

**Consultation Response from KC,  
Strategic Housing**

**2022/92842 The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield, HD3 4RZ**

**Change of use and internal alterations to former nursing home (C2) to form 12 apartments (C3)**

**Date Responded: 12/09/2022**

**Responding Officer: Kate Crozier**

**Responding Ref: SH/22/92842**

**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:** Golcar

**SHMA Market Area:** Kirklees Rural West

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

There is significant need for affordable 1 and 2 bedroom homes in Kirklees Rural West, along with 1/2 bed dwellings for older people specifically. Rates of home ownership are high at 75%, with 15% of homes rented privately and affordable housing constituting the remaining 10%.

**Affordable allocation for this development:** 20% of the development's overall units are sought for affordable housing, however the applicant is proposing a 100% affordable development which is welcomed and acceptable.

**Type:** The proposed mix of 1 and 2 bedroom flats are in need in the area - and are acceptable.

**Tenure:** As this proposed development is for 100% social, affordable, or intermediate rented housing, it is exempt from the requirement to deliver First Homes.