

Consultation Response from KC Strategic Housing
2020/92331 at Leeds Road, Chidswell, Dewsbury

Application for: Outline planning application for demolition of existing dwellings and development of phased, mixed use scheme comprising residential development (up to 1,534 dwellings), employment development (up to 35 hectares of B1(part a and c), B2, B8 uses), residential institution (C2) development (up to 1 hectare), a local centre (comprising A1/A2/A3/A4/A5/D1/D2 uses), a 2 form entry primary school including early years provision, green space, access and other associated infrastructure

Date Responded:
 21/08/2020

Responding Officer: Ellie Selby

Responding Ref: SH/20/92331

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: Dewsbury East

SHMA Market Area: Dewsbury and Mirfield

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

There is significant need for affordable 3 and 3+ bedroom homes in Dewsbury and Mirfield. Rates of home ownership are low, at just under 65%, with 15% of homes rented privately and affordable housing constituting the remaining 20%. House prices in Dewsbury and Mirfield range from around £88,100 to £170,000 and lower quartile rent in the area is £394 per month.

Affordable allocation for this development: Based on a total of 1,534 dwellings, 307 units are sought from this development.

Type: Mixed housing, including 3-bedroom homes

The housing proposals must aim to provide a mix of housing that reflects local need and will contribute towards a balanced and sustainable development. There is significant demand for affordable 3 and 3+ bedroom homes in the area. Affordable homes should be distributed evenly throughout the development and not in clusters, and 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. 169 social or affordable rented dwellings and 138 intermediate dwellings would be suitable for the development. Strategic Housing welcomes discussions with the applicant with regards to the proposed affordable housing provision.