

Consultation Response from KC Strategic Housing
2019/93920 at Land adj. 63 Wakefield Road, Moldgreen, Huddersfield, HD5 9AB

Application for: Erection of 12 apartments
Date Responded:
 22/01/2020

Responding Officer: Ellie
 Selby

Responding Ref: SH/19/93920

Affordable housing policy:

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.

Ward: Dalton

SHMA Market Area: Huddersfield South

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

There is significant need for affordable 3+ bedroom homes in Huddersfield South, along with a lesser need for 1-2 bed roomed properties. Rates of home ownership are low compared to other areas within Kirklees, at 60%. 20% of homes are rented privately and affordable housing constitutes the remaining 20%. House prices in Huddersfield South range from around £85,000 to £160,000 and lower quartile rent in the area is £399 per month.

Affordable allocation for this development: 2 units are sought from this development.

Type: 1 bedroom apartments

There is significant demand for affordable 3+ bedroom homes in the area, along with demand for 1 and 2 bed dwellings. The applicant proposes 1 bed apartments, therefore 1 bed apartments would be suitable for this development. Affordable homes should be distributed evenly throughout the development and not in clusters, and must be indistinguishable from market housing in terms of both quality and design.

Tenure:

In terms of affordable tenure split, across the district Kirklees works on a split of 55% social or affordable rent to 45% intermediate housing, but this can be flexible. 1 social or affordable rented dwelling and 1 intermediate dwelling would be suitable for the development.