

Observations by:	KC Strategic Housing
Pre- Application No.	2017/62/91623/W
Proposed Development:	Erection of 59 dwellings and associated means of access
Location:	Land at, Dunford Road, Hade Edge, Holmfirth, HD9 2RT
Applicant/Agent:	Jones Homes/Savills Planning

Ward: Holme Valley South **Strategic Housing Market Assessment local plan sub-area:** Kirklees Rural West

Strategic Housing Market Assessment context:

Within Kirklees Rural- West, there is a significant need for affordable 1-2 bedroom housing, as well as a need for affordable 1-2 bedroom housing for older people specifically. Kirklees Rural- West has some of the highest priced housing in Kirklees with properties costing around £105,000 to £195,000. It is a popular location, with 15% of households planning to move home within Kirklees in the next 5 years, having it as their first choice destination.

Kirklees Rural- West has a large number of detached properties, compared to other areas in Kirklees and a high level of home ownership, with 75% of houses being owner-occupied. Around 15% of homes are private rented and around 10% are affordable (social) homes. Affordable bungalow and 1 bed/bedsit homes are limited in availability in the area. Kirklees Rural- West has some of the highest rents in Kirklees, starting from around £425+ per month.

Affordable housing:

Kirklees' interim affordable housing policy advises that the Council seeks to secure 20% of dwellings on sites with over 11 or more dwellings, for affordable housing.

The policy also advises that on-site provision (housing) is preferred however where the Council considers it appropriate, a financial contribution to be paid in lieu of on-site provision will be acceptable. In the application's planning statement, the applicant advised that they considered a key benefit of the development to be 'Delivery of 12 affordable homes at a time when Kirklees Council has a district wide shortfall'.

Affordable allocation for this development-

Amount of affordable units: 12

The proposed development includes 59 dwellings, (11.8 units- approx. 20% of 59) dwellings can be allocated for affordable housing. As considered by the applicant, rounding 11.8 up to 12 affordable units is a welcome number of affordable units to be provided by this development.

Type: homes with 1-2 bedrooms if possible

There is a significant demand for affordable homes with 1-2 bedrooms in Kirklees Rural West. For the affordable dwellings, 1-2 bedroom homes would suit the affordable needs of the area (or bed types/mix of bed types closest to 1-2 beds).

Tenure: 6 Affordable Rent units and 6 Intermediate units.

In terms of affordable tenure split, across the district Kirklees works on a split of 54% Affordable Rent to 46% Intermediate, but this can be flexible. For the proposed affordable units on this development, this would work out at 6 Affordable Rent units and 6 Intermediate units. The Council welcomes this application and is open to discussion with the applicant regarding affordable housing.