Consultation Response from KC Strategic Housing		
2023/91491- Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU		
Erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges (within a Conservation Area)		
Date Responded: 13/07/2023	**Responding Officer**: DB	**Responding Ref**: SH/23/91491

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.

Advised affordable allocation: for a development of 61 dwellings, 12 dwellings are sought for affordable housing.

Applicant's housing proposal:
The applicant has proposed 59 x 2bed homes, and 2 x 3bed homes, and advised that providing affordable housing may be affected by viability. Strategic Housing will take the view of the Planning department regarding if viability reduces the affordable housing that can be sought from this development.

For reference, the below guidance sets out how the affordable housing (if provided in full as 20% of dwellings= 12 homes), should be provided in terms of housing tenure and type.

Site location:
Ward - Holme Valley South
Kirklees Strategic Housing Market Assessment (SHMA) sub-area - Kirklees Rural West

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. It is acknowledged that it may not be possible to achieve the exact percentages but these figures provide a starting point which seeks to ensure the housing mix aligns with local needs. For Kirklees Rural West, the below housing mix is advised:

Kirklees Rural West	Market Housing	Affordable Rent	Affordable Intermediate
1 and 2 bed	30-60%	20+%	20-59%
3 bed	25-45%	0-19%	60+%
4+ bed	10-30%	0-19%	0-19%

Table 12 Kirklees Rural West dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

Advised affordable housing tenure and type:

- 5 Registered Provider intermediate units
- 7 Registered Provider social or affordable rent units

First Homes are not sought from this development.

A mix of the proposed 2 and 3 bed flats would be suitable for the affordable homes.

Affordable homes should be distributed evenly throughout a development and must be indistinguishable from the market housing in terms of both quality and design.