

Consultation Response from KC Strategic Housing
2020/94203 at Clough House, 236 Leeds Road, Birstall, Batley, WF17 0HW

Application for: Outline application for demolition of dwelling and associated outbuildings and the erection of 30 dwellings

Date Responded:
11/01/2021

Responding Officer: Ellie Selby

Responding Ref: SH/20/94203

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: Birstall and Birkenshaw

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 bed roomed 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.

Table 7.8 Net annual affordable housing imbalance by sub-area, property size and designation 2014/15 to 2018/19

Sub-area	General Needs		Older Person	Total
	1/2 Bed	3+ Bed	1/2 Bed	
Batley and Spen	96	209	10	315
Dewsbury and Mirfield	-89	175	-17	69
Huddersfield North	74	134	-13	195
Huddersfield South	21	139	22	182
Kirklees Rural - East	93	11	3	106
Kirklees Rural - West	173	-25	34	182
Total	367	642	39	1049

Affordable allocation for this development: 6 units are sought from this development.

Type: 2/3/4 bedroom housing

There is high demand for affordable 3 and 3+ bedroom homes and a significant need for 1 and 2 beds in the area. The application proposes 2, 3 and 4 bed homes, therefore a mixture of these 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. 3 social or affordable rented dwellings and 3 intermediate dwellings would be suitable for the development.