

APPENDIX A.2 Housing Needs Addendum

Baildon Town Council originally commissioned AECOM to produce a Housing Needs Assessment. Whilst this Assessment is still substantially accurate due to the lengthy process of developing a Neighbourhood Plan it was felt further consultancy (from Kirkwell's) was needed to complete essential updating to produce this Addendum.

References within the Baildon Housing Needs Assessment have been updated as follows. The notation follows that used in the Baildon Housing Needs Assessment.

54	NPPF 2024 (paragraphs 69 and 70) sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflect the overall strategy for the pattern and scale of development and any relevant allocations. If this is not possible, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.
71	- The definition of Affordable Housing is set out in the NPPF 2024 (Annex 2: Glossary) as '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.' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF (Annex 2). A relatively less expensive home for market sale may be affordable, but it is not a form of Affordable Housing. - A range of affordable home ownership opportunities are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring Baildon Neighbourhood Plan Housing Needs Assessment to own a home.

BAILDON NEIGHBOURHOOD PLAN

APPENDIX A.2 Housing Needs Addendum

Draft 2026



247	There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2024: social rent, other affordable housing for rent, discounted market sales housing, and other affordable routes to home ownership. First Homes was introduced in 2021 but the requirement to deliver a minimum of 25% of affordable housing as First Homes no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need. Each of the affordable housing tenures are considered below.
256	In paragraph 66 of the NPPF, the Government sets out that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
279	C. Consideration Refer to the NPPF paragraphs 64 – 68 for requirements for affordable housing including for land released from the Green Belt. Local Evidence – refer to the Local Plan evidence base. Appendix F : Housing Needs Assessment Glossary Affordable Housing (NPPF Definition) Affordable housing: 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:

BAILDON NEIGHBOURHOOD PLAN

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a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.