



Sustainability Appraisal Scoping Report

**Supplementary Planning Document:
Affordable Housing**

**Unitary Development Plan Policy H10:
The Provision of Affordable Housing**

Consultation October 2007

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1. INTRODUCTION

This document is the scoping report for the sustainability appraisal (SA) of the Supplementary Planning Document (SPD) for Affordable Housing. The SPD itself is being undertaken in relation to the 'saved' Unitary Development Plan (UDP) policy H10: The Provision of Affordable Housing.

The Council is required to undertake a sustainability appraisal of an SPD under section 39 of the Planning and Compulsory Purchase Act 2004. Such sustainability appraisals must include the requirements of a Strategic Environmental Assessment (SEA) as defined in the Environmental Assessment of Plans and Programmes Regulations 2004 which transposes the European Union Directive 2001/42/EC into English Law.

The SA scoping report is a formal requirement of the SEA and SA processes and is prepared for consultation with the three designated consultation bodies¹ and other parties who may be interested within Kirklees Council.

The scoping report has been prepared by a corporate working group consisting of officers from a variety of services within Kirklees Council. Central government has published guidance on undertaking SA for Local Development Frameworks², and a practical guide for undertaking SEA³. Both have been considered in the preparation of this report.

The purpose of this scoping report is to:

- Provide background information on the SPD
- Set out the draft objectives of the SPD
- Identify and review other relevant plans, programmes and policies that will affect or influence the SPD
- Provide baseline information on environmental, social and economic characteristics within Kirklees
- Consider key sustainability issues of the SPD
- Set out an appropriate framework for the SA including objectives

¹ Natural England, English Heritage, Environment Agency

² Sustainability Appraisal of Regional Spatial Strategies & Local Development Documents (ODPM, November 2005)

³ Practical Guide to the Strategic Environment Assessment Directive (ODPM, September 2005)

2. BACKGROUND

2.1 Concept of Sustainable Development

Sustainable development is a term that has been commonly used since the Earth Summit at Rio de Janeiro in 1992. Its aim is to balance economic progress with social and environmental needs. More recently the Government refined its strategy for sustainable development and published *Securing the Future*⁴ where a number of shared principles are described:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly

2.2 What is Strategic Environmental Assessment and Sustainability Appraisal?

European Directive 2001/42/EC, known as the "strategic environmental assessment" or "SEA" Directive requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment⁵. The Directive applies to plans and programmes whose preparation began on or after 21 July 2004.

Sustainability Appraisal (SA) extends the concept of SEA to include economic and social concerns. Under the Planning and Compulsory Purchase Act 2004, local authorities must undertake SA for their Local Development Framework and Supplementary Planning Documents.

The government's approach is to incorporate the requirements of the SEA Directive into a wider SA process. The Council has developed a single corporate framework that combines SA and SEA into one overall appraisal method (referred to as "SA" for simplicity in the rest of this document).

2.3 What is the aim of Sustainability Appraisal?

SA is an iterative, ongoing process, which seeks to improve the sustainability performance of the plan or programme and is an integral part of the plan-making process. The process involves assessing the plan's relationship with a defined set of sustainable development objectives. Economic, social and environmental needs are sometimes conflicting. The process of sustainability appraisal provides a mechanism to balance all these issues and identify how improvements or compromises can be made to agree on the most sustainable outcome.

When decision-makers need to make trade-offs between social, environmental and economic concerns the process of sustainability appraisal provides an evidence-based mechanism for this to be undertaken in a transparent and accountable manner.

⁴ Securing the Future - UK Government Sustainable Development Strategy , March 2005

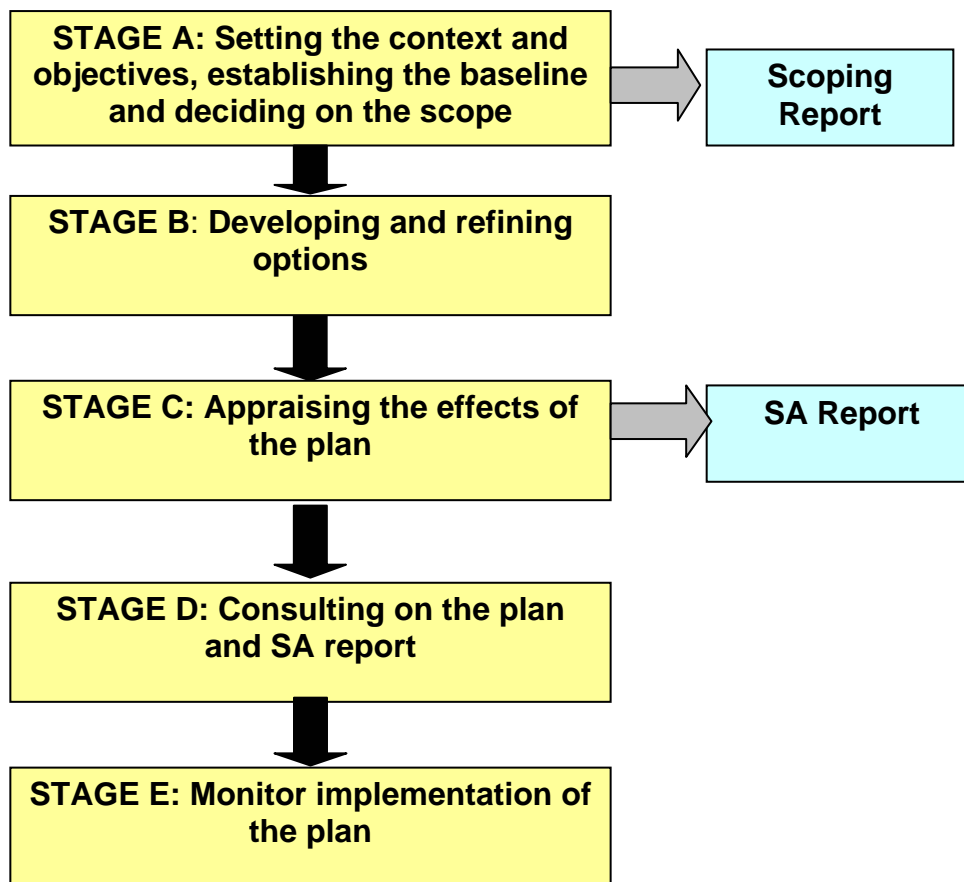
⁵ Defined in the UK under the Environmental Assessment of Plans and Programmes Regulations 2004

2.4 Five Stages of Appraisal

For SA to be beneficial it should be started as soon as the plan or programme is considered so that it is an integral part of plan making and not be seen as separate activity.

There are five stages (A to E) to the appraisal shown in the diagram below and follow those indicated in the Communities and Local Government (CLG) guidance.

Figure 1: The Approach to SA and the key reports required



2.5 The process to be followed

Kirklees Council is in the process of developing the SPD on affordable housing. The approach so far has involved a number of officers from key services including Planning and Strategic Housing. This group of officers, with expert help from other technical staff, will carry out the SA following processes laid out in the CLG's guidance. This will satisfy both SA legislation and the SEA Directive.

There are two formal documents required:

1. The Scoping Report
2. The Sustainability Appraisal Report

The scoping report is the formal report on the first part (Stage A) of the process. It gives an overview of the scope of the appraisal process and must include the objectives of the plans to be appraised. It should also outline the sustainability objectives which will be considered and the baseline information.

The following table sets out Stage A in more detail.

Table 1: Sustainability Appraisal Stage A
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Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- | |
|--|
| A1. Identify and review other relevant plans, programmes and policies, and sustainable development objectives that will affect or influence the plan (Context Review) |
| A2. Collecting baseline information |
| A3. Identifying key sustainability issues for the SA to address |
| A4. Developing the SA framework , consisting of sustainability objectives, indicators and targets |
| A5. Produce a scoping report and consult relevant authorities (Consultation of the scope) |

3. THE SUPPLEMENTARY PLANNING DOCUMENT – AFFORDABLE HOUSING

3.1 Background Information

Supplementary Planning Documents (SPDs) form part of the Local Development Framework for Kirklees. They will not be subject to independent examination and will not form part of the statutory development plan. However, they should be subjected to rigorous procedures of community involvement.

SPDs may cover a range of issues, and can usefully expand development plan policy. SPDs may be prepared before a development plan document provided the authority shows clear conformity with a saved policy.

