

Consultation Response from KC Strategic Housing

2020/93954 at Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Erection of 42 dwellings and associated works

Date Responded: 21/06/2022

Responding Officer: DB

Responding Ref: SH/22/93954

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 a significant need for affordable 1–2-bedroom housing in Kirklees Rural- West, as well as a need for affordable 1–2-bedroom housing for older people specifically.

Kirklees Rural- West has a large number of detached properties, compared to other areas in Kirklees and a high level of home ownership, with 75% of properties being owner-occupied. Around 15% of homes are private rented and around 10% are affordable housing.

Affordable allocation for this development: 8 units (20% of proposed 42 units) are sought from this development for affordable housing.

Type:

As affordable 1 & 2 beds are needed in the area, provision of this type of property is welcome.

Affordable homes should where possible be indistinguishable from the market housing in a development, in terms of the quality of materials and finishing, design, space standards, landscaping and any other such features.

Previous comments from Strategic Housing advised against the affordable housing being distinguishable in its type (flats) from the market housing (homes). This is still to be noted however if the applicant is not considering for example offering smaller homes as part of the affordable (such as some 2 bed homes), flats are acceptable on the basis that the affordable flats and market homes are otherwise indistinguishable where possible (such as in terms of materials, finishing and landscaping).

The applicant advised the following in the most recent D&A statement:

‘Currently in negotiations with Housing Association preferred partner, for the delivery of the affordable housing consisting of 8 1- and 2-bedroom flats in the Lower Wood area of the site in the north eastern corner.’ The applicant also noted having looked to address the scale of the overall development. Strategic Housing would welcome discussion with the applicant regarding tenure of the affordable housing and other arrangements that may have been discussed by the applicant and their proposed Housing Association partner.

Tenure:

Kirklees policy generally advises 55% of the affordable homes being provided as social or affordable rent, and 45% being provided as Intermediate affordable housing.