

**Consultation Response from KC,
Strategic Housing**

2021/93305 61-65, New Street, Huddersfield, HD1 2BQ

Change of use and conversion of existing buildings, forming split-level six storey development comprising four-storey stairwell, four-storey roof-top tower block and enclosed courtyard to create 25 dwellings and sub-division of the retail unit forming 61-63 New Street (Full Application)

Date Responded: 31/08/2023

Responding Officer: Kate Crozier

Responding Ref: SH/21/93305

Note:

The Vacant Building Credit areas remain unchanged therefore previous comment from 10/07/2023 remains valid.

Previous comment copied below for reference:

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: Newsome

SHMA Market Area: Huddersfield South

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

There is significant need for affordable 1 and 2 bedroom homes in Huddersfield South, along with a lesser need for 3 bedroomed properties, according to the Affordable Housing SPD 2023. Rates of home ownership are low compared to other areas within Kirklees, at 60%, 20% of homes rented privately and affordable housing constituting the remaining 20%.

Affordable allocation for this development:

Affordable housing contributions would be required for any increase in floorspace, subject to consideration of viability evidence where applicable.

For this development, the Local Plan requirement would be 5 units (20% of 25 units), 150% (2000sqm) of the proposed floorspace (1330sqm) is already existing (as vacant building). This makes the existing vacant floor space greater than the new proposed development, therefore no affordable provision will be sought.

Type: Total of 25 units - 1&2 bed apartments

The applicant proposes a total housing mix of 20 x 1-bedroom apartments, 5 x 2-bedroom apartments, Strategic Housing is supportive of the proposed house-types, which would contribute towards meeting local need.

The architecture of the affordable homes should be indistinguishable from the market housing in terms of the quality of materials and finishing, the architectural details, style, and space standards. The approach to external landscaping and on-plot car parking should be indistinguishable from the market dwellings.

The layout of affordable dwellings should be dispersed throughout the site in smaller clusters, avoiding large groupings of affordable dwellings together that may reinforce social exclusion. Affordable dwellings should be well integrated within the site layout and not located at specific areas at the edges of sites.

The council desires that all developments meet the Nationally Described Space Standards, which set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy. The council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments.