

Consultation Response from KC Strategic Housing

2023/92712 at Land adjacent, 36 Oxford Road, Dewsbury, WF13 4LL

Erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

Date Responded: 16/02/2024

Responding Officer: DB

Responding Ref: SH/23/92712

Local planning policy for affordable housing is set out in the Kirklees Local Plan (adopted February 2019) under policy LP11 (Housing Mix and Affordable Housing). The Affordable Housing and Housing Mix SPD (adopted March 2023) provides detailed guidance and additional information to help implement Local Plan policy LP11 (Housing Mix and Affordable Housing).

Affordable Housing Contribution

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: Dewsbury West

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

SHMA sub-area affordable housing need:

Where specialist accommodation is provided to meet needs identified in the Housing Strategy, as set out in section 4 of the SPD, applicants are not be expected to deliver against the dwelling mix requirements. As such no housing mix requirements are advised for this development.

Affordable allocation for this development: The applicant proposes a development comprised of the following: a 40-bed care home and 12 independent supported living units (use class C2).

In line with the Kirklees Affordable Housing and Housing Mix SPD, as the proposal is for use class C2 specialist residential care/supported living accommodation, no affordable housing is sought from this development.

NDSS: it is desired that all developments meet the Government's Nationally Described Space Standards development (or relevant space standards for C2 if applicable), which set out minimum requirements for internal gross floor area of new dwellings at a certain level of occupancy. The council recognises the nationally described space standards as best practice and will seek to ensure high quality living environments.

Strategic Housing welcome the provision of residential care/supported living accommodation.