

Consultation Response from KC Strategic Housing		
2020/93358 at land south-east of Abbey Road North, Shepley, Huddersfield, HD8 8FG		
Application for: erection of 52 dwellings		
Date Responded: 12/11/2020	Responding Officer: Ellie Selby	Responding Ref: SH/20/93358
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: Kirkburton SHMA Market Area: Kirklees Rural East Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant demand for affordable 1 and 2 bedroom homes in Kirklees Rural East. Rates of home ownership are high at 80%, with 10% of homes rented privately and affordable housing constituting less than 10%. House prices in Kirklees Rural East range from around £141,000 to £267,500 and lower quartile rent in the area is £477 per month. Affordable allocation for this development: 10 units are sought from this development. Type: 1 & 2-bedroom housing There is considerable demand for 1 and 2 bed homes in the area, and the affordable units should reflect this. The applicant currently proposes that all of the 1-bed homes (10no.) on the development are designated as affordable, which is not an adequate housing mix. Strategic Housing expect to see an even balance of affordable house types to ensure a “tenure blind” scheme. Based on this and the requirements of LP11, 2-bed dwellings should be included. Affordable homes should be distributed evenly throughout the development and must be indistinguishable from market housing in terms of both quality and design. The affordable homes are currently in one location and require pepper-potting across the site to ensure policy compliance. 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. Kirklees Rural East has the highest rate of home-ownership across the district and the lowest existing provision of affordable rented or social rented dwellings. Given that Kirklees Rural East has the highest need for affordable rented accommodation, a provision comprising solely starter homes cannot be supported by Strategic Housing. 6 social or affordable rented dwellings and 4 intermediate dwellings would be suitable for the development. Please note that Starter Home sale prices must be relevant to local incomes and affordability which are detailed in Kirklees’ Strategic Housing Market Assessment. Summary:		

Strategic Housing objects to the proposals based on the following:

- Lack of even distribution/pepper potting
- Inadequate housing mix – requirement for 2 bed homes
- Existing tenure proposals do not match local need