new paragraph after 5.6:</p> <p>Exemptions to this requirement may also be made where the site or proposed</p>	<p>No change.</p> <p>The draft SPD sets out exemptions for specialist accommodation in paragraph 4.2.</p>

			<p><i>SHMA'</i>. The SPD should clarify that certain specialist housing schemes such as those meeting the needs of older people should be exempt from providing First homes and Starter homes on site. This is because specialist housing for older people is often delivered on smaller sites of up to 50 units in central locations where it would not be viable to deliver on site First Homes, Starter homes and Discount Market Sales. This would be consistent with our suggested amendment to para 4.2 recommended above. This could be achieved in a similar way as para 4.2 exempts certain developments from the provision of affordable home ownership.</p>	<p>development; provides solely for:</p> <ul style="list-style-type: none"> • Build to Rent homes; • provides specialist accommodation for a group of people with specific needs (such as; specialist housing for older people or purpose-built accommodation for students) • is proposed to be developed by people who wish to build or commission their own homes; • or is exclusively for affordable housing, an entry-level exception site or a rural exception site. 	
AHM_SPD51	Consortium of Housebuilders	Para 5.6	<p>The Council has issued an Interim Policy Statement relating to First Homes, but given this SPD relates specifically to housing mix and affordable housing it is questioned why the Interim First Homes policy is cross referenced rather than being set out in this SPD.</p>		<p>No change.</p> <p>The SPD cross references the council's First Homes Position Statement which is a stand-alone document intended to be monitored and reviewed as necessary. Including the First Homes policy in the SPD will not allow flexibility for updating the approach to this policy when required.</p>

AHM_SPD21	Connect Housing	Principle 4 / Para 5.7	Concern as to the long-term impact of First Homes on this part of the housing market. Those first-time buyers who are able to access this product risk becoming “stuck” as their housing needs change. They will only be able to realise their share of the property value upon sale, potentially leaving them with a significant equity gap to bridge before they can step up to a larger home.	Kirklees should resist the adoption of such properties within the district, in favour of more conventional part-ownership lease arrangements where the leaseholder can increase gradually their equity.	No change. The provision of First Homes through the planning system is a national requirement set out in National Planning Practice Guidance.
AHM_SPD20	Connect Housing	Para 5.9	I would advise seeking to replicate overall scheme mix in high density apartment blocks in relation to the affordable housing provision – especially for rent. Most RPs will not consider letting properties at height to families with young children, hence rendering family sized units (i.e., 3 or more bedrooms) useless in the affordable market.	Instead, I would put greater emphasis on one-bedroom units, with a smaller number of two beds.	No change. The draft SPD sets out a ‘Comply or Justify’ approach as stated in paragraphs 1.5-1.7. If the developer considers an alternative housing mix, robust evidence must be provided.
AHM_SPD52	Consortium of Housebuilders	Para 5.9	The Affordable Housing Mix is set out at Paragraphs 5.8 to 5.11 of the consultation document and as with the market housing mix it is based on a sub-area approach utilising data from the 2016 SHMA. It is stated that affordable housing provision should seek to meet the needs identified in the SHMA sub-area where the development is located. Paragraph 5.9 of the consultation document states that the type of housing required in the different Kirklees sub-areas is based on evidence from the Kirklees SHMA and further analysis of affordable housing need in relation to dwelling type by sub-area as set out in the Kirklees Council Dwelling Mix Analysis 2020-2031.		No change. The SPD provides guidance on the implementation of the Local Plan Housing Mix and Affordable Housing policy (policy LP11). This policy is underpinned by justified evidence, which was subject to the Local Plan Examination and found to be sound. The consultants Arc4, who prepared the SHMA evidence base, agree that the evidence remains appropriate for use with the SPD.

			<p>Two proposed housing mix tables are set out, Table 3 sets out the mix for affordable rented housing by sub-area and Table 4 sets out the mix for intermediate housing by sub-area.</p> <p>As set out in detail in relation to the proposed market housing mix, for the same reasons we object to the prescriptive affordable housing mix proposed. The mix is based on out-of-date data set out in the 2016 SHMA and the 2015 household survey, a lack of evidence at the sub-area level and evidence which should be tested at examination. The proposed mix is therefore not robust or credible.</p>		
AHM_SPD14	Gleeson Regeneration	Table 3	<p>Gleeson also notes that Table 3 of the Draft SPD requires a high proportion of 1 bed homes in the affordable rented component of new housing developments (from 20 to 60%, depending on the sub area of the district). Table 4 requires a slightly reduced 1 bed proportion for the affordable intermediate component of developments, but the minimum provision still ranges from 0 to 20%.</p> <p>In this context Gleeson’s experience is that RPs (non-profit and for-profit) do not like 1 bed units. They are difficult to let and unpopular with potential tenants who can become trapped in unsuitable accommodation as their circumstances change. Without a balance of properties based upon general levels of demand, the RPs cannot adequately cater to their tenants’ changing needs over time or create long term sustainable communities. This strategy, therefore, does not fulfil their broader social/community value objectives.</p>	<p>In the light of the above we consider that the Council should canvass the opinion of a broad range of RPs to seek their views as to whether the provision of 1 bed affordable units in new housing developments in such large proportions is desirable and viable.</p>	<p>Proposed change.</p> <p>Amend the Housing Mix tables by combining one bed and two beds into one category (1 and 2 bedroom, 3 beds and 4+ beds). This will make the approach more flexible in delivering a mix of house types to meet local housing need.</p> <p>The following tables will be updated as shown in Appendix 4 to reflect this change:</p> <ul style="list-style-type: none"> • Table 1 Sub-area dwelling requirement (%) by number of bedrooms and sub-area for market housing based on district-wide requirement and current provision • Table 3 Affordable rented housing mix requirement by sub-area • Table 4 Affordable intermediate housing mix requirement by sub-area • Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

