

Consultation Response from KC Strategic Housing		
2021/92413 Land adjacent, 52, Upper Batley Low Lane, Upper Batley, WF17 0AP		
Application for: Outline application for erection of residential development		
Date Responded: 08/11/2021	Responding Officer: Ellie Selby	Responding Ref: SH/21/92413
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 3 and 3+ bedroom homes in Batley and Spen, along with a less yet still significant need for 1 and 2 bedroomed properties. 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: 7 units (20%, based on indicative dwelling total of 33) Type: 1/2/3+ bedroom housing There is significant demand for affordable 1, 2 3 and 3+ bedroom homes in the area. A mix of these would be appropriate as the affordable allocation. 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. 4 social or affordable rented dwellings and 3 intermediate dwellings would be suitable for the development.		