

Consultation Response from KC Strategic Housing

2022/91139 at land south of Oddfellows Street, Scholes, Cleckheaton, BD19 6NX

Erection of 34 dwellings along with all associated infrastructure, parking, open space and landscaping

Date Responded: 30/09/2022

Responding Officer: DB

Responding Ref: SH/22/91139

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: Cleckheaton

SHMA Market Area: Batley and Spen

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

Batley & Spen has one of the highest levels of need for affordable housing in Kirklees. 3+ bedroom homes in particular are needed, as well as 1–2-bedroom homes and 1–2-bedroom homes for older people specifically.

Owner occupier rates in the area are over 65% (under 70%), private renting is around 15% of the market and affordable housing is over 15% of the market.

Affordable allocation for this development:

7 units (20% of 34 units) is sought for affordable housing.

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% social or affordable rent/ 45% intermediate). For 7 units this would work out as:

First Homes (25% of Intermediate): 2

Social/Affordable Rent: 4

Other Intermediate (20% of Intermediate): 1

Type: the applicant has proposed the following: ‘indicative layout of 34 units, comprising of 2 no detached 5 bed properties, 4 detached 4 bed properties and 20 semi-detached 3 bed properties, along with 8 no 1 or 2 bed flat starter units. The scheme proposals are for some of the units to be delivered as affordable housing’.

The 1 and 2 beds proposed for the affordable housing, being the only flats in the development, would distinguish them from the market housing. If possible, having some of the affordable housing as 3bed semi-detacheds for example, would provide a greater mix of affordable house types. In terms of features such as landscaping and build quality, the affordable homes should be indistinguishable from the market housing in the development.