			<p>Additionally, the rents on 1 bed units are lower relative to the acquisition costs for the properties meaning it becomes more difficult for RPs to achieve the returns they need, ultimately impacting their future investment and development plans.</p>		<ul style="list-style-type: none"> • Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types <p>The draft SPD was subject to a formal public consultation that ran from 20th September to the 1st November, in which RPs were able to comment on.</p>
AHM_SPD26	EcoHolmes Community Led Housing Trust	Table 3	EcoHolmes recognise that there is a need for more one-bedroom accommodation but the highly disproportionate requirements for that to be provided as rented housing compared to intermediate tenure is concerning. It may reflect the reality that where people are asked to pay for their home, their preference is for two bedroom (or	A reduction of the % required for one-bedroom affordable units in affordable rented provision and if required a larger % in	<p>Proposed change.</p> <p>Amend the Housing Mix tables by combining one bed and two beds into one category (1 and 2 bedroom, 3 beds and 4+ beds). This will make the approach more flexible in delivering a mix of house types to meet local housing need.</p>

			<p>more) which allows greater flexibility of lifestyle and changing circumstances. Discussions with providers and managers of affordable rented accommodation would reinforce the need for a more equitable balance.</p>	<p>the % in affordable intermediate housing.</p>	<p>The following tables will be updated as shown in Appendix 4 to reflect this change:</p> <ul style="list-style-type: none"> • Table 1 Sub-area dwelling requirement (%) by number of bedrooms and sub-area for market housing based on district-wide requirement and current provision • Table 3 Affordable rented housing mix requirement by sub-area • Table 4 Affordable intermediate housing mix requirement by sub-area • Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types
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AHM_SPD36	McCarthy Stone	Para 5.9 / 5.10	The SPD should go further to make it clear that certain specialist housing schemes such as those meeting the needs of older people should be exempt from providing the required mix because sites providing specialist accommodation such as those providing purely specialist housing for older people will deliver largely 1- and 2-bedroom units.	<p>Recommendation: Add to 5.10 the following text:</p> <p>Exemptions to this requirement will be made where proposed development provide solely for specialist accommodation to meet the housing needs of older and disabled people</p>	<p>No change.</p> <p>The draft SPD sets out exemptions for specialist accommodation in paragraph 4.2.</p>
AHM_SPD44	Historic England	Para 6.1	Historic England support Principle 5: Design which states that affordable housing provision should be indistinguishable from market housing in terms of achieving the same high quality of design. Good quality design, which is informed by, and responds sympathetically to, local character and history helps to conserve and enhance the significance of historic places and the setting of heritage assets.		<p>No change.</p> <p>Support noted.</p>
AHM_SPD53	Consortium of Housebuilders	Para 6.1	The SPD seeks the development of high quality, well designed affordable dwellings in accordance with the Kirklees Residential Design Guide. The Design Guide seeks larger sized homes and larger space between dwellings which along with the topographical challenges of the district, impacts on density. Together this makes building in Kirklees more expensive when compared to other parts of Yorkshire. This also has an impact when considered alongside the prescriptive housing mix proposed through the SPD.		<p>Proposed change.</p> <p>Amend the Housing Mix tables by combining one bed and two beds into one category (1 and 2 bedroom, 3 beds and 4+ beds). This will make the approach more flexible in delivering a mix of house types to meet local housing need.</p> <p>The following tables will be updated as shown in Appendix 4 to reflect this change:</p> <ul style="list-style-type: none"> Table 1 Sub-area dwelling requirement (%) by number of bedrooms and sub-area for market housing based on district-wide requirement and current provision

					<ul style="list-style-type: none"> • Table 3 Affordable rented housing mix requirement by sub-area • Table 4 Affordable intermediate housing mix requirement by sub-area • Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types • Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types
AHM_SPD71	Private Individual	Para 6.1	There is no reference to the National Model Design Code in the document. The provisions of this should be incorporated into Kirklees' policy. If we cannot influence the allocation of housing for the next decade, at least we can influence the nature and quality of design. Some of the houses built recently in the Holme Valley are grotesque and completely		<p>No change.</p> <p>The Council has adopted a suite of Quality Places SPDs and guidance which aims to improve the quality of residential development in Kirklees through good design. <i>Principle 5</i></p>

			out of keeping with the surrounding area. Developers' use of standardised design should be resisted and design in keeping with the distinctive characteristics of the different parts of Kirklees should be a requirement. (Paragraphs 3.2, 6.1 and 8.18)		clarifies that the council is seeking high-quality, well-designed proposals in accordance with Housebuilders Design Guide SPD.
AHM_SPD28	EcoHolmes Community Led Housing Trust	Para 6.2	EcoHolmes welcomes the inclusion of the reference in para 6.2 to dispersal and integration of affordable housing throughout the site. Too many schemes have confined the affordable housing element to a corner or edge of estates, marking them out for stigmatisation. It would be good to see this requirement insisted upon in negotiations.		No change. Support noted.
AHM_SPD64	Holme Valley Parish Council	Para 6.2	Holme Valley Parish Council welcome: <ul style="list-style-type: none"> The requirement that affordable housing should be of high-quality design, undistinguishable from all other units and that it should be integrated, i.e., dispersed throughout the development, rather than pushed to the edge 		No change. Support noted.
AHM_SPD30	EcoHolmes Community Led Housing Trust	Para 6.3	Whilst Registered Providers will always form the predominant providers for affordable housing by developers, we would welcome recognition of other partners, such as Community Led Housing Trusts or housing charities, who can often facilitate smaller developments in local communities which are more in tune with local needs. The 500-strong National CLT Network has countless examples of locally appropriate housing schemes which have drawn on	Developers are encouraged to work with Registered Providers ... or other appropriate local providers of affordable housing...at an early stage to ensure that the requirements of the provider are met.	Proposed change. Amend paragraph 6.3 to: "Developers are encouraged to work with Registered Providers, <u>or other appropriate providers of affordable housing,</u> at an early stage to ensure that the requirements of the provider are met. The early involvement of a Registered Provider can be beneficial in formulating proposals at pre-

			additional funding and may partner with RPs when required.	The early involvement of a Registered Provider can be beneficial in formulating proposals at pre-application stage, and as part of the development viability appraisal process. Pre-application advice and the use of design tools, as set out in the Housebuilders Design Guide SPD, should be used to help secure high-quality design.	application stage, and as part of the development viability appraisal process. Pre-application advice and the use of design tools, as set out in the Housebuilders Design Guide SPD, should be used to help secure high-quality design.”
AHM_SPD29	EcoHolmes Community Led Housing Trust	Para 6.4	EcoHolmes welcome the inclusion of paragraph 6.4 but would like a stronger emphasis on the requirement to build to the highest possible standards of energy efficiency to not only combat carbon release and climate change but to also reduce the unsustainable heating costs of many existing British homes. We believe we should aspire towards a passivhaus standard of zero heat loss in future homes and start to catch up with North European norms in this regard.	In light of the Council's recognition of the Climate Change Emergency, applicants are strongly encouraged to design their housing proposals with the principles of minimising carbon emissions and reducing heating bills in mind. Information about how design can help address the climate emergency, and accord with the council's climate ambitions, can be	No change. Section 6 of the draft SPD relates to the design of affordable housing in regard to being indistinguishable to market housing. The draft SPD at paragraph 6.4 acknowledges that information about how design can help address climate change is set out in 'Housebuilders Design Guide SPD' and the council's 'Planning Application Climate Change Guidance'.

