

Consultation Response from KC Strategic Housing

2021/93621 at Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH

Application for: Erection of 10 dwellings and associated works (Within a Conservation Area)

Date Responded: 15/11/2021

Responding Officer: DB

Responding Ref: SH/21/93621

Affordable housing:

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: Golcar

SHMA Market Area: Kirklees Rural- West

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

In Kirklees Rural- West (SHMA sub-area the site is in), there's a significant need for affordable 1-2 bedroom housing, as well as a need for affordable 1-2 bedroom housing for older people specifically. The area has some of the highest priced housing in Kirklees with property prices ranging from around £106,000 to £210,000.

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. Lower quartile rent in the area is £425 per month.

Housing type:

There's demand for affordable 1-2 bedroom homes in the area. For affordable dwellings in this proposed development, 1-2beds or if not possible, the closest house types to them (the proposed 3 beds) would be suitable.

Tenure: 1 Social or Affordable Rent dwelling and 1 Intermediate dwelling

In terms of affordable tenure split, across the district Kirklees works on a split of 55% Rent to 45% Intermediate. For 2 affordable dwellings, this would work out at 1 Social or Affordable Rent dwelling and 1 Intermediate dwelling.

Affordable allocation for this development:

As the applicant notes in the planning statement, the Kirklees Local Plan policy- 'LP11 – 'Housing Mix and affordability', explains that all proposals should contribute to creating mixed and balanced communities taking regard for the latest housing need evidence. As such all housing proposals must provide a broad mix of housing suitable for different household types, with specific reference to those schemes of more than 10 dwellings or those of 0.4 hectares or greater in size. Furthermore, it requires that for developments of more than 10 homes, the proportion of affordable homes should be 20% of the total units of market housing sites.'

If the 20% affordable housing requirement applies to this development of 10 units, it would be expected to provide 2 affordable units.

Regarding if a 20% affordable housing requirement applies to this application, which is below the 'more than 10 units' threshold (after which affordable housing usually applies), Planning will provide final confirmation as to how much affordable housing contribution may or may not be sought from this development following consultation with Strategic Housing.