

Consultation Response from KC Strategic Housing		
2021/91759 Land off Ravensthorpe Road, Dewsbury		
Application for: Reserved matters application (layout, appearance, scale, landscaping) for erection of 120 dwellings pursuant to outline permission 2016/94118 for erection of residential development		
Date Responded: 16/12/2021	Responding Officer: Ellie Selby	Responding Ref: SH/21/91759
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 South SHMA Market Area: Dewsbury and Mirfield Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant need for affordable 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: 24 units Type: Mixed housing The applicant proposes a mixture of dwellings as follows: • 27 x 2 bed houses • 68 x 3 bed houses • 20 x 4 bed houses • 5 x 5 bed houses Given the need for affordable 3 and 3+ bedroom homes in Dewsbury and Mirfield, the proposed housing mix would provide significant public benefit. The dwellings would meet a range of affordable housing needs, including those of individuals, small families and larger families – which is welcomed by Strategic Housing. An affordable allocation comprising 8 x 2 bed homes and 16 x 3 bed homes is acceptable. Affordable homes should be distributed evenly throughout the development and not in one cluster. They must also 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. 13 social or affordable rented dwellings and 11 intermediate dwellings would be suitable for the development. Strategic Housing awaits further detail on tenure types.		