The SPD is being prepared to provide further guidance to Unitary Development Plan (UDP) saved policy H10: The Provision of Affordable Housing. The SPD will provide guidance on securing affordable housing in new residential developments.

3.2 SPD Affordable Housing - Draft Objectives

The draft objectives of the SPD are:

- SPD.1 to achieve an increase in the number of affordable homes secured in relation to market housing developments to facilitate the creation of mixed and balanced communities
- SPD.2 to set out clearly the Council's requirements for the provision of affordable housing in relation to market housing developments including in rural areas
- SPD.3 to enable developers to predict the financial and other implications of the Council's requirements in respect of affordable housing
- SPD.4 to define what constitutes affordable housing by reference to cost and to ensure that it meets the needs of those identified by the Council as requiring such housing
- SPD.5 to set out the circumstances in which affordable housing will be required, and where affordable housing will not be required
- SPD.6 to ensure that affordable housing remains affordable for successive occupiers or that where such restrictions are lifted, any subsidy is recycled for the provision of alternative affordable housing
- SPD.7 to ensure that where possible, affordable housing is physically integrated with market housing
- SPD.8 to set targets for;
 - the total number of affordable homes
 - social-rented and intermediate housing
 - the size and type of housing

3.3 Saved policy H10: The Provision of Affordable Housing

Saved Unitary Development Plan policy (H10) did not undergo a sustainability appraisal or environmental impact assessment. In such cases Government guidance states that the SA of the SPD needs to set out the likely significant social, environmental and economic effects of the saved policy it is seeking to implement. The potential effects will be quantified where possible, or a subjective judgement made where it is not. This provides the baseline against which the effects of the SPD itself can be considered.

It should be noted, however, that it is not necessary to document the significant effects of the saved plan as a whole, or of alternatives to the saved policy.

Policy H10 is one of a number of housing-related policies contained in the Unitary Development Plan (UDP) adopted by the Council in March 1999. It sets out Council's approach to affordable housing indicating that the Council will seek to negotiate with developers for the inclusion of an element of affordable housing where a lack of such housing has been demonstrated. Policy H10 is set out at *Appendix 1* along with the supporting text from the UDP.

3.4 Saved policy H10 Objectives

The objectives below are derived from Policy H10 and relevant parts of the "Affordable Housing Needs" section of the UDP.

- H.10.1 The Council will seek to reduce the shortfall in the supply of affordable homes for people who are unable to secure accommodation to meet their needs in the market.

- H.10.2 This will be achieved by negotiating with house-builders for the inclusion of a proportion of affordable housing in residential developments where a local need for affordable housing has been demonstrated. The Council may also sometimes allow proposals which make provision for affordable housing where housing development would not otherwise be permitted.

- H.10.3 For the purposes of this objective, rented, shared-ownership and low cost housing for sale may constitute affordable housing. Where such housing is provided, secure arrangements must be made to ensure that it is occupied by eligible households and that those arrangements will last in the longer term.

- H.10.4 The Council will also support the work of Housing Associations/Registered Social Landlords who will continue to be the main providers of rented and shared-ownership housing.

4. CONTEXT REVIEW

A1. Identifying other relevant policies, plans and programmes and sustainability objectives.

4.1 Purpose of the Context Review

The SPD is set within the context of other policies, plans, programmes, strategies and initiatives (PPPSIs). These PPPSIs may influence the content of the SPD and vice-versa. It is therefore important that the relationships between the PPPSIs and SPD are identified so that potential inconsistencies and constraints can be addressed.

The purpose of this review is to:

- Identify social, environmental or economic objectives that should be reflected in the SPD;
- Identify any factors that might influence the preparation of the SPD;
- Consider whether the policies in other plans or programmes might lead to cumulative effects when combined with the strategies and proposals of the SPD.
- Highlight any incompatibilities between PPPSIs.

4.2 Review of PPPSIs relevant to the SPD

When collating the PPPSIs to be assessed it is important to note that;

- The context will be dynamic because other relevant PPPSIs will emerge which will need consideration through the assessment process.
- PPPSIs are usually located in a hierarchy ranging from international to local level.
- Whilst the list of PPPSIs is extensive it is not, and never can be, fully exhaustive. The context review seeks to identify those PPPSIs which are key to the SPD.

To ensure the review was conducted in a coherent and systematic manner each PPPSI was reviewed using a standard pro-forma, the list of PPPSIs reviewed is included in *Appendix 2* of this report.

5. BASELINE INFORMATION

A2. Collecting baseline information.

5.1 Purpose of baseline information

The collection of baseline information is a key element of the SA process and meets the requirement of the SEA Directive to provide information on the environmental, social and economic factors of the area likely to be affected. The purpose of collecting baseline information is to describe the current situation and assemble sufficient data to provide a basis for predicting and monitoring future effects of plans and programmes.

The aim is to collect information relating to each of the sustainability objectives outlined in *Table 4*. These objectives have been agreed corporately and provide a starting point for each SA. The plan makers need to agree which ones are relevant to their respected plans and supplement other, more specific local level indicators where appropriate. The next stage is to identify and collect data for each indicator going down to as local a level as possible.

The baseline review was included in the scoping report for the Core Strategy⁶, this detailed the key sustainability issues within Kirklees. It is considered important to provide baseline information that is specific to the SPD set within the context of the wider sustainability issues. In June 2006 Kirklees MC published its latest local housing assessment⁷. The overall purpose of the Local Housing Assessment is to provide a better understanding of the local housing market, the key drivers of local housing demand and supply and the level of housing need within the area. The assessment provides robust evidence to inform the development of housing and planning policies. The key findings of the assessment are set out in *Appendix 3*.

The previous scoping document highlighted a number of indicators at the Core Strategy level, the specific indicators for the Affordable Housing SPD are still being researched. The additional information and relevant data will be provided in the final SA report.

⁶ Kirklees MC Sustainability Appraisal Scoping Report LDF Core Strategy (September 2005)

⁷ Kirklees MC Local Housing Assessment 2006 Final Report June 2006

6. SUSTAINABILITY ISSUES

A3. Identifying sustainability issues and problems.

6.1 Purpose of identifying sustainability issues

Identifying sustainability issues is an opportunity to define key issues within Kirklees and improve the sustainability objectives. The majority of issues facing our authority are already well known but it is important to look for other potential problems on the basis of:

- Earlier experience with issues identified in other plans and programmes
- Identification of possible tensions with other plans and programmes
- Identification of possible tensions between current and future baseline conditions and existing objectives, targets or obligations
- Consultation with the statutory consultees and the public

The identification of sustainability issues also provides useful information for the SA process itself. It will help inform Stage B of the process where options and policies will be tested against appraisal objectives.

The identification of sustainability issues meets the requirements of the SEA Directive to identify 'any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance'.

6.2 Local Housing Assessment

The following table, *Table 2*, summarises the main findings of the Kirklees Local Housing Assessment 2006 relating specifically to affordable housing, a more detailed picture of housing needs within Kirklees can be found in *Appendix 3*.

Table 2: Summary of the Housing Needs Model

CURRENT NEED	
1. Existing households in need of alternative accommodation	16,536
2. <i>plus</i> Current non-households in need of affordable housing	419
3. <i>minus</i> cases that can afford to meet their needs in the market	3,664
4. <i>equals</i> Total current housing need	13,292
AVAILABLE STOCK TO OFFSET NEED	
5. Current occupiers of affordable housing in need	6,455
6. <i>plus</i> surplus stock	0
7. <i>plus</i> committed supply of new affordable units	0
8. <i>minus</i> planned units to be taken out of management	0
9. <i>equals</i> Total available stock to meet current need	6,455
10. <i>equals</i> Total unmet need	6,836
11. <i>times</i> quota progressively to reduce level of current need	20%
12. <i>equals</i> annual need to reduce level of current need	1,367

NEWLY ARISING NEED	
13. New household formation (gross p.a.)	3,272
14. <i>times</i> proportion of newly arising households unable to buy or rent in the market	59.9%
15. <i>plus</i> existing households falling into need and unable to afford market housing	1,000
16. <i>plus</i> in-migrants unable to afford market housing	626
17. <i>minus</i> potential out-migrants unable to afford market housing	0
18. <i>equals</i> newly arising need	3,585
SUPPLY OF AFFORDABLE UNITS (PER YEAR)	
19. Net supply of social re-lets	3,479
20. <i>plus</i> supply of intermediate housing available for re-let/resale at sub-market levels	0
21. <i>equals</i> affordable supply	3,479
22. Overall shortfall or surplus	1,473

6.3 Key Sustainability Issues for the SPD

The identification of key sustainability issues facing Kirklees provides an opportunity to define issues for the SPD and to develop sustainable plan objectives and options for resolving these. The scoping report for the Core Strategy (2005)⁸ set out the key sustainability issues for the district as a whole, in conjunction with the PPPSI review and the Local Housing Assessment information the table below, *Table 4*, identifies the key sustainability issues relevant to the Affordable Housing SPD.

