

AFFORDABLE HOUSING STATEMENT

BLACKMOORFOOT ROAD & FELKS STILE ROAD - APPLICATION REF. 2024-92235

This Statement sets out the proposed housing mix and tenure at the Blackmoorfoot Miller development and is prepared on behalf of Miller Homes and their affordable partner, Incommunities.

As the Council are aware, Miller Homes have been working closely with Incommunities, a registered provider with a wealth of experience of working in the Kirklees area, to deliver an appropriate housing mix and tenure of affordable homes to meet current local needs. Miller Homes and Incommunities have exchanged Contracts for 92no. affordable new homes across the scheme, comprising 46no. S106 affordable dwellings and 46no. Homes England Grant Funded affordable dwellings.

From the outset, we would like to make clear that whilst we have sought to meet the Council's indicative targets identified within the Affordable Housing & Housing Mix SPD, we have also been cognisant of the age of the data/evidence used to underpin the proposed targets, Incommunities knowledge of the current local housing market, and the need to secure an appropriate mix and tenure to enable us to fund the delivery of a higher quantum of affordable housing on the site.

We provide below a table which compares the proposed housing mix and tenure for the S106 affordable dwellings only, against the indicative targets outlined within the Council's SPD.

	Miller / Incommunities Proposed Mix / Tenure				Huddersfield South Target Mix / Tenure	
	Affordable Rent	%	Shared Ownership	%	Affordable Rent	Affordable Intermediate
1 bed	8	63%	0	41%	40-79%	40-79%
2 bed	4		11			
3 bed	7	37%	16	59%	0-19%	20-39%
4+ bed	0	0%	0	0%	20-39%	0-19%
Total	19	100%	27	100%		

The Council's SPD makes clear that: -

“The SPD target ranges should be used as a starting point for both market housing and affordable housing contributions for all developments unless robust evidence justifies otherwise. It is acknowledged that it may not be possible to achieve the exact percentages but these provide a starting point which seeks to ensure the housing mix aligns with local needs.”

In acknowledgment of this position we outline below the justification for the proposed mix and tenure of affordable housing within the Miller parcel of the development: -

1. As set out in the Council's Strategic Housing Market Assessment (SHMA) 2016, para 4.11 states that the tenure profile is varied in Kirklees but with 'Huddersfield South' having one of the lowest proportion of owner occupied households. This supports a higher proportion of affordable intermediate or shared ownership tenures to address this imbalance. Miller & Incommunities proposed S106 affordable tenure mix comprises 59% Shared Ownership / 41% Affordable Rent, reflecting the need to provide a higher proportion of owner occupied

properties, compared with the broader policy target of 55% Affordable Rent / 45% Shared Ownership across the wider Kirklees authority area.

2. The greatest need in the Huddersfield South area is for 1 and 2 bed affordable properties at 40-79% for both Affordable Rent and Affordable Intermediate tenures. The proposed Miller & Incommunities scheme meets the target range tenure requirement for 1-2 beds which is considered to be of greatest need.
3. Kirklees Council has confirmed that they do not hold any housing stock in the Crossland Hill area. However, a detailed breakdown of housing bids in the Huddersfield South area (data enclosed) highlights a significant demand for houses, particularly 2 and 3-bedroom homes. Of the 4,788 total bids made on homes in the past 12 months, 2,905 were for houses, compared to 1,637 for flats and 246 for bungalows. Over 1000 bids were placed on two 3-bedroom homes that became available during this time. Further, the data shows that recent developments (as reflected in the bid data) in the Crosland Moor ward only provided either 1-bed or 2-bed flats, bungalows, or houses. The Miller & Incommunities proposed mix recognises this clearly identified need and demand for additional 3-bed properties in the Crosland Moor area, which results in exceeding the target ranges specified in the SPD for 3-bed affordable dwellings across rented and intermediate tenures.
4. The site is located in Crosland Moor (Huddersfield South) ward but is closely adjacent to the boundary of Golcar (Huddersfield North) as well as Colne Valley (Kirklees Rural West). With regards to target % affordable rent units, both require 0-19% 4+ bed units instead of 20-39% in Huddersfield South. This suggests a relatively lower need for 4+ bed units in the locality, particularly in the more semi-rural / rural areas to the north and west. The SPD target ranges (and the underlying data in the SHMA) draws data from a 2015 Household Survey. This does not allow for more granular analysis at a localised level. The SHMA data was also collected 10 years ago and is therefore unlikely to accurately represent the current situation. Nevertheless, in recognition of the latest demand and bid data made available by the Council, it is considered that the Miller & Incommunities proposed scheme in providing for an increased number of 3-bed housing helps to meet a clearly identified need (based on bid data), with limited evidence of a current need for 4+ bed affordable housing in this particular part of Crosland Moor / Huddersfield South. A range of 3-bedroom house types are being provided on this site, including 3-bed 4-person and 3-bed 5-person, which will help to cater for different household sizes/ incomes for families and deliver a more affordable option for a family of 4-5 persons.
5. Incommunities have reviewed competitor schemes locally, which are understood to feature a similar tenure mix and are selling well and are satisfied with both the mix and tenure of units, with no concerns regarding demand for either rented or intermediate dwellings.

We consider the above justification to be sufficient to demonstrate that the development proposals will meet the current housing needs of the local area.

The proposal will meet the requirements of Policy LP11 of the Local Plan as it will cater for the type of affordable need identified in the latest housing evidence in terms type, tenure, size, and suitability to meet the needs of specific groups.

Accordingly, it will meet the parameters established by the outline planning approval also.

Finally, not only will the proposals meet local housing needs, but it will also importantly secure an appropriate mix and tenure to enable Miller Homes to fund the delivery of a higher quantum of affordable housing on the site over and above the current 20% provision required by the outline planning approval.

This should be seen as a substantial benefit of the development proposals.