				found in the Housebuilders Design Guide SPD and the council's Planning Application Climate Change Guidance (4).	
AHM_SPD72	Private Individual	Para 6.4	The design should also demonstrate sustainability. The design life of the buildings should be specified. The plans should show that the materials will be of an adequate quality, construction methods will ensure durability, and both are sustainable. (Paragraph 6.4)		No change. The Council has adopted a suite of Quality Places SPDs and guidance which aim to improve the quality of residential development in Kirklees through good design. <i>Principle 5</i> of the SPD states that “The council is seeking high-quality, well-designed proposals in accordance with Housebuilders Design Guide SPD.”
AHM_SPD54	Consortium of House	Para 6.5	<p>Paragraphs 6.5 and 6.6 of the consultation documents refer to the Nationally Described Space Standards and states that all new build dwellings should aim to meet these standards as part of the developments housing mix to ensure high quality living environments. Table 5 of the consultation document sets out the minimum gross internal floor areas and storage required to meet the nationally described space standards.</p> <p>Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan and are required to be subject to both need and viability testing.</p> <p>The wording of the SPD is that developments should AIM to meet these standards. It should be made clear in the document that it is not a requirement to</p>		<p>Proposed change.</p> <p>Amend paragraphs 6.5 and 6.6 to:</p> <p><i>6.5 “All new dwellings, including conversions, should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Occupants must have sufficient space within their homes to be able to carry out day to day activities, and where homes are accessible and adaptable, they are able to meet the changing needs of occupants over time. The <u>government’s</u> Nationally Described Space Standards (5) are (shown in Table 5) and set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy, along with floor</i></p>

			be NDSS compliant given there is no adopted NDSS policy.		<p>areas and dimensions for key parts of the home particularly bedrooms, storage and floor to ceiling heights. <u>Although these standards are not currently adopted as policy in the Kirklees Local Plan, the council will seek to adopt such a policy in the future in accordance with evidence.</u></p> <p>6.6 <u>“The Council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments through the application of Local Plan policy LP24 (Design) and the Housebuilders Design Guide SPD. The council recognises the nationally described space standards as best practice to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupiers. All new build dwellings should aim to meet these standards as part of the developments housing mix to ensure high quality living environments. Since April 2021, the Nationally Described Space Standards are required for new homes delivered through permitted development rights.”</u></p>
AHM_SPD16	Connect Housing	Para 6.6	Nationally Described Space Standards. In my view the wording that developers “should aim to meet these standards” is not sufficiently robust.	I would like to see the LPA strengthen the wording to indicate an expectation that NDSS will be achieved in affordable homes provided, other than exceptional circumstances for which a clear rationale is presented.	<p>Proposed change.</p> <p>Amend paragraphs 6.5 and 6.6 to:</p> <p>6.5 <u>“All new dwellings, including conversions, should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Occupants must have sufficient space within their homes to be able to carry out day to day activities, and where homes are accessible and adaptable, they are</u></p>

					<p>able to meet the changing needs of occupants over time. The <u>government's</u> Nationally Described Space Standards (5) are (shown in Table 5) and set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy, along with floor areas and dimensions for key parts of the home particularly bedrooms, storage and floor to ceiling heights. <u>Although these standards are not currently adopted as policy in the Kirklees Local Plan, the council will seek to adopt such a policy in the future in accordance with evidence.</u>"</p> <p>6.6 <u>"The Council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments through the application of Local Plan policy LP24 (Design) and the Housebuilders Design Guide SPD. The council recognises the nationally described space standards as best practice to ensure that new homes are able to meet basic lifestyle needs and provide high standards of amenity for future occupiers. All new build dwellings should aim to meet these standards as part of the developments housing mix to ensure high quality living environments. Since April 2021, the Nationally Described Space Standards are required for new homes delivered through permitted development rights."</u></p>
AHM_SPD55	Consortium of Housebuilders	Para 7.1	No objection / comment.		Comment noted.
AHM_SPD73	Private Individual	Para 7.3	The site lay out should provide adequate open space for play and to encourage the residents to interact. The larger developments should also provide facilities for social interaction, physical		No change.

			activity and essential services. The emphasis should be on the creation of a neighbourhood not just building a housing estate. These could be required in the S 106 obligations (Paragraphs 6.4 and 7.3)		The Council has adopted a suite of Quality Places SPDs and guidance which aim to improve the quality of residential development in Kirklees through good design. The Open Space SPD sets out the requirement for open space provision to be provided in relation to new residential developments, in accordance with Local Plan Policy LP63 (New Open Space).
AHM_SPD19	Connect Housing	Para 7.4	Connect Housing have encounter practical difficulties in delivering affordable housing in apartment blocks through s106 arrangements (based on experience outside Kirklees), largely due to the impact of service charges and ground rents. These largely refer the large-scale apartment blocks with significant communal areas, facilities and building safety requirements (and associated costs). In our experience, the level of service charges (and to some extent ground rents) charged per sq. ft in recent times on these developments elsewhere has caused them to be unviable for social and sub-market housing. It is certainly not possible to pay the sort of transfer prices for flats set out in section 7.4 when service charges are taken into account.		No change. The transfer values have been derived through a Transfer Values Study undertaken by the council's consultants (Align Property Partners) and factors such as market area and build quality were included in the appraisal. Section 6 of the report specifically addresses transfer values for flats.
AHM_SPD56	Consortium of Housebuilders	Para 7.4	The consortium object to the imposition of fixed transfer values. Developers are able to negotiate and seek best value on transfer values. The SPD only states that the values will be reviewed periodically which provides no certainty of the timing or frequency of review. This approach will lead to a fixed value which becomes out of date and does not reflect current market conditions. In the event the Council do impose fixed transfer values, the SPD		No change. The transfer values have been derived through a Transfer Values Study undertaken by the council's consultants (Align Property Partners) and factors such as market area and build quality were included in the appraisal. The transfer values have been fixed to provide certainty to Registered Providers and Developers, with a commitment to

