

Consultation Response from KC, Strategic Housing

2023/91116 Land off, Primrose Lane, Hightown, Liversedge, WF15

Erection of 67 dwellings

Date Responded: 10th July 2023

Responding Officer: Freya Harding

Responding Ref: 23/SH/91116

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: Liversedge and Gomersal

SHMA Market Area: Batley and Spen

Kirklees Strategic Housing Market Assessment (SHMA) sub area context: The Affordable Housing and Housing Supplementary Planning Document (SPD), adopted March 2023, sets out housing mix tables for each sub-area. The proposal falls within the Huddersfield South sub-area, so the following table applies based on local need.

	Market Housing	Affordable or Social Rent	Affordable Intermediate
1 and 2 bed	30-60%	40-79%	60+ %
3 bed	20-40%	0-19%	20-39%
4+ bed	15-35%	0-19%	0-19%

Affordable allocation for this development: Based on a total of 67 units, **13 units** would be sought as affordable housing which the applicant has agreed to provide.

Type: The applicant proposes a mix of 12 x 2-bed apartments, 8 x 3-bed houses, 39 x 4-bed houses and 8 x 5-bed houses.

The table above should be used as a starting point for both market housing and affordable housing mix. However, as there has been pre-application guidance provided prior to this document being adopted, Strategic Housing are open to being flexible acknowledging that it may not be possible to achieve the exact percentage.

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, **7 homes should be affordable or social rent, 3 homes should be First Homes, and 3 homes should be other RP-led intermediate dwellings.**

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.

Further detail on the housing mix for each tenure is requested by Strategic Housing.