Table 3: Key sustainability Issues for the Affordable Housing SPD

Key Issues	Description	How can the SPD address this?
Affordable Housing Provision	There is an identified need for affordable housing provision within the District. The main identified needs are for households on low incomes requiring social rented housing and for provision within rural communities where house prices are highest	The SPD will help to ensure that opportunities to secure affordable housing through future residential development are maximised.
Provide a mixture of housing types	There is a need to provide a more appropriate housing mix to meet local requirements and support sustainable communities.	The SPD will help to ensure that any future affordable housing secured will meet identified needs in terms of size and tenure.
Promote vibrant communities with good accessibility to services and employment	There is a need to support sustainable communities with high quality, mixed sustainable developments that meet the needs of local people, in locations of identified needs.	The SPD will help to ensure a sufficient supply of affordable housing.

⁸ Kirklees MC Sustainability Appraisal Scoping Report LDF Core Strategy (September 2005)

7. SUSTAINABILITY APPRAISAL FRAMEWORK

A4. Developing the SA framework.

7.1 Purpose of the SA Framework

Sustainability appraisal is an objective-led process whereby the potential impacts of a plan are assessed against a series of sustainability objectives. This provides the methodology for identifying possible conflicts and suggesting solutions.

All English regions have now agreed Regional Sustainable Development Frameworks (RSDFs) which represent high-level visions for sustainable development required by the UK Sustainable Development Strategy. The RSDF sets out the aims for sustainable development so that they can be integrated with other regional and local strategies, a combined focus that is designed to ensure a consistent approach.

7.2 Kirklees SA Framework

Table 4, overleaf, shows the sustainability aims and objectives that have been corporately agreed for Kirklees. By modifying the Yorkshire and Humber RSDF we have produced a series of clear objectives which reflect specific priorities and the needs of the Kirklees District. This is not a comprehensive list, plan makers should take these in to consideration before producing objectives which are specific to their plan.

We have also included a series of cross-cutting indicators which, along with the sustainability aims, should be taken into account throughout plan development and preparation.

The objectives will then be tested under Stage B of the process and recorded in the SA report. It is intended to use the tables and matrices outlined in *Appendix 4*.

It must be noted that these tables and matrices may be amended in the light of comments received from other consultations on the scoping report for the Core Strategy and any revised guidance.

Table 4: Kirklees Sustainability Appraisal Objectives

Objectives	Explanation
1. Ensure location and type of employment opportunities increases availability of jobs for local people	Location to be considered in relation to population with some emphasis directed to areas of known deprivation. Types of employment acknowledge the role of Kirklees in the Region and the skills and qualities that exist and can be built upon.
2. An economy better capable of growth through increasing investment, innovation and entrepreneurship	Reflects the indirect effect of spatial planning on setting the appropriate levels of growth in employment to meet estimated needs. Takes into account Council's priorities to support and implement Regional Economic Strategy and similar action programmes
3. Ensure education facilities are available to all	This will need to encompass issues of location relative to investment programmes for new or improved education facilities expected to provide opportunities for all ages and at all times.
4. People can access the health and social care they need at a time and place which is appropriate and convenient	Primary Care Trusts', Hospital Trusts' and Council's programmes and priorities as major providers linked to location and access
5. Retain and enhance access to local services	Role of settlement hierarchy (generalised use note it crosses into other topic themes e.g. education) and areas for new residential development relate to accessibility of basic facilities such as convenience shops, post offices, hairdresser, public house and places of worship. The assessment needs to avoid duplication of items referenced in objectives 4, 7 and 9.

<p>6. Make our communities safer by reducing crime, anti-social behaviour, the fear of crime</p>	<p>Indirect effects of spatial planning Future Development Plan Documents can link this more to design.</p>
<p>7. Protect and enhance existing and support new Culture, Leisure & Recreation facilities and encourage their usage</p>	<p>Utilises range of strategies such as that for open space, green corridors, playing pitches and indoor facilities. Need to link to tourism programme and countryside recreation strategy. Needs to avoid any potential duplication with 13.</p>
<p>8. All people are able to live in a decent home which meets their needs</p>	<p>Incorporate Council housing improvement programmes, regeneration programmes and policies for affordable housing. Link but not duplicate consideration of energy policies in respect of housing</p>
<p>9. Secure an effective and safe transport network which maximises access to key services, employment opportunities and amenities</p>	<p>Use to be made of Local Transport Plan, opportunities to consider functional definition of accessibility, Council priorities for less dependency on car usage, and provision of additional walking and cycling routes, car parking and travel plan needs, including discussions with METRO over public transport opportunities.</p>
<p>10. Secure the efficient and prudent use of land</p>	<p>Ensure no conflicts or duplications with objectives 11 and 17, role of brownfield v greenfield, conflicts with loss/retention of greenbelt and role of settlement hierarchy, sense of place re open space requirements. The objective seeks to ensure the Council is maximising appropriate use of land.</p>

11. Protect and enhance the character of Kirklees	This links to objective 10 and 12, concerns with landscape character, conservation areas, townscape, open countryside including topography, geology and tree cover/loss, town centre and settlement roles. Care required to avoid duplication, especially with 12 and over-emphasis on certain elements of the mix. Development of re-newables may be a consideration
12. Preserve and enhance the historic environment	The objective focuses on the cultural heritage including architectural and archaeological heritage and overlap with objective 11 needs to be avoided.
13. Maximise opportunities to protect and enhance bio-diversity	Care is needed not to concentrate on protection measures for sites such as Local Nature Reserve or SSSIs. Look to design opportunities linked to open space, green ways and brownfield development
14. Reduce air, water, land, noise and light pollution	This will include part of issues of renewables, traffic generation, and urban design, Location of development to major adverse environmental sources. It is important to emphasise that greenhouse gases are covered by this objective encompassing emissions from major emitters including; buildings, transport and agriculture. Avoid double counting is important especially with objectives 9 and 16.
15. Prevent inappropriate new development in high flood risk areas and ensure development does not contribute to increased flood for existing property and people	Very specific, use of SFRA, knowledge of flooding from other sources, river catchment scale of consideration constraints on some regeneration schemes and opportunities/limitation for brown field use.
16. Increase prevention, re-use, recovery and recycling of waste close to source	Not easy to determine at Core Strategy level.

17. Increase efficiency in water, energy and raw material use	Efficiency in buildings will be encompassed by the objective. Design issues promotion of renewables. Links to objectives 8, 9, 10, 14 and 16. Need to avoid duplication and double counting.
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Cross cutting themes:	
i social inclusion and equity across all sectors:	<ul style="list-style-type: none"> • Does the proposal address the needs of groups who experience disadvantage or discrimination? • Cohesion proofing – Does the proposal actively promote positive relations between different sections of the community?
ii a partnership and participative approach	<ul style="list-style-type: none"> • Has the development of the proposal involved working in partnership with the involvement of affected groups?
iii geographic adaptation to the needs of rural and urban communities	<ul style="list-style-type: none"> • Does the activity take into account the varying needs and circumstances of the different types of rural and urban communities?
iv creativity, innovation and the appropriate use of technology	<ul style="list-style-type: none"> • Does the proposal take steps to increase innovation? • Does the proposal suggest steps to use technology appropriately?

8. APPROPRIATE ASSESSMENT

The most important sites for biodiversity are those that are identified and afforded protection through international conventions and directives. In the case of Kirklees the appropriate legislation is European Directive 92/43/EEC on the Conservation of Natural Habitats and of Fauna and Flora, better known as the Habitats Directive. This applies to the Special Protection Area and Special Area of Conservation of the Southern Pennines which forms part of the upper moorland on the western boundary of the District.

In this area it is a requirement to determine whether or not it is necessary to undertake an Appropriate Assessment of the implications of the Core Strategy on the conservation objectives of these European Sites under the terms of Article 6 (3) and (4) of the Directive. If there are to be negative or damaging effects it will be necessary to devise alternative options that avoid the potential damage.

