

Consultation Response from KC Strategic Housing
2021/90086 at Grameen Spice, 2, Bristfield Road, Grange Moor, Huddersfield, WF4 4DX

Application for: Erection of 18 apartments in 2 blocks and change of use and alterations to convert existing restaurant to 6 apartments

Date Responded:
 18/03/2021

Responding Officer: Ellie
 Selby

Responding Ref: SH/21/90086

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, as well as lower demand for 3+ bed-dwellings. Rates of home ownership are high at 80%, with 10% of homes rented privately and affordable housing constituting less than 10%. When compared with other market areas across the district, Kirklees Rural East has the lowest proportion of affordable housing. House prices range from around £141,000 to £267,500 and lower quartile rent in the area is £477 per month.

Affordable allocation for this development: Based on a total of 24 dwellings, 5 units are sought from this development.

Type: 1/2/3-bedroom housing

There is considerable demand for both 1 and 2 bed homes in the area as well as a lower need for larger units, suitable for families. The application currently proposes solely 1-bed units. Given the significant need for 2 bed-dwellings, a mixture of both would be acceptable for this development and better reflect local housing need. Affordable homes should be distributed evenly throughout the development 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. 3 social or affordable rented dwellings and 2 intermediate dwellings would be suitable for the development.