

Consultation Response from KC Strategic Housing

2024/90076 at 11, Foundry Street, Dewsbury, WF13 1QH

Alterations to first and second floor salon/office to form 2 flats (within a Conservation Area)

Date Responded: 21/02/2024

Responding Officer: DB

Responding Ref: SH/24/90076

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 East

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

SHMA sub-area advised housing need:

<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

A range of housetypes (1-4+ beds) are suitable for market housing in the area, 1beds would be acceptable.

Affordable allocation for this development: no affordable housing is sought from this proposed development because it is under 11 dwellings.

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.