

Consultation Response from KC Strategic Housing

2023/92490 at Former Dowker Works, Dowker Street, Milnsbridge, Huddersfield, HD3 4JX

Erection of 38 dwellings with associated access and landscaping (within a Conservation Area)

Date Responded: 21/09/2023**Responding Officer:** DB**Responding Ref:** SH/23/92490**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:** Huddersfield North**Kirklees Strategic Housing Market Assessment (SHMA) sub area context:**

Affordable 1, 2, 3 and 4+ bedroom homes are in need, in the area.

The advised affordable housing- type mix percentage ranges for Huddersfield North, from Kirklees' affordable housing supplementary planning document, are below:

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 and 2 bed	40-79%	20-59%	40-79%	40-79%	60+%	20+%
3 bed	0-19%	0-19%	0-19%	0-19%	20-39%	0-19%
4+ bed	0-19%	20-39%	0-19%	20-39%	0-19%	0-19%

Table 3 Affordable rented housing mix requirement (%) by sub-area and number of bedrooms

	Batley & Spen	Dewsbury & Mirfield	Huddersfield North	Huddersfield South	Kirklees Rural East	Kirklees Rural West
1 and bed	60+%	0-39%	60+%	40-79%%	40-79%	20-59%
3 bed	20-39%	40-59%	20-39%	20-39%	40-59%	60+%
4+ bed	0-19%	40-59%	0-19%	0-19%	0-19%	0-19%

Table 4 Affordable intermediate housing mix requirement (%) by sub-area and number of bedrooms

The applicant has proposed the following for the development-

- 6 x 2bed houses, 2 x 2bed houses, 8 x 2bed flats.
- 16 x 1bed flats
- 4 x 3bed houses and 2 x 3bed houses
- this proposed house type mix is acceptable, however if possible, providing more 3 beds (to make up at least 20% of units (currently 15.79%), would be welcomed

Affordable allocation for this development:

The application advises that this is an affordable housing development (tenure proposed is either social/affordable or intermediate rent. Given the need for this type of housing, the development providing 100% affordable housing for rent is welcomed by Strategic Housing. As the proposed development is 100% affordable housing, no First Homes are required from the development.