			<p>should provide a commitment that they will be reviewed every 12 months.</p> <p>Using fixed transfer values also ignores site specific factors such as market location and build quality with the viability appraisals highlighting the variances in values across Kirklees. For these reasons, transfer values need to be flexible and not rigidly defined.</p> <p>An approach based on a proportion of market value would be more appropriate than a fixed transfer value. This would then allow for difference across locations and over time.</p>		<p>review the transfer values periodically already stated in the SPD which should overcome concerns raised that these need to be updated regularly.</p>
AHM_SPD57	Consortium of Housebuilders	Para 7.6	No objection / comment.		Comment noted.
AHM_SPD68	Private Individual	Para 7.6	Principle 8 should not be allowed to provide an escape route.		<p>No change.</p> <p>Local Plan Policy LP11, adopted by the Council February 2019, states that affordable homes should be incorporated within the development but, where justified, a financial contribution may be accepted to provide affordable homes elsewhere.</p>
AHM_SPD15	Gleeson Regeneration	Table 6	<p>Gleeson notes that Table 6 of the Draft SPD sets out the transfer values developers are expected to use. Given the current impact of inflation on build costs it is crucial that these values are kept up to date and reviewed regularly.</p>	<p>We would also suggest that an exception is added to Principle 7 to require developers to use the Council's transfer values unless it can be demonstrated that this would not be viable.</p>	<p>No change.</p> <p>The transfer values have been derived through a Transfer Values Study undertaken by the council's consultants (Align Property Partners) and factors such as market area and build quality were included in the appraisal.</p> <p>The transfer values have been fixed to provide certainty to Registered Providers and Developers, with a commitment to</p>

					review the transfer values periodically already stated in the SPD which should overcome concerns raised that these need to be updated regularly.
AHM_SPD17	Connect Housing	Table 6	Connect Housing welcomes the proposal to stipulate transfer prices, but experience suggests that unless there is a robust mechanism to ensure that these are respected, developers and RPs will ignore them in favour of a competitive bidding regime.	The Council will require a clear policy about how it is going to monitor and enforce these transfer prices (and ideally in my view would manage the bidding process directly, securing a modest procurement administration fee for so doing, thereby covering its costs)	<p>No change.</p> <p>The transfer values have been derived through a Transfer Values Study undertaken by the council's consultants (Align Property Partners) and factors such as market area and build quality were included in the appraisal.</p> <p>The transfer values have been fixed to provide certainty to Registered Providers and Developers, with a commitment to review the transfer values periodically already stated in the SPD which should overcome concerns raised that these need to be updated regularly.</p>
AHM_SPD37	McCarthy Stone	Table 6	Principle 7: As the SPD is guidance the principle should make this clear that this is guidance, not policy.	Therefore, the principle should be amended accordingly.	<p>No change.</p> <p>The draft SPD makes it clear at paragraph 1.1 that "This document provides guidance on the implementation of the Kirklees Local Plan Housing Mix and Affordable Housing Policy (LP11) which seeks to ensure provision of affordable housing in new housing developments and ensuring that the housing mix meets local needs."</p>
AHM_SPD38	McCarthy Stone	Para 7.6 / Principle 8	<u>Principle 8</u>	Recommendation: Amend para 3, Principle 8 so it reads:	No change.

		<p>Principle 8 sets a policy around the provision of Affordable Homes Off-site where it is not possible to provide for affordable housing on site and sets the level of financial contribution to be provided in such circumstances. The principle states that a <i>'financial contribution, of at least equal value of median build costs for Kirklees recognised by the Royal Institute of Chartered Surveyors (RICS) Build Cost Information Service (BCIS), may be accepted to provide affordable homes elsewhere or to improve the existing housing stock. This will need to be justified and agreed with the Local Planning Authority. A financial contribution may also be appropriate for apartment developments where a 20% affordable housing contribution would result in less than 3 affordable dwellings being provided. The 20% affordable housing contribution will normally be rounded to the nearest whole number'</i>.</p> <p>Given the changes recommended above, the principle (para 3) should be amended to ensure that a financial contribution is also suitable for sites that are delivering specialist accommodation such as delivering housing for older people. In addition, as discussed earlier in our response Paragraph: 008 Reference ID: 61-008-20190315 states that <i>'Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development'</i>.</p>	<p>A financial contribution may also be appropriate for apartment developments where a 20% affordable housing contribution would result in less than 3 affordable dwellings being provided or where the site provides for housing for older and disabled people. The 20% affordable housing contribution will normally be rounded to the nearest whole number'.</p> <p>Where this is not possible, a financial contribution, may be accepted to provide affordable homes elsewhere or to improve the existing housing stock. This will need to be justified and agreed with the Local Planning Authority and in the case of developments for older people is expected to be based on development viability</p>	<p>Table 2 of the SPD sets out that specialist housing for older people does not require affordable housing contributions.</p> <p>A flat rate build cost was used in the 'Viability Assessment Kirklees Draft Affordable Housing & Housing Mix SPD' study to standardise the methodology used for the hypothetical developments.</p>
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			<p>The viability assessment produced to support the SPD uses a flat across all development sites and acknowledges at para 4.5 that <i>'We anticipate a smaller development may anticipate higher construction costs due to not benefiting from the economies of scale that will apply to larger sites. However, we tend to see savings in other areas of the development. For the purpose of this work, we have deemed it appropriate to use a flat rate across all hypothetical schemes.</i> The viability assessment has therefore not considered additional build costs that maybe associated with smaller or specialist schemes such as those meeting the housing needs of older people that incur higher build costs due to the inclusion of additional facilities such as communal lounges and therefore this blanket approach cannot be used for all developments as it would add an unnecessary financial burden on some forms of housing development contrary to PPG.</p> <p>Therefore, the SPD at Principle 8 para 2, should not stipulate the build costs to be used in the determination of a financial contribution as this may add unnecessary financial burden on development and para 2 of the principle should also be amended to be justified.</p>		
AHM_SPD39	McCarthy Stone	Para 7.6		<p>To be consistent with other amendments recommended para 7.6 should be amended so it reads:</p> <p>7.6 The strong preference is for affordable homes to be</p>	<p>No change.</p> <p>The draft SPD sets out exemptions for specialist accommodation in paragraph 4.2 and table 2 where affordable housing is not required.</p>

