

Keepmoat Homes Ltd  
**Ashbrow, Huddersfield**  
Affordable Housing Statement

Issue | 1 August 2019

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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# 1 Affordable Housing Statement

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## 1.1 Introduction

This statement is submitted in support of a planning application submitted by Keepmoat Homes Ltd in relation to the proposed development of Ashbrow, Huddersfield for 161 residential units (all falling within Use Class C3). It has been prepared in accordance with the agreed validation requirements from Kirklees Council as part of pre-application discussions. It should be noted that planning permission has previously been granted for the construction of 160 residential units on this site (under Kirklees Council reference 2018/90586).

## 1.2 Planning Policy Requirements

Planning policy requirements for the development are set out within policy LP11 of the Kirklees Local Plan Strategy and Policies (2019). Policy LP11 seeks that all proposals for housing will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

For schemes of more than 10 dwellings, the policy seeks that the housing mix reflects the proportions of households that require housing, achieving a mix of house size and tenure.

The policy identifies that the proportion of affordable homes should be 20% of the total units on market housing sites. The proportion may be less where viability evidence demonstrates that there are development costs which would otherwise prejudice the implementation of the proposal.

## 1.3 Affordable Housing Quantum

For clarity, this application will provide affordable housing in the following manner:

- Delivery of 50 affordable units within the Extra Care Facility. These units will be Social Rent and secured via the Section 106 agreement which will accompany the planning permission. These units will be delivered by Kirklees Council.
- Delivery of 13 affordable housing units within the residential development being progressed by Keepmoat Homes. These will also be Social Rent and will be transferred to a Registered Provider as set out within the development agreement between Keepmoat Homes and Kirklees Council.

Therefore in total, the proposals will deliver 63 social rent affordable units, which represents 39% affordable housing within the proposed scheme. This is against a local policy requirement of 20% affordable housing. This is in line with the proposals as previously approved within the existing planning permission.

This will support the delivery of housing development with a mix of size, tenure and type of housing needed for different groups in line with the principles set out in paragraph 61 of the National Planning Policy Framework.

## 1.4 Conclusion

The provision of 39% affordable housing as part of the Ashbrow development exceeds the local plan requirement of 20% of the market housing figures. It represents a policy compliant position and the delivery of a mix of housetypes and 1 / 2 bed apartments provides for a mix of unit types to meet local housing needs.