

**Consultation Response from KC,
Strategic Housing**

2025/93355 Land off, Woodward Court, Mirfield, WF14 0PY

**Erection of 75 residential dwellings with associated landscaping, open space, highways and
drainage infrastructure**

Date Responded: 24/09/2026

Responding Officer: CH

Responding Ref: SH/25/93355(2)

We refer to the Strategic Housing response dated 30 January 2026 and reiterate the comments contained within it. In particular, clarification is required regarding the tenure of the affordable housing units, and the layout should ensure that the affordable homes are dispersed throughout the development in smaller clusters across the site.

The Affordable Housing and Housing Supplementary Planning Document (SPD), adopted March 2023, sets out housing mix tables for each sub-area. The proposal falls within the Dewsbury and Mirfield sub-area, so the following table applies based on local need:

	Market Housing	Affordable Social Rent	or	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%

The applicant proposes the following mix:

	Market Housing 60 units	Affordable Social Rent 8 units	or	Affordable Intermediate 7 units
1 and 2 bed	0 (0%)	5 (63%)		0 (0%)
3 bed	27 (45%)	3 (37.5%)		4 (57%)
4+ bed	33 (55%)	0 (0%)		3 (43%)

The table above should be used as a starting point for both market housing and affordable housing mix. It is acknowledged that there will be local circumstances, within the sub-areas, which could justify a different mix of housing to those set out in this SPD. Proposals which depart from the guidance set out in this SPD will need to provide evidence-based justification through the planning application process.

Strategic Housing request that the housing mix is amended to comply with the Housing Mix table for Dewsbury and Mirfield set out above and in the SPD.