Consultation Response from KC Strategic Housing		
2021/93689 Land to the South of, Ravensthorpe Road/Lees Hall Road, Dewsbury		
Pre-application for: Hybrid application for full planning permission for engineering works, drainage and utilities connection for the provision of site access from Forge Lane and Ravensthorpe Road and associated works; and for outline permission for erection of residential development and mixed use development (including community facilities) with associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management) and sustainable urban drainage works drainage principles		
Date Responded: 09/11/2021	**Responding Officer:** Ellie Selby	**Responding Ref:** SH/21/93689

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: 20% is the minimum requirement. Over provision of affordable dwellings is encouraged. Based on 350 units, 70 affordable dwellings would be required.

Type: Mixed housing

The need for affordable 3 and 3+ bedroom homes in Dewsbury and Mirfield, should be considered in the housing mix. For a development of this scale, it would be expected the dwellings meet a range of housing needs, including those of individuals, small families and larger families. A mix that includes 2, 3 and 4 bedroomed-dwellings would be suitable.

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. 38 x social/affordable rent and 32 x intermediate dwellings would be suitable for this development. **Strategic Housing would require an affordable housing strategy that includes the proposed affordable tenure mix and location of affordable units.**