

Consultation Response from KC Strategic Housing		
2020/93954 Land adj, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY		
Application for: Erection of 57 dwellings and associated works		
Date Responded: 22/12/2020	Responding Officer: Ellie Selby	Responding Ref: SH/20/93954
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: Colne Valley SHMA Market Area: Kirklees Rural West Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant need for affordable 1 and 2 bedroom homes in Kirklees Rural West, along with 1/2 bed dwellings for older people specifically. Rates of home ownership are high at 75%, with 15% of homes rented privately and affordable housing constituting the remaining 10%. House prices in Kirklees Rural West range from around £106,000 to £210,000 and lower quartile rent in the area is £425 per month. Affordable allocation for this development: 11 units are required from this development. Type: 1 & 2 bed housing The applicant proposes 1 & 2 bed apartments as the affordable provision for this development. Whilst there is significant need for 1 & 2 bed dwellings, a scheme comprising market housing and affordable apartments cannot be supported, as this would promote inequality and division. Developments should demonstrate a tenure blind approach. 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. 6 social or affordable rented dwellings and 5 intermediate dwellings would be suitable for the development.		