

**Consultation Response from KC,
Strategic Housing**

**2022/93938 First and Second Floors, Shopping Precinct, New Street and Albion Street,
Huddersfield, HD1 2TR**

**Change of use from A1 (business retail and storage) to C3 (residential) 18 studio flats at first
and second floors and external alterations**

Date Responded: 1st November 2023

Responding Officer: Claire Haygarth

Responding Ref: SH/22/93938

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: Previous response dated 17/01/23 set out the significant need for affordable 3+ bed properties and a lesser need for affordable 1-2 homes in Huddersfield South. Based upon the Huddersfield Town Centre Local Housing Market Assessment, Strategic Housing requested a mix of 1 and 2 bed flats to diversify the profile of households living in the town centre.

Huddersfield Town Centre Regeneration – The council supports the development of residential developments in Huddersfield as part of a wider regeneration of the town centre to ensure increased footfall in the centre making it a more diverse place to be. The Council seeks a more diverse mix of housing types and tenures in Huddersfield to help achieve the 5 key objectives set out in the Huddersfield Blueprint (a vibrant culture, art and nightlife offer, thriving businesses, a great place to live, improved access and enhanced public spaces).

Type: The applicant has amended the total units of this development from 34 to 18 units. The applicant proposes a mix of 15 x 1 bed flat and 3 x studio flats. This proposal still does not meet the Council's aims to diversify the housing mix in Huddersfield Town Centre by providing a mixture of housing type. A more appropriate provision would be a mix of 1 and 2-bed properties.

Affordable allocation for this development: Based on a total of 18 units, **4 units** would be sought as affordable housing.

Tenure: In terms of the tenure split for these affordable units, 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.

Therefore, **2 homes should be affordable or social rent, 1 home should be First Homes, and 1 home should be other intermediate dwellings.**

Nationally Described Space Standards (NDSS): NDSS guidance states that one person with one bedroom should have a minimum floor space of 39 square metres, or 37 square metres if the dwelling has a shower room instead of a bathroom. The plans for this application for the studio flats and 1 bed properties are stated in the range of 37 square metres to 55.2 square metres. The plans show all dwellings to have a shower room. Therefore these units now meet the minimum requirements of the nationally described space standard if all dwellings are for one person with one bedroom. If they are intended at 1b2p dwellings, the minimum space standard increases to 50 square meters. Strategic Housing recognises that this is a significant improvement upon previous plans.

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.

Vacant building credit: Documents for this application advise that the existing building is not vacant and is in retail/ storage use.