				<p>incorporated within the development. It is, however, recognised that there may be reasons why off-site provision of affordable housing may be appropriate. The provision of off-site affordable housing would need to be robustly justified and the justification will be assessed by the Local Planning Authority. However, exemptions to this requirement will be made where the proposed development provides solely for specialist accommodation to meet the housing needs of older and disabled people.</p>	
AHM_SPD40	McCarthy Stone	Para 7.7	To be consistent with other amendments recommended para 7.7 should be deleted.		<p>No change.</p> <p>Paragraph 7.7 sets out the mechanism by which off-site financial contributions will be calculated.</p>
AHM_SPD58	Consortium of Housebuilders	Para 8.1	No objection / comment.		Comment noted.

AHM_SPD74	Private Individual	Para 8.1	<p>While the conversion of town centre buildings into residential use is strongly supported, this should likewise include the provision of services and facilities for those who will live there. Town centres should not become simply a mix of shops, offices, cafes and bars, and flats. Children and adults need recreational space, appropriate for the residents. Ideally these will include play areas and gardens. They need health care, childcare and education. They need places where they can meet and have fun and places where they can work. The place where they live should be green – both in terms of policy commitment and the surrounding environment. Yes, to theatres, restaurants, and other leisure facilities but these should reflect local interests as well as acting as a draw to those who live beyond the town centre boundaries. Footfall is a key metric but not the only one. Quality of life and social value assessment also have a part to play. There are some lessons to be learnt from the Victorians! (Principle 9 and Paragraph 8.12).</p>		<p>No change.</p> <p>The Council has adopted a suite of Quality Places SPDs and guidance which aim to improve the quality of residential development in Kirklees through good design.</p> <p>The Housebuilders Design Guide SPD seeks to ensure future housing development has the required high-quality and socially inclusive design to help deliver quality places.</p> <p>The Open Space SPD sets out the requirement for open space provision to be provided in relation to new residential developments, in accordance with Local Plan Policy LP63 (New Open Space).</p>
AHM_SPD70	Private Individual	Para 8.4	<p>The allocation of land in the Local Plan resulted in the separation of housing from jobs. This, if at all possible, should be reversed by this SPD. Enabling people to live near where they work should be a key part of the Climate Change and housing plans. It would make walking more feasible, encourage greater use of public transport (if buses were available) and reduce air pollution. (Paragraph 2.6)</p>		<p>No change.</p> <p>SPDs cannot set policy, their purpose is to provide additional guidance about the implementation of Local Plan policies. In this case the draft SPD provides additional guidance relating to the implementation of Local Plan Policy LP11. Paragraph 6.4 of the SPD acknowledges that information about how design can help address climate change is set out in ‘Housebuilders Design Guide SPD’ and the council’s ‘Planning Application Climate Change Guidance’.</p>

AHM_SPD45	Historic England	Para 8.12	Historic England welcomes the intention under Principles 10 and 11, relating to Huddersfield and Dewsbury town centres respectively, that proposals should make the best use of existing buildings where appropriate through high quality conversions. We also welcome the reference to the regeneration initiatives in these two centres and to the Housebuilders Design Guidance SPD. Much of the centres of Huddersfield and Dewsbury are identified as Conservation Areas and contain numerous other designated and non-designated heritage assets. These principles will help to ensure that the distinctive character and heritage of each of the town centres is not eroded through inappropriate developments and encourages investment in existing, often historic, properties. It is essential that the viability and vitality of these areas are maintained since this will support their heritage assets remaining in active use, encourage underused and vacant floorspace to be brought back into use, and support continued investment in the repair and maintenance of these buildings.		No change. Support noted.
AHM_SPD75	Private Individual	Para 8.16	We understand transport policy is beyond the scope of this SPD, but greater use could be made of the rail links but not at the price of making the centres of Huddersfield and Dewsbury part of the greater Manchester and greater Leeds commuter belts. (Paragraph 8.16)		No change. Comment noted.
AHM_SPD3	Private Individual	Para 8.19	It is essential that there is a diverse range of properties. Currently my view is that there is too many low rent, multi occupancy properties leading to reverse gentrification with the look and the feel		No change. Comment noted.

			of the town deteriorating. This can be reversed if a good mix is maintained, and high-quality homes/ apartments are also introduced.		
AHM_SPD4	Private Individual	Para 8.22	Totally agree.		No change. Support noted.
AHM_SPD5	Private Individual	Para 8.25	Totally agree.		No change. Support noted.

Appendix 3: List of Minor Changes

Paragraph / Section	Change
Draft Affordable Housing & Housing Mix SPD	General grammar and spelling errors have been corrected.
Paragraph 1.2	<p>Amend paragraph 1.2 to:</p> <p>“...It will replaces guidance set out in the council’s Interim Affordable Housing Policy (approved 14th January 2020) and SPD2 (Affordable Housing) which was adopted in 2008.”</p>
Paragraph 1.4	<p>Amend paragraph 1.4 to:</p> <p>“Key principles are set out in the draft SPD which relate to achieving housing mix; when affordable housing provision is required; the type of affordable housing needed; and how this should be designed and delivered; as well as principles for town centres with specific guidance for Huddersfield and Dewsbury.”</p>
Paragraph 1.6	<p>Amend paragraph 1.6 to:</p> <p>“The council expects proposals for affordable housing <i>and the housing mix of developments</i> to comply with the guidance and principles set out in this document. Proposals which comply with this SPD are more likely to progress through the planning process quickly and successfully.”</p>
Paragraph 2.3	<p>Amend paragraph 2.3 to:</p> <p>“...These are intermediate tenure homes that are discounted 30% below market value, <i>initial sale</i> is capped at a £250,000 price point (after discount) and have an eligibility criterion for buyers...”</p>

