

Consultation Response from KC Strategic Housing

2023/90487 - Oates Street, Dewsbury, WF13 1BB

Erection of extensions and re-building of derelict buildings to form 5 flats (within a Conservation Area).

Date Responded: 22/05/2023

Responding Officer: DB

Responding Ref: SH/23/90487

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.

As this proposed development is under 11 units, no affordable housing is required from this development. Additionally, if the development was over the threshold where affordable housing would apply, due to the vacant buildings on site, Vacant Building Credit (VBC) may apply. If VBC did apply (Planning would need to confirm this) it would potentially reduce the amount of affordable housing required.

Whilst no affordable housing is required from this proposed development, if the applicant wanted to provide affordable housing, this would be welcomed by Strategic Housing.

Aside from affordable housing guidance, a key consideration for town-centre housing is around quality, in terms of appearance and provision of the housing units.

Below sets out general guidance on what type of affordable housing is in need, in the area the site is in.

Ward: Dewsbury East

Kirklees Strategic Housing Market Assessment (SHMA) sub-area: Dewsbury and Mirfield

SHMA sub-area affordable housing need:

The Kirklees Affordable Housing and Housing Supplementary Planning Document (SPD) 2023, includes housing mix tables for different sub-areas in Kirklees. These housing mix tables advise what affordable house types and tenures are in need, in a sub- area. For Dewsbury and Mirfield, the below housing mix is advised:

<i>Dewsbury & Mirfield</i>	Market Housing	Affordable Rent	Affordable Intermediate
1 and 2 bed	30-60%	20-59%	0-39%
3 bed	25-45%	0-19%	40-59%
4+ bed	10-30%	20-39%	40-59%

Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

Generally, for a policy compliant mix, 55% of affordable units should be Affordable Rent or Social Rent, and 45% of affordable units should be Intermediate housing, there is some flexibility to this regarding the advised percentage ranges in the above housing mix table. Of the 45% intermediate housing, 25% of it should be delivered as First Homes intermediate, and 20% should be Registered Provider intermediate (such as Shared Ownership).