

Kirklees SAHS Plane Street

Housing Allocation

Site: The former Stile Common School, Plane Street, Newsome, HD4 6DF

Housing Need

Unity HA is aware of the increasing need for new homes within Kirklees and that demand for new affordable homes is greater than the current supply. We believe that this development would positively contribute to helping Kirklees meet their commitment to enable housing growth and the long term supply of market and affordable housing, as outlined in the Kirklees Housing Strategy 2018-2023. Unity is working closely with the Kirklees Housing Growth Team and have a good working relationship with Kirklees Neighbourhood Housing to deliver this and other schemes in Kirklees.

We propose to meet the local demand for family accommodation by providing thirty new two and three bedroomed homes, all for Affordable Rent. Due to the proximity of the University, circa 55% of all student accommodation is located within Newsome, with examples ranging from purpose built student accommodation to traditional family homes being converted into HMO's. All this puts greater pressure on the local supply of appropriate family housing specifically for local people.

We believe that these proposals will offer more choice to the families wanting to stay in the area. Feedback from Kirklees Council Strategic Housing Team, welcomes the proposed mix on this site, as it is believed to complement the existing housing offer in the area.

Housing Quality and Climate Change Considerations

Unity adopt a fabric first approach which fully adhere to the current Part L Building Regulations. These require high levels of insulation to floors, walls, roofs and all doors and windows. We aim to achieve the Code for Sustainable Homes level 3 certification. This is a voluntary standard but demonstrates our commitment to building sustainable homes and striving towards higher environmental standards throughout the build and during occupation. The proposals include consideration for flood risk and sustainable drainage with detailed proposals submitted to deal with onsite storm water storage as well as minimising water usage in the dwellings. As part of the application we are also providing electric car charging points and looking at ways to increase the net ecological gains on the site. The design of the blocks has taken the local topography into consideration, minimising the impact of the development by introducing split level properties. The new homes are all designed to meet the Nationally Described Space Standards, Lifetime Homes and Secured by Design criteria.