Principle 1	<p>Amend Principle 1 to:</p> <p><i>"In accordance with Local Plan policy LP11, All-all proposals for housing must aim to provide a mix (size and tenure) of housing suitable for different household types which reflects 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."</i></p>
Paragraph 3.3	<p>Amend paragraph 3.3 to:</p> <p><i>"The housing mix set out in Table 1 should form the basis of proposals for market housing. This housing mix data is based on analysis undertaken by Arc4 (Kirklees Council Dwelling Mix Analysis 2020-2031) which used data from the 2016 SHMA, Office of National Statistics (ONS) household projections and the existing provision of housing in each sub-area. <u>1 and 2 bedroom dwellings are a combined category to provide flexibility when delivering a mix of house types to meet local housing need.</u>"</i></p>
Table 1	<p>Amend title of table 1 to:</p> <p>Table 1 Sub-area dwelling requirement <i>Market housing mix requirements (%) by number of bedrooms and sub-area <u>and number of bedrooms</u> for market housing based on district wide requirement and current provision</i></p>
Table 2	<p>Amend Table 2 to:</p> <p>Self / Custom Build: <i>"Yes – On sites of <u>more than</u> 10 dwellings or more"</i></p> <p>Build to Rent: <i>"No Yes – Affordable Rent only"</i></p>

Paragraph 4.9	<p>Amend paragraph 4.9 to:</p> <p>“...This does not include age-restricted Use Class C3 (Dwellinghouses) uses which will be required to provide affordable housing in accordance with <u>Local Plan</u> policy <u>LP11...</u>”</p>
Paragraph 4.12	<p>Amend paragraph 4.12 to:</p> <p>“Most self-build plots will come forward on individual plots and small plots below the 10 dwellings threshold for affordable housing. In instances where an application for self or custom housebuilding is larger than 10 dwellings on a site <u>in accordance with Local Plan policy LP11</u>, the council would expect 20% of homes to be available for affordable home ownership and this will be secured through a Section 106 Agreement as part of the planning process.”</p>
Paragraph 5.2	<p>Amend paragraph 5.2 to:</p> <p>“As set out in the NPPF (Annex 2), Starter Homes, discounted market sales housing and other affordable routes to home ownership are intermediate housing, as well as <u>including</u> First Homes.”</p>
Paragraph 5.3	<p>Amend paragraph 5.3 to:</p> <p>“In addition, consideration is given to the needs of residents within Kirklees in the Joint Health and Wellbeing Strategy, Kirklees Joint Strategic Assessment, and the Kirklees Housing Strategy, <u>and the Kirklees Specialist Accommodation Strategy 2022-2030</u>, which have priority outcomes based on housing need, housing quality and housing growth. In terms of housing need, the strategy seeks to meet a diverse range of housing needs, prioritising those of vulnerable people with a continued and strengthened focus on prevention and early intervention to enable people to access and sustain a suitable home of their own and live as independently as possible.”</p>
New paragraph	<p>Add new after paragraph 5.8 to:</p> <p><u>5.9 “The sub-areas are made up of the following wards:</u></p> <ul style="list-style-type: none"> • <u>Batley and Spen - Batley East, Batley West, Birstall & Birkenshaw, Cleckheaton, Heckmondwike, and Liversedge & Gomersal wards</u> • <u>Dewsbury and Mirfield - Dewsbury East, Dewsbury South, Dewsbury West, and Mirfield wards</u> • <u>Huddersfield North - Ashbrow, Golcar, Greenhead, and Lindley wards</u> • <u>Huddersfield South - Almondbury, Crosland Moor & Netherton, Dalton, and Newsome wards</u>

	<ul style="list-style-type: none"> • <u>Kirklees Rural East - Denby Dale, and Kirkburton wards</u> • <u>Kirklees Rural West - Colne Valley, Holme Valley North, and Holme Valley South wards</u>
Table 3	<p>Amend title of table 3 to:</p> <p>Table 3 Affordable rented housing mix requirement (%) by sub-area <u>and number of bedrooms</u></p>
Table 4	<p>Amend title of table 4 to:</p> <p>Table 4 Affordable intermediate housing mix requirement (%) by sub-area <u>and number of bedrooms</u></p>
Paragraph 5.10	<p>Amend paragraph 5.10 to:</p> <p>“Separate <u>Combined</u> sub-area housing requirements, using the information set out in Tables 1, 3 and 4, are set out in Appendix.”</p>
Paragraph 5.12	<p>Amend paragraph 5.12 to:</p> <p>“Pre-application discussions with the council’s Housing Team are recommended prior to the submission of an application.”</p>
Paragraph 6.1	<p>Amend paragraph 6.1 to:</p> <p>“...as set out in <u>Local Plan</u> Policy LP11.”</p>
Footnote 6	<p>Amend footnote 6 to:</p> <p>“Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m2 to 37m2, as shown bracketed. Applicants should refer to the government’s technical housing standards <u>‘Technical Housing Standards – Nationally Described Space Standard’</u> for further information”.</p>

