

**Consultation Response from KC,
Strategic Housing**

2022/90469 Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN

Outline application for residential development for up to 14 dwellings and associated infrastructure following the demolition of existing public house, including consideration of layout and access (within a Conservation Area).

Date Responded: 13/04/2022

Responding Officer: Kate Crozier

Responding Ref: SH/22/90469

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: Golcar

SHMA Market Area: Kirklees Rural West

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

There is significant need for affordable 1 and 2 bedroom homes in Kirklees Rural West, along with 1/2 bed dwellings for older people specifically. Rates of home ownership are high at 75%, with 15% of homes rented privately and affordable housing constituting the remaining 10%.

Affordable allocation for this development: 3 units are sought from this development.

Type: 1,3 and 4 bed housing

The development proposes a mixture of 1, 3 and 4 bed dwellings that are aimed at accommodating families. 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.

Given the market dwellings comprise 3 and 4 bed homes and the affordable units 1-beds, there will be a clear distinction between market and affordable dwellings. The applicant could consider providing 2-bed dwellings, with some for market sale and the remainder affordable homes.

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).

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2 social or affordable rented dwellings and 1 intermediate dwelling would be suitable for the development. In line with the above, the intermediate dwelling is required as a First Home.