Advice indicates that the determination of need for an Appropriate Assessment should be undertaken as part of the Scoping Stage of the Sustainability Appraisal. *Appendix 5* sets out the Appropriate Assessment screening undertaken for the SPD.

APPENDIX 1: EXTRACT OF THE UNITARY DEVELOPMENT PLAN: THE PROVISION OF AFFORDABLE HOUSING

Affordable Housing Needs

- 11.36 Affordable housing can be defined as housing provided for those whose incomes generally deny them the opportunity to purchase a house on the open market. In addition to housing to rent, low cost housing for sale and residential mobile homes may constitute affordable housing.
- 11.37 Analysis of income levels and house prices undertaken in the council's Housing Strategy indicates the gap that now exists for many wage earners between what they can afford to pay to buy a house and the cost of a mortgage. Kirklees is generally an area of poor pay levels and around 55,000 households, 38% of the total, have economically inactive heads, with around 38,500 of these being retired head of households.
- 11.38 For those persons unable to buy on the open market rented accommodation, either from the Council or housing associations (HAs), has provided for those in greatest need. Private rented accommodation is not usually an option for priority groups because of cost and the limited supply. The stock of public sector rented accommodation has been substantially reduced by the introduction of 'right to buy' and since 1985 4,600 council houses have been sold thereby depleting the supply of affordable rented accommodation. During this same period limitations on the public sector borrowing requirement have prevented the Council from building replacement dwellings, and HA building rates have fallen well below the rate of loss of rented accommodation.
- 11.39 The Council now faces severe pressures in having to deal effectively with homelessness and in providing satisfactory housing for those in greatest need. Over 8,000 applications were made for housing in the 12 months up to April 1993. During this period the Council accepted responsibility for housing 1,274 homeless persons with a further 700 accepted as homeless but not accepted as having a priority for rehousing.
- 11.40 Assessment of the need for affordable homes undertaken in the preparation of the Council's Housing Strategy and the 'Housing Association Development Strategy' indicates a need for 3,800 additional units of affordable accommodation within the next 5 years and 6,900 over 10 years. Quantification of the need is based on the council's housing waiting lists, which are updated at regular intervals. Analysis of this information, supplemented by homelessness data, empirical information from the 16 local authority housing management teams in Kirklees, and updated socio-economic profiles from the 1991 Census of Population, has been undertaken to give a prioritised list of area needs according to household type and this shows that most management areas in the District have high priority needs for affordable housing of one form or another. The information will be used as a basis for directing future provision in accordance with the needs of the community.
- 11.41 To meet the need for affordable homes the Council will continue to support the work of HAs and seek to maintain and increase the funding levels of the Housing Corporation which grant aids HA schemes in the District. HA building rates have increased in recent years and they presently contribute about 300 dwellings per annum. The Council has also initiated partnerships with the private sector, and with a combination of gifted land and cross subsidy a number of schemes are underway to provide affordable rented accommodation and low cost home ownership. These initiatives are expected to contribute about 140 units per annum over the next 5 years.
- 11.42 Despite these efforts there is likely to be a shortfall in affordable housing provision to meet the identified need. Even taking an optimistic view of HA building rates there is likely to be a shortfall of 1,200 to 1,600 units in the first 5 years of the plan. The identified shortfall provides the necessary evidence to indicate that it is appropriate for the Council to negotiate for the provision of affordable housing within new development proposals. The level of need is too high to be used as a target figure, because it is not reasonably achievable through private sector housing developments. However, a contribution towards the shortfall can be expected where the circumstances, with regard

to the suitability of the location of the site and the economics of development, suggest that affordable housing should be included.

H10 THE PROVISION OF AFFORDABLE HOUSING WILL BE A MATERIAL CONSIDERATION WHEN PLANNING APPLICATIONS ARE CONSIDERED. THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS FOR THE INCLUSION OF AN ELEMENT OF AFFORDABLE HOUSING WHERE THE LACK OF AFFORDABLE HOUSING HAS BEEN DEMONSTRATED. THE EXTENT AND NATURE OF AFFORDABLE HOUSING PROVISION WILL HAVE REGARD TO:

- i EVIDENCE OF LOCAL NEED;**
- ii THE SIZE OF THE SITE AND ITS SUITABILITY IN TERMS OF ACCESS TO LOCAL SERVICES AND FACILITIES AND THE AVAILABILITY OF PUBLIC TRANSPORT;**
- iii THE VIABILITY OF THE OVERALL DEVELOPMENT; AND**
- iv THE DEGREE TO WHICH A MIX OF DWELLING SIZES AND TYPES IS PROVIDED.**

11.43 Making appropriate provision for affordable homes should be considered by developers at an early stage in the development process, although it may not be until the detailed planning stage that the precise numbers, house types and layout arrangements are fully agreed. The Council will expect to reach agreement on the appropriate level of provision to reflect local needs through negotiation. Where negotiation is unsuccessful the government has indicated that it may be appropriate to withhold planning permission where inadequate consideration has been given by developers to the inclusion of affordable homes.

11.44 It is recognised that the provision of affordable dwellings in a development scheme will have implications for the scheme's viability and that developers will need to be clear about likely requirements at the outset of negotiations. The Council will prepare supplementary planning guidance to provide appropriate advice to assist with negotiations. The scale above which developments are likely to be capable of supporting the provision of affordable units is included in government advice.

11.45 A range of means may be used by developers, including HAs, and the private sector building for sale, so as to provide housing at an affordable price, such as discounted land value and cross subsidy. The Council will also be sympathetic in dealing with design and planning considerations in planning applications which achieve reductions in unit development costs, to the benefit of the provision of affordable housing. It may for instance be possible to maximise the number of dwellings on a site, by careful attention to layout and design, without compromising standards of privacy and open space. Additionally where it can be demonstrated that car ownership levels will be lower than normal a reduced standard of off-street car parking will be acceptable. Partnerships between private developers and HAs may often be appropriate using housing association grant (HAG) to subsidise dwelling costs. However, within the overall scheme, the HAG contribution should be considered as extra subsidy enabling the supply of units to be increased or their price to be reduced since the policy objective is to secure extra funding of affordable housing provision and not simply a redistribution of HAG.

**APPENDIX 2:
REVIEW OF POLICIES, PLANS, PROGRAMMES, STRATEGIES AND INITIATIVES
(PPPSIs)**

Plans Programmes Policies Strategies and Initiatives
EUROPEAN UNION
European Sustainable Development Strategy (Renewed 2006)
European Spatial Development Perspective (May 1999)
European Biodiversity Strategy (Feb 1998)
European Birds Directive (1979)
Taking sustainable use of resources forward: A Thematic Strategy on the prevention and recycling of waste (2005)
European Water Framework Directive (Dec 2000)
European Nitrates Directive
European Habitats Directive
European Air Quality Directive (Sep 1996)
European Sixth Environmental Action Programme (Jan 2001)
NATIONAL
Securing the Future -The UK Government Sustainable Development Strategy (2005)
Making Space for Water (March 2005)
Sustainable Communities – Building the Future (Feb 2003)
Sustainable Communities – Homes for All (Jan 2005)
Sustainable Communities – People, Places and Prosperity (Jan 2005)
National Road Safety Strategy- Tomorrows Roads Safer for Everyone (March 2000)
A New Commitment to Neighbourhood Renewal: National Strategy Action Plan (Jan 2001)
Working with the Grain of Nature: Biodiversity Strategy for England (Oct 2002)
Urban White Paper: Our towns and cities – the future (2000)
Walking and Cycling Action Plan (July 2004)
DTLR Circular 04/2001, Control Of Development Affecting Trunk Roads and Agreements with Developer's Under Section 278 of the Highways Act 1980 (2001)
White Paper: Planning for a Sustainable Future (May 2007)

