

## **QUESTION BY A MEMBER OF THE PUBLIC UNDER COUNCIL PROCEDURE RULE 12**

**Council Meeting:** Wednesday, 26 November 2025

**Question from:** Nikki Kelly

**Question to:** Councillor Patient, Deputy Leader and Cabinet Member with responsibility for Climate Action and Housing

### **QUESTION**

The Council recently approved 38 new homes on Brow Bottom Lane in Mixenden with no plan for infrastructure.

The local primary school is already at capacity and people are concerned that their children may have to go out of area. The lack of investment in school places is an issue if this housing is for people from outside the area moving in. Can you confirm you will do all in your power to pressure the developer and Together Housing to commit to only allowing Mixenden residents to apply for these properties?

### **Response**

It is anticipated that Together Housing will acquire the 9 affordable housing units from Keepmoat Homes Ltd. on the Brow Bottom Lane site, 5 of which will be for affordable rent and 4 for shared ownership. Allocations for the affordable rented properties will be made through the Be- with-us choice-based lettings system and will be based on criteria set out in the allocation policy - which will include an applicant's local connection to Calderdale and priority need for housing. However, the potential for a local lettings policy for all the new build sites within the area is currently under consideration by Together Housing. The shared ownership properties will be available to prospective first-time purchasers who meet key income and affordability criteria. The remaining 29 properties will be sold by Keepmoat Homes Ltd. on the open market and are expected to be of particular interest to Mixenden residents looking to buy their first home.

In terms of schools, the Council's Education Team has advised a contribution towards education infrastructure is not required in this instance as projections broadly indicate declining pupil numbers. As a result, the existing schools at both primary and secondary level would have the future capacity to accommodate the children arising from this new development. Indeed, additional school aged children living in the new properties may support the long-term retention of the existing schools in the area.