

Consultation Response from KC, Strategic Housing
2021/91914 rear of, 28, Northorpe Lane, Northorpe, Mirfield, WF14 0QN
Demolition of one dwelling and the construction of 39 new dwellings with access and associated infrastructure (revised plans).
Date Responded: 12/08/2022 Responding Officer: Kate Crozier Responding Ref: SH/21/91914

Updated Application note: application has been updated to amend the number of units from 43 to 39.

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: Mirfield

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, along with demand for 1&2 bed-dwellings. Rates of home ownership are low, at just under 65%, with 15% of homes rented privately and affordable housing constituting the remaining 20%.

Affordable allocation for this development: 8 units are sought from this development.

Type: 2, 3 and 4 bedroom housing

The application proposes a mix of 2, 3 and 4 bed homes which are appropriate for this development. 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.

Dewsbury and Mirfield currently suffers a significant under-provision of 3 and 3+ bed affordable dwellings, which should be addressed by the affordable housing provision for this development.

It should be noted the applicant has submitted a Financial Viability Appraisal for review.

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. In line with latest government guidance a minimum of 25% of the affordable homes must be First Homes – forming part of the intermediate allocation. The remainder of the affordable homes should be delivered in line with Local Plan policy (55% affordable rent/ 45% intermediate).

Therefore, 4 homes should be affordable or social rent, 2 home should be First Homes, and 2 homes should be other intermediate housing.