



## Kirklees Local Plan Examination Stage 1 – Initial Hearings

### Matters, Issues and Questions (MIQs)

#### 1.0 INTRODUCTION

- 1.1 This statement has been prepared by WYG on behalf of the Church Commissioners for England (herein referred to as “our client”) who have an interest at Leeds Road, Chidswell. By way of reference, our client’s land is referred to as *Land East of 932-1110 Leeds Road, Shawcross/Woodkirk, Dewsbury* (Draft Allocation Reference MX1905).
- 1.2 Our client’s site has been identified to deliver 1,535 dwellings, and 122,500sqm of employment development during the Plan period. They are therefore very keen to engage and assist in the preparation of a sound Local Plan which is positively prepared, justified, effective and consistent.
- 1.3 This response seeks to address the key issues to be discussed at the forthcoming Kirklees Local Plan Examination Stage 1- Matter 5 – Other Housing Requirements.
- 1.4 The response is structured such that it follows the questions posed in the Matters and Issues agenda and should be read in conjunction with the representations by WYG on behalf of our client to the Publication Draft Local Plan in December 2016.

#### 2.0 MATTER 5 – OTHER HOUSING REQUIREMENTS

##### **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?**

##### **Policies PLP 11, 12 Questions**

##### ***Housing mix***

##### **m) Is the requirement in Policy PLP 11 to seek a broad mix of housing from all proposals justified and deliverable?**

- 2.1 We agree that there is a need for a broad mix of house types, sizes and tenures. It is, however, important that any policy is workable, flexible and ensures that housing delivery will not be compromised or stalled due to overly prescriptive requirements.

##### **o) What conclusions does the SHMA reach in terms of the mix of housing size, type and tenure needed in the borough? Should the evidence in the SHMA be used to determine mix in residential schemes, or is there a need to have regard to other sources of information?**

##### **SHMA conclusion**

- 2.2 Paragraph 8.23 of SD18, states:

*8.23 In summary, key drivers in determining the tenure and type of future development include:*

- The need to continue development to satisfy household aspirations, in particular the development of detached and semi-detached houses and a range of property sizes to offset identified market imbalances;*
- Developing an increasing range of housing and support products for older people;*
- Delivering additional affordable housing to help offset the identified net shortfalls;*



*and diversifying the range of affordable options by developing intermediate tenure dwellings and products; and*

- *The economic viability of delivering affordable housing on sites across Kirklees.*

*8.24 A detailed analysis of the current and future profile of households would suggest there are three key dwelling types required across Kirklees: 3 bedroom houses, 4+ bedroom houses and 1-2 bedroom houses in addition to the ongoing development of other property types and sizes*

### **SHMA evidence to determine mix in residential schemes?**

- 2.3 We believe that whilst the SHMA evidence is of use to providing an overarching analysis of the Housing Market Area in Kirklees, it does not provide local area evidence. It therefore would not be appropriate to rigidly apply the SHMA requirements to every site.

### **Overall**

- 2.4 The housing mix achieved on a site, should be informed by more local information which can be applied to that particular part of the housing market, so that the right type of housing is delivered in that particular area.
- 2.5 Therefore, other sources of information would be required.