

Consultation Response from KC Strategic Housing

2023/91564 - Land off, Barnsley Road, Denby Dale, Huddersfield, HD8

Erection of 27 residential dwellings, access, landscaping and associated works (full application)

Date Responded: 30/06/2023 | **Responding Officer:** DB | **Responding Ref:** SH/23/91564

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.

Advised affordable allocation: for a development of 27 dwellings, 5 dwellings are sought for affordable housing.

Applicant's housing proposal:

The applicant has proposed the following house type mix: 27 x 4 and 5 beds. The application documents state that development viability would be affected by providing 20% of the development as affordable housing. As Strategic Housing affordable housing is sought where possible, however the view of Planning would be taken regarding if viability concerns are accepted, and if the advised affordable housing is either reduced or not provided.

For reference, the below guidance sets out how the affordable housing (if provided as 20% of dwellings- 5 homes), should be provided in terms of housing tenure and type.

Site location:
Ward - Denby Dale

Kirklees Strategic Housing Market Assessment (SHMA) sub-area - Kirklees Rural East

SHMA sub-area affordable housing need:

The Kirklees Affordable Housing and Housing Supplementary Planning Document (SPD) 2023, includes housing mix tables for different sub-areas in Kirklees. These housing mix tables advise what affordable house types and tenures are in need, in a sub- area. For Kirklees Rural East, the below housing mix is advised:

<i>Kirklees Rural East</i>	Market Housing	Affordable Rent	Affordable Intermediate
1 and 2 bed	30-60%	60+%	40-79%
3 bed	25-45%	20-39%	40-59%
4+ bed	5-25%	0-19%	0-19%

Table 11 Kirklees Rural East dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

Advised affordable housing tenure and type:
Social/ Affordable Rent (55% of the affordable housing):

- 55% Affordable or Social Rent: 2 dwellings. The 4 or 5 beds the applicant has proposed would be suitable for 2 social/affordable rent dwellings.

Intermediate (45% of the affordable housing):

- 20% Registered Provider intermediate (such as Shared Ownership): 1 dwelling.

- 25% of the affordable housing should be delivered as First Homes: 1 dwelling.
- Affordable intermediate 2 and 3 beds are in need in the area and would be preferable. However if it's not possible to provide 2 or 3 beds at this development, 4 beds are acceptable for the Intermediate affordable homes.

Affordable homes should be distributed evenly throughout a development and not in clusters and must be indistinguishable from the market housing in terms of both quality and design.