

Consultation Response from KC Strategic Housing		
2020/92350 at Land south of, Heybeck Lane, Chidswell, Shaw Cross, Dewsbury		
Application for: Outline application for residential development (Use Class C3) of up to 181 dwellings, engineering and site works, demolition of existing property, landscaping, drainage and other associated infrastructure		
Date Responded: 25/08/2020	Responding Officer: Ellie Selby	Responding Ref: SH/20/92350
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: Batley East SHMA Market Area: Batley and Spen Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant need for affordable 1, 2, 3 and 3+ bedroom homes in Batley and Spen, along with 1/2 bedrooomed properties for older people specifically. Rates of home ownership are just over 65% (but below 70%), with 15% of homes rented privately and affordable housing constituting the remaining 15%. House prices in Batley and Spen range from around £86,000 to £162,500 and lower quartile rent in the area is £394 per month. Affordable allocation for this development: 36 units are sought from this development. Type: Mixed housing There is significant demand for affordable 3+ bedroom homes in the area, as well as a less but still significant need for 1&2 bed housing. The application proposes mixed housing, therefore a mixture of dwellings would be appropriate for this development. Affordable homes should be distributed evenly throughout the development and not in clusters, and must be indistinguishable from market housing in terms of both quality and design. Tenure: In terms of affordable tenure split, across the district Kirklees works on a split of 55% social or affordable rent to 45% intermediate housing, but this can be flexible. 20 social or affordable rented dwellings and 16 intermediate dwellings would be suitable for the development.		