

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: 18/03/2021	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. The applicant is now proposing 8 x 1 bed homes and 2 x 2 bed homes as the affordable allocation, which is acceptable. Affordable homes should be distributed evenly throughout the development and must be indistinguishable from market housing in terms of both quality and design. Whilst not pepper-potted, the applicant has relocated 2 of the units in attempt to better distribute them. 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. The applicant has revised the affordable housing proposals to include 3 social/affordable rented units, which is welcomed. The applicant proposes that the remaining 7 units are a mixture of Starter Homes and Discount Market Sale which for this development is deemed acceptable. Please note that Starter Home and DMS sale prices must be relevant to local incomes and affordability – which are detailed in Kirklees’ Strategic Housing Market Assessment. The Starter Home/DMS sale prices are to be agreed with the council’s Affordable Housing Officer, with further detail on this and qualifying buyer eligibility criteria to be set out in the Section 106 agreement.		