

Consultation Response from KC Strategic Housing
2021/91638 Land at Hart Street, Newsome, Huddersfield, HD4 6LS

Application for: Reserved matters application pursuant to outline application no.2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings

Date Responded:
 14/05/2021

Responding Officer: Ellie
 Selby

Responding Ref: SH/21/91638

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: Newsome

SHMA Market Area: Huddersfield South

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

There is significant need for affordable 3+ bedroom homes in Huddersfield South, along with a lesser need for 1-2 bedroomed properties. Rates of home ownership are low compared to other areas within Kirklees, at 60%. 20% of homes rented privately and affordable housing constituting the remaining 20%. House prices in Huddersfield South range from around £85,000 to £160,000 and lower quartile rent in the area is £399 per month.

Affordable allocation for this development: The proposals comprise wholly affordable housing

Type: 2 and 3 bed homes

There is significant demand for affordable 3+ bedroom homes in the area, along with demand for 1 and 2 bed dwellings. The applicant proposes affordable 2 and 3 bed dwellings, which is welcomed and will contribute towards meeting local housing need.

Affordable homes must be indistinguishable from market housing in terms of both quality and design.

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, but this can be flexible. Strategic Housing encourages early discussion regarding tenure (ellie.selby@kirklees.gov.uk).