Homes for the Future: more affordable, more sustainable – Housing Green Paper (July 2007)	
Draft Climate Change Bill (March 2007)	
Heritage Protection for the 21st Century (March 2007)	
PLANNING POLICY	
PPS1	Delivering Sustainable Development (Feb 2005)
PPG2	Green Belt (1999)
PPS3	Housing (Nov 2006)
PPG4	Industrial, Commercial Development and Small Firms (1992)
PPS6	Planning for Town Centres (May 2005)
PPS7	Sustainable Development in Rural Areas (2004)
PPG8	Telecommunications (August 2001)
PPS9	Biodiversity and Geological Conservation (Aug 2005)
PPS10	Planning and Sustainable Waste Management (July 2005)
PPS11	Regional Spatial Strategies (2004)
PPS12	Local Development Frameworks - including the companion guide (2004)
PPG13	Transport (2001)
PPG14	Development on unstable land (1990)
PPG15	Planning and the historic environment (1994)
PPG16	Archaeology and Planning (1990)
PPG17	Planning for open space, sport and recreation - including the companion guide (1991 & 2002)
PPS22	Renewable energy - including the companion guide
PPS23	Planning and Pollution Control (2004)
PPG24	Planning and noise (1994)
PPS25	Development and Flood risk (Dec 2006)
REGIONAL	
Regional Spatial Strategy: The Yorkshire and Humber Plan (Draft for Public Consultation, 2005)	
The Yorkshire and Humber Plan: The draft revised Regional Spatial Strategy incorporating the Secretary of States proposed changes for public consultation 2007	

Regional Sustainable Development Framework-update 2003-2005
Regional Housing Strategy (Adopted 2003)
Regional Housing Strategy 2005 – 2021 (May 2005)
Regional Economic Strategy (2002)
Regional Waste Strategy (2003)
Sustainable Communities: Building for the Future (2005)
Creating Sustainable Communities in Yorkshire and Humber (Feb 2004)
Northern Way Growth Strategy (2004)
Advancing Together – Towards a Sustainable Region (2003)
Regional Environmental Enhancement Strategy (Sep 2003)
Regional Cultural Strategy (2001-2010)
Regional Framework for Health (2004)
Regional Forestry Framework (2005)
Climate Change: Action Plan for Yorkshire and the Humber (Draft) (2005)
Rural Evidence Base (Yorkshire and Humber) (2006)
WEST YORKSHIRE
West Yorkshire Provisional Local Transport Plan 2006/07 to 2010/11
West Yorkshire Housing Market Renewal Strategy
Strategic Flood Risk Assessment (2005)
Leeds City Region Development Plan (Nov 2006)
LOCAL AUTHORITY
Community Strategy 2006-2008: Vision of a Future Kirklees
Kirklees Vision 2012: A Blueprint for Our Future (2002)
Kirklees Council Vision (2003)
Kirklees Transport Vision 2025 (2005)
KMC Visitor Strategy (2004)
KMC Housing Strategy (2004)
Kirklees Unitary Development Plan (1999)
Draft Kirklees Countryside recreation Strategy
Kirklees Partnership (LSP) Vision

Kirklees Prospectus for Investment (May 2006)
Kirklees Neighbourhood Renewal Strategy (March 2003)
Kirklees Biodiversity Action Plan (March 2002)
Kirklees Energy Strategy – 2005-2020
Kirklees Environment Statement (Dec 2004)
Countryside/Recreation Strategy
Kirklees Environment Vision (2006)
Kirklees Local Area Agreement (2006)
Kirklees Local Development Framework Core Strategy Preferred Options consultation (June 2006)
Kirklees Local Development Framework Annual Monitoring Report 2005/06
Kirklees Council Performance Plan 2007/08

APPENDIX 3: HOUSING NEEDS WITHIN KIRKLEES

DEMAND IN THE HOUSING MARKET:

- The levels of unemployment in Kirklees are quite reduced, below both the region and country. It is the district with the lowest rate of unemployment in West Yorkshire. In spite of this, one third of its wards account for more than half of all Jobseekers claims in the district and some of the minority ethnic groups reveal higher rates of claimants.
- Kirklees is still lagging behind national figures for its economy and labour market in terms of industry sectors and occupations. Manufacturing will tend to lose yet more jobs and the services sector will continue to grow. Some areas in Kirklees rely on manufacturing as a major source of employment and income. A further decline in this sector could have serious effect in wards in which nearly half of all employees work in the manufacturing industries.
- The largest increase in occupational terms will be in the service industries. However, the occupations that will see the most significant growth will be both around the top and bottom scales of earnings, which might further increase the already wide earnings divide in Kirklees.
- The shift of large numbers of workers from full to part-time posts might produce a reduction in disposable income. The largest increase in part-time posts will once again be felt in the services sector, mainly in low paid occupations.
- Men are most affected by changes in the labour market, mainly because of the high proportions employed full-time in the declining manufacturing and associated industries, and it is likely that they will comparatively continue to feel more difficulties in accessing employment.
- There are considerable differences in the context of the economy and labour market between different wards in Kirklees, and opportunities and difficulties mentioned in this report apply to different extents to differing geographical areas.
- Nevertheless there seem to be three sub-areas with marked economic and labour market characteristics: the generally more affluent rural and residential south Kirklees; the town of Huddersfield as a pole of local economic attraction and development and some cultural diversity; North Kirklees, with multi-ethnic towns of Dewsbury and Batley, much influenced by neighbouring Leeds as a source of employment.
- The diversity of economical context found in Kirklees is often linked to differences in the ethnicity of residents, with associated distinct patterns of employment situations in terms of industries, occupation and resulting earnings.
- Local strategies should take into account the important differences found throughout Kirklees at two major levels: the geographical and the closely associated demographic level. Housing needs and aspirations, and the barriers felt by residents to achieve these, will differ greatly between diverse socio-geographic groups for which access to employment and different levels of income are essential factors.

SUPPLY IN THE HOUSING MARKET

- Demographically, Kirklees shows signs of an ageing population, within its 388,562 residents. In common with all West Yorkshire districts except Bradford, it is projected, in general, to lose proportionally within the younger age groups and gain proportionally within the groups above pensionable age.

- Population projections provided by the Office for National Statistics, utilising the 2003 midyear estimate as a base year over the period 2003 to 2015, project an increase in population within Kirklees of 3.9% (15,100). This is comparable to projected increases in Wakefield and Calderdale of 4.3% (13,800) and 2.2% (4,200). The largest proportional increase is West Yorkshire is projected to be in Bradford at 10.5% (50,000), while the lowest is to be in Leeds at 1.6% (11,400).
- Land Registry data points at the district level, to the movement of households from higher priced areas to lower priced areas. A price change, over the years for which the NHS migration data is available, from October to December 2002 to 2003 and to the following fourth quarter in 2004 is apparent for all West Yorkshire districts. The greatest price change over the period occurred in Calderdale at 52.7% and then subsequently in Kirklees at 50.4%. The largest district flow was from Leeds to Bradford in all three years presented 2002, 2003 and 2004. Overall mean prices in Leeds remain substantially higher than those in Bradford in both years, whilst the difference between Leeds and the other West Yorkshire districts has closed.
- According to the latest Land Registry data⁵⁷ the mean overall property price in West Yorkshire for April to June 2005 is £139,744 up from £131,179 for the same period in the previous year (a 6.5% increase). Since October to December 2000 property prices for West Yorkshire overall have risen by 101.2% (up to and including December 2005).
- Between October to December 2000 and the same period in 2005, the mean house price in Bradford increased by 100.2%, in Calderdale by 118.7%, in Kirklees by 111.5%, in Leeds by 91.2% and in Wakefield by 112.2%.
- The entry-level house price for Kirklees has been calculated at £100,859; this figure is one half of the affordability assessment used in the housing needs model.
- The dwelling stock position for Kirklees on the 1st April 2005 included 17.2% (29,472) social sector housing and 82.8% (141,554) private. Bradford and Calderdale had similar proportions of social sector housing at 16.8% and 16.7% respectively, while in Leeds and Wakefield the proportion was much higher at around a quarter of the total housing stock in each.
- On the 1st of April 2005, 6,799 households were listed on the Kirklees Housing Register, compared to a low of 4,962 in Calderdale and a high of 32,046 in Bradford. Since 2002, the number of households on the Housing Register has increased in every district except Kirklees, where it has reduced from 10,623.
- The greatest demand from households on the waiting list in Kirklees was for one-bedroom properties (3,681), while 1,968 households required two-bedroom properties and 968 three bedroom properties. A similar pattern was reflected in Leeds and Calderdale, while in Wakefield the greatest demand was for two-bedroom properties (data for Bradford was unavailable).
- The demand for smaller properties is to a great extent a reflection of the population that applies to the Housing Register and not the overall need or demand for different sized properties. The transfer list will reflect the need for larger properties and where these are not available in sufficient numbers, the Register will show a requirement for smaller properties because they are not being released by households moving on.
- The proportion of vacant dwellings at 1st April 2005 in Kirklees was 3.7%. This is similar to West Yorkshire's other districts, the lowest vacancy rate occurring in Wakefield at 3.3% and the highest in Bradford at 4.8%. Of Kirklees' total vacant dwellings, 8.4% were owned by the local authority or an RSL. This is the lowest rate in the district, almost half of the next lowest, 14.7% in Bradford. In Calderdale, nearly a third (31.3%) of vacant dwellings were in the social sector.

