

Kirklees Local Plan Examination Hearing Statement

Our ref NLP/ATu
Date September 2017

Subject: Matter 5: Hearing Statement on behalf of M62 Developments Limited - Other Housing Requirements

1.0 Introduction

1.1 This Hearing Statement has been prepared by Lichfields on behalf of M62 Developments Limited and responds to the questions set by the Inspector in relation to Matter 5.

1.2 M62 Developments Limited is the landowner of site H523: Land at White Lee Road, Batley and has previously promoted it through the planning system jointly with Jones Homes (Yorkshire) Limited. This Hearing Statement should therefore be read in conjunction with the representations submitted during the Local Plan Consultation (2016) in relation to Land at White Lee Road, Batley (representor ID: 968476).

2.0 Issue – Have affordable housing needs, traveller accommodation needs and the housing needs of other groups been satisfactorily assessed and addressed in the Plan, in line with national policy?

Affordable Housing

Question (a) – Has the need for affordable housing been adequately assessed in the SHMA?

2.1 The 2016 SHMA has identified an affordable housing need of 1,049 dpa. An examination of the SHMA and the approach to deriving a district-wide need for Affordable Housing suggests that the need for this important form of housing has been adequately assessed.

2.2 It is the view of M62 Developments that the level of Affordable Housing need in Kirklees is unlikely to be met, bearing in mind the likely viability of housing development and the ability to secure affordable housing as part of market housing schemes. In order to achieve this figure on an annual basis, for example, and assuming that the 20% site requirement for affordable housing is approved, this would result in an overall annual need for 5,245 dpa market and affordable housing to be provided.

2.3 The level of Affordable Housing need is considerable. It will be important to reflect this in the derivation of an OAHN and Housing Requirement. M62 Developments is concerned that this exercise has not been done and as set out in the Matter 3 Statement, the OAN for the district is therefore understated.

Question (b) - What is the total net need for affordable housing over the Plan period? Should the Plan contain specific reference to this figure?

- 2.4 The SHMA identifies a total net requirement for affordable housing over the plan period of 18,882 dwellings (1,049 x 18).
- 2.5 M62 Developments does not consider that this figure should be set out in the Plan itself. However, the OAHN should be calculated based on an uplift attributed to this figure. This is partly because there is not exact science behind a numerical linkage between the Affordable Housing need and the OAHN and also because the Affordable Housing need may vary during the life of the Plan as interim SHMA updates are produced.

Summary

- 2.6 On the basis of the above, M62 Developments Limited considers that the proposed Plan is unsound because it is not positively prepared, effective or justified and does not fully address national planning policy guidance.

Proposed Change

- 2.7 The Council should increase OAHN to reflect the requirement to make a meaningful contribution to meeting a serious undersupply of affordable housing and a projected high need for this important form of housing.