Principle 6	<p>Amend principle 6 to:</p> <p>“In most circumstances, affordable housing will be expected to be delivered in partnership with a Registered Provider and will be secured through <u>a Section 106 obligations Agreement</u>.”</p>
Paragraph 7.3	<p>Amend paragraph 7.3 to:</p> <p>“Affordable housing will be secured by <u>a Section 106 obligations Agreement</u> (legal agreements issued as part of planning permissions). Applicants usually sign a Section 106 a Agreement for affordable housing as part of a full or reserved matters planning permission. This is the council's preferred approach to ensure affordable housing provision reflects policy and evidence available at that point in time.</p>
Paragraph 7.4	<p>Amend paragraph 7.4 to:</p> <p>“Transfer prices <u>values</u> are the amount that Registered Providers will pay to developers for the affordable homes that they provide. An assessment has been undertaken to determine the most appropriate transfer values in Kirklees and these are set out in Table 6 below.”</p>
Principle 8	<p>Amend Principle 8 to:</p> <p>“Where this is not possible, a financial contribution, of at least equal value of median build costs for Kirklees recognised by the Royal Institute of Chartered Surveyors (RICS) Build Cost Information Service (BCIS), may be accepted to provide affordable homes elsewhere or to improve the existing housing stock. This will need to be justified and agreed with the Local Planning Authority.”</p>
Paragraph 7.7	<p>Amend paragraph 7.7 to:</p> <p>“Where off-site provision is justified, the mechanism for calculating the financial contribution is based on the RICS Build Cost Information Service <u>BCIS</u> which is floorspace multiplied by median build cost, with the addition of 15% for the cost of external works.”</p>
Paragraph 7.8	<p>Amend paragraph 7.8 to:</p> <p>“The council's Validation Requirements List <u>for the Submission of Planning Applications document</u> sets out what information should be provided with planning applications, including in terms of planning obligations, can be viewed on the council's website (7).”</p>

Paragraph 7.9	<p>Amend paragraph 7.9 to:</p> <p>“Given the level of affordable housing need in Kirklees, the preference is for affordable homes to be assigned to those on a local waiting list <u>housing register</u>, although it is acknowledged that each case must be treated on its merits.”</p>
Principle 9	<p>Amend Principle 9 to:</p> <p>“The council expects residential development in town centres to:</p> <ul style="list-style-type: none"> • meet identified local housing needs and support mixed and balanced communities. In considering the suitability of different tenures and mix of housing, the council will consider viability evidence as part of the planning applications process. • ensure high quality living accommodation and sympathetic design to <u>within</u> the street scene in line <u>accordance</u> with the Housebuilders Design Guide SPD.”
Paragraph 8.10	<p>Amend paragraph 8.10 to:</p> <p>“Information regarding waste management for residential developments can be found in the newly adopted Housebuilders Design Guide SPD, and the Highway Design Guide SPD, and Local Plan Policy LP21 (Highways and Access) of the Kirklees Local Plan. The principles and policies in these mentioned documents can be applied to town centre developments.”</p>
Paragraph 8.11	<p>Amend paragraph 8.11 to:</p> <p>“Information regarding parking for residential developments can be found in Local Plan Policy LP22 (Parking) of the <u>Kirklees</u> Local Plan and the Highway Design Guide SPD.”</p>
Principle 10	<p>Amend Principle 10 to:</p> <p>“The university and student sector provide an important role in the economy and housing market in Huddersfield town centre. Proposals for student accommodation will be supported <u>in accordance with Local Plan policies</u>, and will be subject to the requirements set out in section 4 of this SPD.”</p>
Paragraph 8.18	<p>Amend paragraph 8.18 to:</p>

	"...This should include ensuring developments have a high-quality external finish in character to ensure developments enhance the streetscene and local character and provide good private amenity space internally."
Principle 11	<p>Amend Principle 11 to:</p> <p>"Proposals should make sure they make best use of existing buildings where appropriate and ensure high quality conversions which meet appropriate design standards set out in the Housebuilders Design Guide SPD. These should provide a range of types and tenures of housing and retain and regenerate buildings in the Dewsbury town centre.</p> <p>Proposals for developments of less than 10 <u>or less</u> dwellings should consider ensuring a mix of housing types and tenures in the town centre to reduce the over dominance of 1-bedroom dwellings in the town centre. Proposals for <u>more than</u> 10 dwellings or more are required to provide the housing mix set out in the most up to date SHMA or housing needs assessment."</p>
Paragraph 8.24	<p>Amend paragraph 8.24 to:</p> <p>"To ensure a more diverse mix of housing types and tenures, and to achieve high quality of housing in Dewsbury to support the Dewsbury Blueprint and Dewsbury Strategic <u>Development</u> Framework, the council, in line with Policy LP11, may allow variations in the expected affordable housing mix and provision. This will need to be supported by robust evidence to show how the proposed developments are meeting the needs of diversifying the market in line with the Dewsbury LHMA findings and in conjunction with the Dewsbury blueprint and Dewsbury Strategic <u>Development</u> Framework to ensure more mixed and balanced communities."</p>
Paragraph 9.3	<p>Amend paragraph 9.3 to:</p> <p>"Planning applications that are compliant with Local Plan Policy LP11 (20% <u>affordable housing</u> provision) will not require a viability assessment but negotiations will need to take place on mix, tenure and the proportion and affordability of specific affordable products in accordance with this SPD."</p>
Appendix 1: Glossary	Amendment to paragraph 'e' (First Homes) to have it as its own definition rather than part of the 'Affordable Housing' definition. This is done so that the 'Affordable Housing' definition is consistent with that in the NPPF.
Appendix 1: Glossary	<p>Amend to:</p> <p>Glossary</p>

	<p><i><u>"The definition of affordable housing below is based on the current national approach. This SPD will also apply to any updated national definitions or affordable housing products which are introduced over time."</u></i></p>
Appendix 2	<p>Amend section title to:</p> <p>"Summary Tables of Housing Needs based on Tenure Type by SHMA Sub-Area"</p> <p>Amend paragraph to:</p> <p>"The following tables show the housing mix needs for the relevant sub-areas as defined in the SHMA 2016. Each table shows the housing mix for Market Housing, Affordable/Social Rent, and Affordable Intermediate Tenure types (such as Shared Ownership, Starter Homes, First Homes, and other DMS). This information should be used <u>a starting point</u> for both market housing and affordable housing contributions for all developments unless robust evidence justifies otherwise. <u>It is acknowledged that it may not be possible to achieve the exact percentages but these provide starting point which seeks to ensure the housing mix aligns with local needs.</u>"</p>

Appendix 4: Amendments to Housing Mix Tables

The following tables show how the proposed housing mix tables have been updated following the comments received during the consultation. The change is combining 1 and 2-bed housing mix into one category, and this new category is highlighted in yellow and italics.

