

Consultation Response from KC Strategic Housing		
2021/93531 at 20, Station Road, Batley, WF17 5SU		
Application for: Alterations to convert auction house and one flat to 22 self contained units, site manager's office, waste and re-cycling storage (Listed Building within a Conservation Area)		
Date Responded: 27/09/2021	Responding Officer: Ellie Selby	Responding Ref: SH/21/93531
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 bedroomed 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: The applicant proposes solely affordable specialist housing (22 dwellings). Type: 1-bedroom housing There is significant demand for affordable 1, 2 and 3+ bedroom homes in the area. The application proposes 1 bed studios that are purpose built to support homeless individuals. Tenure: The applicant proposes specialist accommodation to house homeless individuals which is supported by Strategic Housing. This aligns with the Kirklees Preventing Homelessness Strategy and the Kirklees Housing Strategy. Fusion Housing manage existing accommodation that supports vulnerable citizens in North Kirklees and this development would extend their provision.		