BALANCING THE HOUSING MARKET

- 18.6% (31,823 households) moved to their present address within the last two years. 21.5% of recent movers were in-migrants to the District (6,851 households)
- Of the households who moved internally within the District, 26.2% of moves within the last two years involved newly formed households within the District (6,544 households).
- Around two-thirds of in-migrants to Kirklees are drawn from neighbouring areas within Yorkshire & Humber and Greater Manchester.
- Kirklees is the district with the greatest negative commuting balance in West Yorkshire. It exchanges workers with all neighbouring districts, but mainly with Leeds and to a lesser extent Bradford. Only Huddersfield and the surrounding areas present a positive commuting balance only achieved thanks to internal district commuting from southern rural areas. All of Kirklees' wards belong to two TTWAs, Bradford and Huddersfield.
- External net migration increase is the predominant means of population increase generally across Yorkshire and Humber. At the County level (West Yorkshire) the predominant means of change is however natural.
- Land Registry data points at the district level, to the movement of households from higher priced areas to lower priced areas. A price change, over the years for which the NHS migration data is available, from October to December 2002 to 2003 and to the following fourth quarter in 2004 is apparent for all West Yorkshire districts. The greatest price change over the period occurred in Calderdale at 52.7% and then subsequently in Kirklees at 50.4%. The largest district flow was from Leeds to Bradford in all three years presented 2002, 2003 and 2004. Overall mean prices in Leeds remain substantially higher than those in Bradford in both years, whilst the difference between Leeds and the other West Yorkshire districts has closed.
- NHS Patient Register origin and destination data provided by ONS allows detailed examination of migration flows at a district and regional level. According to this data set, over the year 2001/02 West Yorkshire had a net migration balance of -3,200. Wakefield experienced a net balance of 1,300 whilst all other West Yorkshire districts experienced negative balances, with Bradford experiencing the greatest loss at 3,100. 2002/2003 data presents a similar picture, with West Yorkshire experiencing a net loss of -3,200, whilst Wakefield again is relatively high with a net balance of 1,500. Changes in the NHS Patient Register data for the year 2003/2004 also indicate a negative balance for West Yorkshire.
- A methodology has been developed for ODPM that sets out a means for identifying and defining Housing Market Areas (HMA).⁸¹ The principal methodology is the use of Census migration data to measure self-containment within a market.
- For this analysis and in line with ODPM guidelines it is suggested that a 70% threshold would be regarded as a 'true market'. All districts exceed this 'self-containment' threshold. As a result, based on the assumption that local administrative boundaries can be used to represent housing markets, each LAD appears to be a 'self-contained' market, as does the sub-region as a whole.
- Of the new forming households that were established within the District over the last two years, 29.3% (1,919) households moved into socially rented accommodation
- Of existing households that moved within the District (excluding in-migrants) over the last two years (11,360), 6.3% moved to social housing from owner-occupation (716 households), 8.9% moved from private rented accommodation to social housing (1,008 households) and 2.4% moved from another tenure to social housing (276 households).

- Of in-migrant households into Kirklees over the last two years (6,851), 19.0% moved into social housing and 31.6% moved into the private rented sector.
- 9.4% of existing movers and 13.5% of new forming households expressed interest in the schemes and a further 19.4% and 24.0% respectively would like to know more.
- A comparison of planned mover demands with the released supply appears to show that there is:
 - an overall shortage of social housing
 - a specific shortage of one bedroom flats/maisonette/apartments
 - a shortage of two bedroom semi-detached and detached housing
 - a surplus of two bedroom flats

NEED FOR AFFORDABLE HOUSING

Summary of the housing needs model

CURRENT NEED	
1. Existing households in need of alternative accommodation	16,536
2. <i>plus</i> Current non-households in need of affordable housing	419
3. <i>minus</i> cases that can afford to meet their needs in the market	3,664
4. <i>equals</i> Total current housing need	13,292
AVAILABLE STOCK TO OFFSET NEED	
5. Current occupiers of affordable housing in need	6,455
6. <i>plus</i> surplus stock	0
7. <i>plus</i> committed supply of new affordable units	0
8. <i>minus</i> planned units to be taken out of management	0
9. <i>equals</i> Total available stock to meet current need	6,455
10. <i>equals</i> Total unmet need	6,836
11. <i>times</i> quota progressively to reduce level of current need	20%
12. <i>equals</i> annual need to reduce level of current need	1,367
NEWLY ARISING NEED	
13. New household formation (gross p.a.)	3,272
14. <i>times</i> proportion of newly arising households unable to buy or rent in the market	59.9%
15. <i>plus</i> existing households falling into need and unable to afford market housing	1,000
16. <i>plus</i> in-migrants unable to afford market housing	626
17. <i>minus</i> potential out-migrants unable to afford market housing	0
18. <i>equals</i> newly arising need	3,585
SUPPLY OF AFFORDABLE UNITS (PER YEAR)	
19. Net supply of social re-lets	3,479
20. <i>plus</i> supply of intermediate housing available for re-let/resale at sub-market levels	0
21. <i>equals</i> affordable supply	3,479
22. Overall shortfall or surplus	1,473

STOCK CONDITION

- Households in Kirklees indicated that just under a quarter of the housing stock was built pre 1919 and only 7.7% of the stock had been built since 1985. 81.7% of the pre 1919 housing is owner occupied and 12.6% is privately rented. 71.6% of the post 2001 housing stock is owner occupied and 28.4% is socially rented. The majority (81.5%) of the of pre 1919 stock is terraced, whilst the majority of the post 2001 stock is split between detached and semidetached properties (38.5% and 41.7% respectively).
- The housing market areas with the biggest proportions of pre 1919 stock are South Dewsbury, South Huddersfield and Colne Valley. The areas with the biggest proportions of new housing stock are Mirfield, East Dewsbury and Batley, Dewsbury and Heckmondwike.
- The main form of heating in the district is the use of radiators with almost three quarters of households (73.8%) using radiators in all rooms of their homes. 74.9% of households make use of additional heating in the form of fixed gas or electric fires in some rooms and 7.5% of households use mobile fires in some rooms. Very little use is made of storage heaters, warm air heating and under floor heating.
- Just over a quarter of households (26.2% - 44,809) indicated that their homes require some type of repair or improvement. The main improvements indicated are for new kitchens and bathrooms, new central heating and for double-glazing. Batley, Dewsbury and Heckmondwike is the housing market area with the greatest proportion of households indicating a need for some type of repair or improvement, 51.2%.
- A fifth (20.7%) of Kirklees households stated that they find it fairly or very difficult to pay their fuel bills. Batley, Dewsbury and Heckmondwike has 31.2% of households finding it difficult to pay their fuel bills compared with just 6.3% in East Dewsbury. However in terms of broad measure of fuel poverty, Colne Valley is the housing market areas with the greatest proportion of households falling into this category at 28.0% compared with just 10.0% in Thornhill and a mean average of 18.7% in the district as a whole.

HOUSING NEEDS FOR OLDER PEOPLE

- The housing needs of older people covers a population spanning two or more generations. The lifestyles and expectations of the younger older generation are likely to be very different to the present older older generation. Even within each age band there are a multiplicity of needs, demands and aspirations.
- 63.1% of respondents aged over 75 live alone, compared to 29.3% aged between 55 and 74. This has implications for care and support services within the District as it suggests that the older person may not benefit from care and support within the home from another member of their household if the need arose.
- The location of households with at least one member over the age of 55 was fairly evenly spread across the District. The location of the older older generation is more concentrated, mainly in urban areas.
- There are clear differences in type, size and tenure of accommodation between the two age groups. Households with at least one member over the age of 75 are living in smaller accommodation, with an increased proportion in bungalows and flats rather than houses, and an increased proportion renting from a social landlord.
- 5.5% of households with at least one member over the age of 55 felt their home was not suitable and the main reason was that it was too large.

