

Consultation Response from KC Strategic Housing		
2020/92067 former, Stile Common Infant & Nursery School, Plane Street, Newsome, Huddersfield, HD4 6DF		
Application for: Erection of 30 dwellings		
Date Responded: 14/08/2020	Responding Officer: Ellie Selby	Responding Ref: SH/20/92067
<p>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.</p> <p>Ward: Newsome SHMA Market Area: Huddersfield South Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant need for affordable 3 and 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 rented privately and affordable housing constituting 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.</p> <p>Affordable allocation for this development: The applicant proposes solely affordable housing.</p> <p>Type: 2 and 3 bedroom housing There is significant demand for affordable 3 and 3+ bedroom homes in the area, along with demand for 1 and 2 bed dwellings. The applicant proposes a mixture of 2 and 3 bed roomed homes, which is welcomed.</p> <p>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. The applicant proposes a tenure mix of social, affordable and intermediate rent, which is acceptable.</p>		