

Planning Application 2021/93567

Demolition of existing commercial buildings and erection of 180 dwellings with associated works at land off Westgate, Cleckheaton, BD19 5DR

Update Report

Purpose of report

To update members regarding the development approved via application 2021/93567, following changes to the Section 106 agreement.

For the avoidance of doubt this is not a live application. The Strategic Planning Committee resolved to approve the relevant application in April 2023, and permission was issued in October 2023.

Update

This report provides a post-approval update regarding the development.

The application was submitted by Strata Homes Ltd, a market housing developer. Following a viability assessment, the application was approved (by committee) with a Section 106 agreement securing 9x First Homes and 3x Affordable Homes (6.6% of total units). There were various other financial contributions and obligations secured, however, these are not pertinent to the current update.

Following approval, the site is now intended to be / has been purchased by Thirteen Group, a Registered Provider of affordable housing. Strata Homes are still expected to carry out construction works, however Thirteen Group intend to deliver all units on site (180) as affordable housing.

For the avoidance of doubt, Thirteen Group delivering all units as affordable housing is considered to comply with the scope of the original planning permission. While the Section 106 agreement secures a minimum provision of affordable housing, neither it nor the planning conditions impose a maximum provision of affordable housing. If Thirteen Group, or another party, chose to purchase the properties and occupy them as affordable units, it is a private matter separate to the planning process.

On their request, the Section 106 agreement has been changed to state that, should Thirteen Group develop the site as 100% affordable housing, the provisions relating to the originally secured 6.6% affordable housing would not apply to them. This is to allow them flexibility regarding delivery and to help with external funding, while still ensuring compliance with local and national affordable housing policy. All other contributions (education, open space etc.) are unaffected. Should Thirteen Group sell the site on, the 6.6% affordable housing provision would remain applicable to any future purchaser.

For the avoidance of doubt, under the Delegation Agreement this matter was delegated to officers for determination and the amended Section 106 agreement has been completed. Nevertheless, this commentary has been provided to keep the committee up to date, and for transparency.

Action for members

To note the contents of this report.