Consultation Response from KC, Strategic Housing
2021/94719 Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT
Reserved Matters application pursuant to outline permission 2018/91838 for erection of a residential development formed of 22 dwellinghouses
Date Responded: 01/09/2022 Responding Officer: Kate Crozier Responding Ref: SH/21/94719

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: Lindley
SHMA Market Area: Huddersfield North
Kirklees Strategic Housing Market Assessment (SHMA) sub area context:
There is significant need for affordable 3+ bedroom homes in Huddersfield North, along with a lesser need for 1-2 bedroomed properties. Rates of home ownership are low, at just under 65%, with 20% of homes rented privately and affordable housing constituting the remaining 15%.

Affordable allocation for this development: 4 units are sought from this development.

Type: 4-bedroom housing

There is significant demand for affordable 3+ bedroom homes in the area, therefore 4 bed dwellings would be appropriate for this development. The architecture of the affordable homes should be indistinguishable from the market housing in terms of the quality of materials and finishing, the architectural details, style, and space standards. The approach to external landscaping and on-plot car parking should be indistinguishable from the market dwellings.

The layout of affordable dwellings should be dispersed throughout the site in smaller clusters, avoiding large groupings of affordable dwellings together that may reinforce social exclusion. Affordable dwellings should be well integrated within the site layout and not located at specific areas at the edges of sites.

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. In line with latest government guidance a minimum of 25% of the affordable homes must be First Homes – forming part of the intermediate allocation. The remainder of the affordable homes should be delivered in line with Local Plan policy (55% affordable rent/ 45% intermediate).

Therefore, 2 homes should be affordable or social rent, 1 home should be First Homes and 1 home should be other intermediate homes.