- 30.6% of respondents over the age of 55 stated they suffered from a long-term illness or health problem. For the sub group aged over 75, this rose to 46.1%. The most common limitation is a physical disability that does not require the use of a wheelchair.
- The most required adaptations were bathroom adaptations, stair lift / vertical lift and handrails / grab rails.
- 3.1% of households with at least one member over the age of 55 said they required care and support to enable them to stay in the home.
- The older generation show an increased dependence on financial support with 38.9% in receipt of Council Tax Benefit.
- 19.1% of households with at least one member over the age of 55 can be defined as being in fuel poverty. This rises to almost a quarter, 24.3%, of households with at least one member over the age of 75.
- Recent housing moves and planned moves in the next two years suggest that a range of options in type, tenure and size of accommodation needs to be available for older people.

HOUSING NEEDS OF BLACK & MINORITY ETHNIC COMMUNITIES

- Residents from BME groups were concentrated in particular areas in Kirklees. Batley, Dewsbury and Heckmondwike and South Dewsbury tended to have a high proportion of Indian and Pakistani respondents, whereas Black and Mixed African/Caribbean respondents tended to live in Mid, North and South Huddersfield. There were no respondents from BME groups from Cleckheaton and Liversedge and only a small number from the Holme and Colne Valleys. There was only one response throughout the survey from people of Bangladeshi origin, which is to be expected, given the extremely low number of such households in Kirklees.
- Average household sizes ranged from 2.3 persons for Black and Mixed African/Caribbean households to 4.2 persons for Pakistani households.
- There were no Indian and Pakistani households consisting of single people over 60 years old. In contrast, 15.7% of Chinese, Other Mixed, Other White and Other households, 19.7% of White British and Irish and 29.6% of Black and Mixed White and African/Caribbean households fell into this category.
- The proportion of Indian, Pakistani and Chinese, Other Mixed, Other White and Other households that were employed or self-employed full time was higher than that of other ethnic groups.
- The majority of Indian and Pakistani households were owner occupiers, with 60.3% and 54.8% respectively owning their homes outright. In contrast, over one third of White British and Irish, Black and Mixed African and Caribbean and Chinese, Other Mixed, Other White and Other households renting from a social housing landlord.
- A third of Indian and Pakistani households had previously lived in private-rented accommodation, suggesting that some had moved house in order to become owner occupiers.
- Over half of Indian and Pakistani households were living in terraced houses and approximately 60% of households from these two ethnic groups were living in pre-1919 housing.
- The most common reason why homes were unsuitable for the needs of the household was that the accommodation was too small. This applied to all ethnic groups. A higher proportion of Indian and Pakistani than White British and Irish households stated that their homes were 'badly in need of repairs/improvements'.

12% (or three respondents out of 25) of Indian respondents had experienced harassment within the local area.

- 54.7% of Indian and 66.4% of Pakistani households overcrowded, compared to 35.5% of White British and Irish and 29.8% of Black and Mixed African/Caribbean households.
- 78.8% of White British, 79.8% of Pakistani, 80.3% of Indian, 96.3% of Black/Mixed White & Black and 69.7% of Chinese and Other respondents could not afford to put down a deposit of £5,043 to purchase a property.
- Despite the high proportion of Indian and Pakistani respondents who owned their homes outright, three quarters from each group stated that they had no equity in their homes.
- The BME respondents in Kirklees were a fairly stable population in terms of house moves. 63.3% of Indian, 47.3% of Pakistani and 57% of Black and Mixed White and African/Caribbean households had been living in their current homes for five years or more.
- Indian and Pakistani respondents appeared to have moved within the same geographical areas in Kirklees, namely Batley, Dewsbury and Heckmondwike and South Dewsbury. A high proportion of respondents from Black and Mixed White and African/Caribbean backgrounds lived in Huddersfield, rather than surrounding areas of Kirklees.
- A large proportion of householders were not intending to move house within the next two years. Approximately 90% of all households from Indian, Pakistani, Black and Mixed White and African/Caribbean and White British and Irish backgrounds fell into this category.
- Of the small proportion of households that did intend to move house within the next two years, the majority were planning to stay in Kirklees.
- The proportion of Indian and Pakistani households who indicated that at least one member of their household had a long-term illness or disability was lower than the proportion of those from White British and Irish backgrounds.

HOUSING NEEDS OF YOUNG PEOPLE

- Problems of affordability and availability of suitable properties are pervasive for young people in Kirklees.
 - There is an acute shortage of properties for single person households with average advertised rents in Huddersfield averaging £85.72 per week. As a result some young people end up homeless and vulnerable to becoming involved in substance misuse. There may also be a much larger hidden homeless young population that is difficult to monitor.
 - Within Kirklees, 73.2% of young person households are headed by women and 18.3% are single mothers. 39.1% are couples with one or more children.
- Young people in the district are on much lower incomes than the general population with 31.9% having a gross household income of less than £550 per month. They are therefore heavily dependent on social housing and 33.1% are in receipt of housing benefit. 43.8% are in fuel poverty.

APPENDIX 4: TABLES/MATRICES TO COMPLETE FOR SA REPORT

(B1) – Testing the plan or programme objectives against the SA objectives

There are two matrices to complete in this section, an Objective Compatibility matrix and one to test the SA objectives against the aims of the plan. Both tables will identify potential synergies and inconsistencies.

Example of a Compatibility Assessment Matrix

SA Objective					
Objective 1					
Objective 2	✓				
Objective 3	✓	X			
Objective 4	X	0	?		
Objective 5	✓	✓	0	?	
SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5

Key

✓	Compatible	?	Unsure
X	Incompatible	0	No link/insignificant

Objectives	Relationship	Concerns highlighted
4 and 1	X	Potential exists for conflict between demand for housing land and pressure to avoid floodplain development
4 and 3	?	The potential impact of climate change on human health is uncertain and could include positive or negative aspects.

Example of Testing Compatibility table of Plan objectives and SA objectives

SPD Objectives									
SA Objectives		SPD 1	SPD 2	SPD 3	SPD 4	SPD 5	SPD 6	SPD 7	SPD 8
	1	✓	✓	X	✓	✓	✓	X	X
	2	X	X	X	?	?	✓	✓	✓
	3	?	?	✓	?	✓	?	?	?
	4	X	X	✓	✓	✓	✓	✓	X
	5	?	?	✓	?	?	?	?	X
	6	✓	✓	✓	✓	✓	✓	✓	✓
	7	?	?	?	X	X	?	?	?
	8	✓	✓	✓	✓	?	✓	✓	✓

Key

✓	Potentially Consistent
X	Potentially inconsistent dependant upon implementation
?	No relationship/unsure

Objectives	Relationship	Concerns highlighted
SPD 3 and 2	X	Potential exists for conflict between creating a new sport and leisure complex with reducing air, water, land, noise pollution.
SPD 4 and 3	?	The design type of 200 new homes may have a positive effect on reducing crime rates and the fear of crime.

APPENDIX 5: Appropriate Assessment

The Need for an Appropriate Assessment- Screening Opinion.

1. Introduction

- 1.1** The Habitats Directive (92/43/ EEC) paragraphs 6 (3) and(4) requires that an assessment of any plan that is likely have a significant environmental effect on any Natura 2000 European Site prior to it being adopted by a competent authority. Natura 2000 European Sites are defined as being Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).
- 1.2** The first stage of an assessment process is the screening of the plan that is likely effect European sites. By so doing this process will either lead to the conclusion that the plan will have no adverse effect on the designated site, or by adopting a precautionary approach it will be necessary to undertake an Appropriate Assessment of the significance of the possible effects.
- 1.3** This Screening Opinion has been undertaken using the advice and guidance provided by the European Commission in “Assessment of Plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Articles 6 (3) and (4) of the Habitats Directive 92/43/EEC (2002).

