

Observations by:	KC Strategic Housing
Application No.	2017/62/92997/E
Proposed Development:	Erection of 70 (over 55) retirement apartments comprising of four blocks, provision of a community building, electricity substation and laying out of internal roads, parking areas and greenspace and associated infrastructure.
Location:	Lidl, Station Road, Mirfield, WF14 8LL
Applicant/Agent:	Darren Smith Homes/John R Paley Associates

Ward: Mirfield **Strategic Housing Market Assessment local plan sub-area:** Dewsbury and Mirfield

Strategic Housing Market Assessment context:

There is a significant need for more affordable 3+ bedroom houses in Dewsbury and Mirfield. House prices are in the lower range for Kirklees; ranging from around £88,100-£170,000. Home ownership rates are just under 65%, private renting is about 15% and affordable (social) housing is around 20%. Affordable rents in the area start at around £394 monthly.

Affordable housing policy;

Kirklees' interim affordable housing policy advises that the council seeks to secure 20% of dwellings on sites with over 11 or more dwellings, for affordable housing. The policy also advises that 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- 14

The proposed development includes 70 units, 14 units (20% of 70 units) can be allocated for affordable housing.

The application's Design and Access statement notes having "20% of the numbers of units as affordable".

Type: 3+ bedroom dwellings, or bed types nearest that amount

There is demand for affordable 3+ bedroom homes in the area. For affordable dwellings in this proposed development, this bed type or units nearest to 3+ bedroom homes, would suit the local area.

As this proposed development is comprised of retirement apartments and they have been specified as 2 beds, 2 bedroom dwellings are suitable for the affordable housing.

Tenure: 8 Affordable Rent units, 6 Intermediate units

In terms of affordable tenure split, across the district Kirklees works on a split of 54% (Affordable or Social) Rent housing to 46% Intermediate housing, but this can be flexible.

For the proposed affordable units on this development, this would work out at 8 Affordable Rent units and 6 Intermediate units.

The Council welcomes this application and is open to discussion with the applicant regarding affordable housing.