

**Consultation Response from KC,
Strategic Housing**

2025/91579 The Homestead, Hurst Knowle, Almondbury, Huddersfield, HD5 8SG

Demolition of the former Homestead care home and erection of 28 dwellings, comprising 20 apartments and 8 bungalows, with access from Hurt Knowle and associated external works including landscaping

Date Responded: 29/08/2025

Responding Officer: KC

Responding Ref: SH/25/91579

Local planning policy for affordable housing is set out in the Kirklees Local Plan (adopted February 2019) under policy LP11 (Housing Mix and Affordable Housing). The Affordable Housing and Housing Mix SPD (adopted March 2023) provides detailed guidance and additional information to help implement Local Plan policy LP11 (Housing Mix and Affordable Housing).

Affordable Housing Contribution

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.

Affordable allocation for this development:

For this development, the applicant proposes scheme for 100% affordable tenure of specialist supported living accommodation, which the Council supports.

This scheme will provide specialist supported housing for people with care and support needs. The provision of these homes will help the Council to achieve the vision and outcomes set out in the Kirklees Specialist Accommodation Strategy.

Ward: Almondbury

SHMA Market Area: Huddersfield South

Kirklees Strategic Housing Market Assessment (SHMA) sub area context: The Affordable Housing and Housing Supplementary Planning Document (SPD), adopted March 2023, sets out that where specialist accommodation is provided to meet the needs identified in the Housing Strategy, applicants are not to be expected to deliver against the dwelling mix requirements. As such no housing mix requirements are advised for this development.

Type: The applicant proposes a mix of 20 x one-bedroom apartments and 8 x one-bedroom bungalows.

NDSS

The council desires that all developments meet the Government's Nationally Described Space Standards, which set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy. The council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments.

This proposal does meet Nationally Described Space Standard.

Design

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.