

**Consultation Response from KC,
Strategic Housing**

2022/91822 Land at Edgerton Road, Huddersfield, HD3 3AA

Modify Section 106 obligation relating to previous permission 2014/93014 for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area)

Date Responded: 03/02/2023

Responding Officer: Kate Crozier

Responding Ref: SH/22/91822

Affordable housing policy:

Our previous Strategic Housing response provided in February 2015 was based on old council policy requesting 30% of dwellings on site to be affordable. The council's current policy has changed and now 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: Greenhead

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%.

Note:

The applicant wishes to remove the affordable housing financial contribution, a commuted sum of £248,255 agreed within the Unilateral Undertaking June 2015. Current SHMA data show there is still a significant need for affordable housing in Huddersfield North and therefore on-site provision or a commuted sum would be the council's preference. Not providing any on-site affordable housing or financial contribution would not be acceptable.

An on-site provision would result in the following:

Affordable allocation for this development: 8 units are sought from this development, based on a total of 41 units.

Type:

There is significant demand for affordable 3+ bedroom homes in the area, along with a lesser need for 1-2 bedroomed properties. 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, 4 homes should be affordable or social rent, 2 homes should be First Homes and 2 homes should be other intermediate homes.

