

Consultation Response from KC Strategic Housing

2021/90800 Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX

Redevelopment and change of use of former mill site to form 19 residential units (within a Conservation Area)

Date Responded: 21/10/2022

Responding Officer: DB

Responding Ref: SH/21/90800

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.

A previous comment from Strategic Housing outlined the type of affordable housing that would be suitable if on-site affordable housing could be secured.

Since then, whilst on-site affordable housing is preferable where possible, the circumstances of this proposed development are understood as follows:

- 20% of total units (19) = 4 affordable units. Should the LPA agree Vacant Building Credit applies, this would reduce the affordable provision.
- Providing remaining affordable allocation, including as financial contribution in lieu of onsite housing, would render the development unviable in the view of viability assessors.

As such for this proposed development, no affordable housing provision will be sought.

Should circumstances regarding viability change allowing for provision of affordable housing (as onsite or financial contribution), then affordable housing provision would be advised and sought.