

Consultation Response from KC Strategic Housing

2019/91630 at 4a Ruth Street, Newsome, Huddersfield, HD4 6JF

Application for: erection of 30 dwellings and 12 apartments with with ancillary works

Date Responded:
11/09/2019

Responding Officer: Ellie
Selby

Responding Ref: SH/19/91630

Affordable housing:

The council seeks to secure 20% of dwellings on sites with 11 or more dwellings, for affordable housing. 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.

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

In Huddersfield South (SHMA sub-area the site is in), there is a significant need for affordable 1, 2 and 3+ bed properties. Home-ownership rates are low with 60% owner-occupied. 20% of homes are rented privately whilst 20% of homes are affordable housing. House prices in Huddersfield South range from around £85,000 to £160,000. Lower quartile rent in the area is £399 per month.

Affordable allocation for this development: 8 affordable dwellings are sought from this development.

Type: 1, 2 and 3+ bedroom homes

There is demand for affordable 1, 2 and 3+ bedroom homes in the area. The application proposes a development of 1, 2 and 3 beds, therefore a mix including 1, 2 and 3 beds would be suitable. Affordable homes must be indistinguishable from market housing in both quality and design.

Tenure:

In terms of affordable tenure split, across the district Kirklees works on a split of 54% social or affordable rent to 46% intermediate housing, but this can be flexible. 4 social or affordable rented dwellings and 4 intermediate dwellings would be suitable for the development.