2. Objectives of the Supplementary Planning Document

- 2.1** The Supplementary Planning Document (SPD) for Affordable Housing is one of the documents that will constitute the content of the Local Development Framework. Its objectives have been devised to enable the SPD to provide appropriate guidance to use and implementation of the Unitary Development Plan saved policy H 10. This policy states

THE PROVISION OF AFFORDABLE HOUSING WILL BE A MATERIAL CONSIDERATION WHEN PLANNING APPLICATIONS ARE CONSIDERED. THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS FOR THE INCLUSION OF AN ELEMENT OF AFFORDABLE HOUSING WHERE THE LACK OF AFFORDABLE HOUSING HAS BEEN DEMONSTRATED. THE EXTENT AND NATURE OF AFFORDABLE HOUSING PROVISION WILL HAVE REGARD TO:

- I EVIDENCE OF LOCAL NEED**
- ii THE SIZE OF THE SITE AND ITS SUITABILITY IN TERMS OF ACCESS TO LOCAL SERVICES AND FACILITIES AND THE ABILITY OF PUBLIC TRANSPORT**
- iii THE VIABILITY OF OVERALL DEVELOPMENT; AND**
- iv THE DEGREE TO WHICH A MIX OF DWELLING SIZES AND TYPES IS PROVIDED.**

3. Definition of Supplementary Development Plan Objectives

- SPD.1 to achieve an increase in the number of affordable homes secured in relation to market housing developments to facilitate the creation of mixed and balanced communities
- SPD.2 to set out clearly the Council's requirements for the provision of affordable housing in relation to market housing developments including in rural areas
- SPD.3 to enable developers to predict the financial and other implications of the Council's requirements in respect of affordable housing
- SPD.4 to define what constitutes affordable housing by reference to cost and to ensure that it meets the needs of those identified by the Council as requiring such housing
- SPD.5 to set out the circumstances in which affordable housing will be required, and where affordable housing will not be required
- SPD.6 to ensure that affordable housing remains affordable for successive occupiers or that where such restrictions are lifted, any subsidy is recycled for the provision of alternative affordable housing
- SPD.7 to ensure that where possible, affordable housing is physically integrated with market housing
- SPD.8 to set targets for;
 - the total number of affordable homes
 - social-rented and intermediate housing
 - the size and type of housing

4. Description of the Natura 2000 sites

- 4.1 In respect of the Natura 2000 sites there are three that are within or close to the boundary of Kirklees.

South Pennine Moors Special Area of Conservation
 South Pennine Moors Special Protection Area Phase II
 Denby Grange Colliery Ponds Special Area of Conservation

4.2 South Pennine Moors Special Area of Conservation and South Pennine Moors Special Protection Area Phase II

Location: The Special Area of Conservation (SAC) has a total area of approximately 64983ha. It extends in a southerly direction into the northern parts of the Peak District National Park including that part of Dark Park that is within Kirklees, to the north it has the Aire valley in Bradford as its boundary whilst to the west it stretches into the eastern parts of the districts of Tameside, Rochdale and Lancashire. Whereas the Special Protection Area (SPA) excludes the land within the national Park but otherwise shares a common boundary with the SAC. As a result it has a smaller geographical area of 20936 ha.

Description: The site comprises primarily unenclosed moorland which contain significant areas of bog, marsh, wet and dry heath scrub and smaller tracts of dry and humid grassland. It is an area which is used for extensive sheep and smaller amounts of beef cattle grazing, controlled grouse shooting informal recreation and drinking water catchments. Due to a history of over-grazing, significant amounts of pollution- particularly sulphur dioxide with its consequences for acid rain, a certain amount of jettisoned aeroplane fuel and human tramping much of the site falls within the Natural England condition survey as being “unfavourable”.

Reasons for selection: In the case of the SA C it is the most south-easterly location of upland dry heath in the UK occupying as it does the lower slopes of the moors on mineral soils and thin peat. It is dominated by heather, wavy grass and bilberry vegetation types. Within the cloughs and valleys there is a greater mix of dwarf shrubs and certain mosses and lichens.

On the upper parts moorland plateaux the blanket bogs are dominant although they are botanically poor often overwhelmed by Hare’s tail cotton grass. On the drier areas heather, crowberry and bilberry are often prominent. It is within these parts of the moor where erosion problems are at their worst leading to bare peat which in itself is eroding to expose the mineral rock beneath.

Designation of the SPA is the result its importance as qualifying under Article 4.1 of the EEC Birds Directive for containing important assemblages two Annex 1 species – merlin and golden plover. In addition the site is important for supporting nationally important breeding migratory populations of migratory birds –curlew, peregrine falcon, dunlin, snipe, redshank, ring ouzel, twite and short eared owl which collectively depend on the moorland and moorland fringe habitat types.

Vulnerability: The entire moor in Kirklees is open to public access that enables large amounts of informal recreation use which can result in habitat damage due to physical erosion and damage by fire. There are issues of grazing pressure and air pollution issues. There is increased vulnerability in numbers and distribution of certain breeding moorland birds due to agricultural improvements and intensification of farming on the surrounding areas destroying or reducing the areas of important feeding habitats.

4.3 Denby Grange Colliery Ponds Special Area of Conservation

Location: this site is located within the District of Wakefield as it immediately abuts the boundary with Kirklees on its eastern flank. In total it covers an area of about 18.5ha.

Description: the most significant feature of the site is the water areas despite the fact that they occupy only 5% of the scheduled area; the majority of the rest (75%) is deciduous woodland. The main pond was formed as a result of coal mining from the colliery that is now the Caphouse National Mining Museum. A new adjacent additional pond was purposely constructed to support the content of the original.

Reason for selection: the presence of large breeding populations of Great Crested Newts within the ponds and the surrounding anthropogenic habitat.

Vulnerability: the site is some distance from any resident population and there is no direct public access to disturb the animals. As the site is managed for the defined purpose it is deemed to be in maintained condition and is not likely to be adversely affected by drainage or changes to the surrounding habitat.

5. **Description of any likely direct, indirect or secondary impacts of the content of the Supplementary Planning Document on the Natura 2000 Sites**
- 5.1 **Plan area-** the SPD will apply to all new housing developments within the whole of the District
- 5.2 **Implementation Period** - the period will last until formal adoption of the Local Development Framework Core Strategy scheduled to be June 2010
- 5.3 **Size, scale and land take** - the SPD does not allocate land
- 5.4 **Distance from any Natura 2000 Site** – not relevant as the SPD does not allocate land
- 5.5 **Physical changes as a result of the content of the SPD** - The SPD will not result in any changes to any land that will have any impact on any of the European Natura 20000 sites.
- 5.6 **Resources requirements** – there will be no requirement for the SPD which will have an impact on the European sites.
- 5.7 **Emissions, waste and excavations requirements** – no effect will apply to the Natura 2000 sites as a result of the SPD
- 5.8 **Transportation requirements** – the SPD will not result in any transportation requirements,
- 5.9 **Duration of construction, operation and decommissioning** - there will no be any effect as the SPD does not allocate land for development
- 5.10 **Impacts resulting from the document's objectives** – the SPD and its objectives as defined will have no impact on the European sites.
6. **Description of any likely changes to sites as a result of any reduction in habitat area, disturbance to key species, habitat or species fragmentation, reduction in species density changes to key indicators of value, climate change.**
- 6.1 **Reduction in habitat area** – the SPD does not allocate land and therefore there is no loss in habitat area
- 6.2 **Disturbance to key species** – the SPD will not result in any disturbance to key species.
- 6.3 **Habitat or species fragmentation** – there will as a result of the SPD be any fragmentation

- 6.4 Changes to key indicators of conservation value** – the implementation of the SPD will not result in any changes to key indicators
- 6.5 Climate change** – the SPD will have no influence or impact on climate change
- 7 Conclusion**
- 7.1** The SPD will not by virtue of its content not allocate any new land for housing development. Its purpose is to interpret the current policy H10 of the Unitary Development Plan for the purpose of securing more appropriate levels of affordable housing provision across the District to meet better the defined need. It will examine the level of need, types and tenure required to meet this defined need and provide the appropriate guidance to secure the requirement as part of the development of new residential development on sites that are already allocated in the approved UDP or on sustainable brownfield sites that are suitable for housing use. There will be no new housing in the countryside which in the case of Kirklees is defined as green belt where there are very significant constraints to development as well as being the locations of the Natura 2000 sites.
- 7.2** On the basis of the information that is outlined in this document it is the opinion of the Council that the Supplementary Development Plan based on the existing Unitary Development Plan to which the screening opinion relates:
- a.** is not directly connected with or necessary to the management of the European identified sites and
 - b.** is not likely to have a significant effect on these identified Natura 2000 sites either alone or in combination with other plans.
- 7.3** As a result no Appropriate Assessment is required to be undertaken under regulations 48, 49 and 54 of “The Conservation (Natural Habitats &c) Regulations 1994