Market Housing Mix

Current Proposed Mix

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 bed	5 – 15%	5 – 15%	5 – 15%	5 – 15%	10 – 20%	5 – 15%
2 bed	25 – 45%	25 – 45%	25 – 45%	25 – 45%	20 – 40%	25 – 45%
3 bed	20 – 40%	25 – 45%	25 – 45%	25 – 45%	25 – 45%	25 – 45%
4 + bed	15 – 35%	10 – 30%	10 – 30%	15 – 35%	5 – 25%	10 – 30%

Table 1 Sub-area dwelling requirement (%) by number of bedrooms and sub-area for market housing based on district-wide requirement and current provision

Updated Proposed Mix

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
<i>1 and 2 bed</i>	<i>30 – 60%</i>	<i>30 – 60%</i>	<i>30 – 60%</i>	<i>30 – 60%</i>	<i>30 – 60%</i>	<i>30 – 60%</i>
3 bed	20 – 40%	25 – 45%	25 – 45%	25 – 45%	25 – 45%	25 – 45%
4 + bed	15 – 35%	10 – 30%	10 – 30%	15 – 35%	5 – 25%	10 – 30%

Proposed Table 1 Sub-area dwelling requirement *Market housing mix requirements* (%) by number of bedrooms and sub-area *and number of bedrooms* for market housing based on district-wide requirement and current provision

Affordable Rent Mix

Current Proposed Mix

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 bed	40-59%	20-39%	40-59%	40-59%	60+%	60+%
2 bed	0-19%	0-19%	0-19%	0-19%	0-19%	20-39%
3 bed	0-19%	0-19%	0-19%	0-19%	20-39%	0-19%
4 + bed	0-19%	20-39%	0-19%	20-39%	0-19%	0-19%

Table 3 Affordable rented housing mix requirement by sub-area

Updated Proposed Mix

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 and 2 bed	40-79%	20-59%	40-79%	40-79%	60+%	20+%
3 bed	0-19%	0-19%	0-19%	0-19%	20-39%	0-19%
4 + bed	0-19%	20-39%	0-19%	20-39%	0-19%	0-19%

Proposed Table 3 Affordable rented housing mix requirement (%) by sub-area *and number of bedrooms*

Intermediate Tenure Mix

Current Proposed Mix

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 bed	20-39%	0-19%	20-39%	20-39%	0-19%	0-19%
2 bed	40-59%	0-19%	40-59%	20-39%	40-59%	20-39%
3 bed	20-39%	40-59%	20-39%	20-39%	40-59%	60+%
4 + bed	0-19%	40-59%	0-19%	0-19%	0-19%	0-19%

Table 4 Affordable intermediate housing mix requirement by sub-area

Updated Proposed Mix

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 and 2 bed	60+%	0-39%	60+%	40-79%	40-79%	20-59%
3 bed	20-39%	40-59%	20-39%	20-39%	40-59%	60+%
4 + bed	0-19%	40-59%	0-19%	0-19%	0-19%	0-19%

Proposed Table 4 Affordable intermediate housing mix requirement (%) by sub-area *and number of bedrooms*

Current Proposed Mix

<i>Batley & Spen</i>	Market Housing	Affordable Rent	Affordable Immediate
1-bed	5 – 15%	40-59%	20-39%
2-bed	25 – 45%	0-19%	40-59%
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

<i>Dewsbury & Mirfield</i>	Market Housing	Affordable Rent	Affordable Immediate
1-bed	5 – 15%	20-39%	0-19%
2-bed	25 – 45%	0-19%	0-19%
3-bed	25 – 45%	0-19%	40-59%
4+ bed	10 – 30%	20-39%	40-59%

Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Huddersfield North</i>	Market Housing	Affordable Rent	Affordable Immediate
1-bed	5 – 15%	40-59%	20-39%
2-bed	25 – 45%	0-19%	40-59%
3-bed	25 – 45%	0-19%	20-39%
4+ bed	10 – 30%	0-19%	0-19%

Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

Updated Proposed Mix

<i>Batley & Spen</i>	Market Housing	Affordable Rent	Affordable Immediate
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%

Proposed Table 7 Batley & Spen dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Dewsbury & Mirfield</i>	Market Housing	Affordable Rent	Affordable Immediate
1 and 2-bed	30 – 60%	20-59%	0-39%
3-bed	25 – 45%	0-19%	40-59%
4+ bed	10 – 30%	20-39%	40-59%

Proposed Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Huddersfield North</i>	Market Housing	Affordable Rent	Affordable Immediate
1 and 2-bed	30 – 60%	40-79%	60+%
3-bed	25 – 45%	0-19%	20-39%
4+ bed	10 – 30%	0-19%	0-19%

Proposed Table 9 Huddersfield North dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Huddersfield South</i>	Market Housing	Affordable Rent	Affordable Immediate
1-bed	5 – 15%	40-59%	20-39%
2-bed	25 – 45%	0-19%	20-39%
3-bed	25 – 45%	0-19%	20-39%
4+ bed	15 – 35%	20-39%	0-19%

Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Kirklees Rural East</i>	Market Housing	Affordable Rent	Affordable Immediate
1-bed	10 – 20%	60+%	0-19%
2-bed	20 – 40%	0-19%	40-59%
3-bed	25 – 45%	20-39%	40-59%
4+ bed	5 – 25%	0-19%	0-19%

Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Kirklees Rural West</i>	Market Housing	Affordable Rent	Affordable Immediate
1-bed	5 – 15%	60+%	0-19%
2-bed	25 – 45%	20-39%	20-39%
3-bed	25 – 45%	0-19%	60+%
4+ bed	10 – 30%	0-19%	0-19%

Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Huddersfield South</i>	Market Housing	Affordable Rent	Affordable Immediate
1 and 2-bed	30 – 60%	40-79%	40-79%
3-bed	25 – 45%	0-19%	20-39%
4+ bed	15 – 35%	20-39%	0-19%

Proposed Table 10 Huddersfield South dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Kirklees Rural East</i>	Market Housing	Affordable Rent	Affordable Immediate
1 and 2-bed	30 – 60%	60+%	40-79%
3-bed	25 – 45%	20-39%	40-59%
4+ bed	5 – 25%	0-19%	0-19%

Proposed Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

<i>Kirklees Rural West</i>	Market Housing	Affordable Rent	Affordable Immediate
1 and 2-bed	30 – 60%	20+%	20-59%
3-bed	25 – 45%	0-19%	60+%
4+ bed	10 – 30%	0-19%	0-19%

Proposed Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure type