

Consultation Response from KC Strategic Housing
2021/91871 Land adj, High Street and Challenge Way, Hanging Heaton, Batley

Application for: Erection of residential development including access and associated infrastructure

Date Responded:
20/07/2021

Responding Officer: Ellie Selby

Responding Ref: SH/21/91871

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

SHMA Market Area: Dewsbury and Mirfield

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

There is a significant need for affordable 3 and 3+ bedroom homes in Dewsbury and Mirfield. Rates of home ownership are low, at just under 65%, with 15% of homes rented privately and affordable housing constituting the remaining 20%. House prices in Dewsbury and Mirfield range from around £88,100 to £170,000 and lower quartile rent in the area is £394 per month.

Affordable allocation for this development: 11 units

Type: Mixed housing

There is significant demand for affordable 3 and 3+ bedroom homes in the area. Whilst the site lies in the Dewsbury and Mirfield Market Area, it borders the Batley and Spen Market Area, which has a need for 2 bed homes. Affordable homes should be distributed evenly throughout the development and not in one cluster, as they are currently situated. They must also be indistinguishable from market housing in terms of both quality and design.

The applicant proposes a mix of 1, 2, 3 and 4 bed homes. Whilst the increase of 2 and 4 bed units is welcomed, all 4 of the additional 1-bed units on the development are allocated as affordable, meaning they are likely to be distinguishable from the market housing. The proposed affordable provision comprises 4 x 1 bed dwellings, 5 x 2 bed dwellings and 2 x 3 bed dwellings.

The current designs show the affordable units located primarily at one corner of the development – these require further distribution as outlined above.

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. 6 social or affordable rented dwellings and 5 intermediate dwellings would be suitable for the development.

Strategic Housing awaits further detail of the affordable housing schedule, outlining proposed tenure mix and how this will be delivered.