

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: 30/11/2023**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:** Kirklees Rural West**Kirklees Strategic Housing Market Assessment (SHMA) sub area context:**

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

The advised affordable housing- type mix percentage ranges for Kirklees Rural West, 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 house-type mix for the development-

- 8 x 2bed houses, 8 x 2bed flats
- 16 x 1bed flats
- 6 x 3bed houses

Affordable allocation for this development:

The initial advised affordable housing tenure split in Kirklees is that 55% of the affordable units are Social Rent or Affordable Rent, and 45% of the affordable units are Intermediate affordable housing.

The application is proposing an 100% affordable housing development (proposed tenure is Affordable Rent).

Given the need for this type of tenure, 100% Affordable Rent housing, is welcomed by Strategic Housing. As the development is not providing Intermediate affordable housing, the current proposed housing mix (including 6 3bed units) is acceptable.

As the proposed development is 100% affordable housing, no First Homes are required from the development.