

Consultation Response from KC Strategic Housing

2021/94280 at land off Lady Ann Road, Soothill, Batley, WF17 0PY

Application for: Erection of 67 dwellings with associated works

Date Responded:
17/12/2021

Responding Officer: Ellie
Selby

Responding Ref: SH/21/94280

Affordable housing:

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:

In Batley and Spen (SHMA sub-area the site is in), there is a significant need for affordable 1, 2, 3 and 3+ bed properties, as well as 1/2 bed roomed homes for older people specifically. Home-ownership rates are between 65% and 70%. Around 15% of houses are rented privately whilst just over 15% of homes are affordable housing. House prices in Batley and Spen range from around £86,000 to £162,500. Lower quartile rent in the area is £394 per month.

Affordable allocation for this development: 13 affordable dwellings are sought from this development.

Type: 1, 2 and 3+ bedroom housing

There is significant demand for affordable 1, 2, 3 and 3+ bedroom homes in the area. The application proposes a development of 3, 4, 5 and 6 beds, which is suitable for this location. The broad mix of typologies and sizes would contribute to meeting local housing need.

Affordable homes must be indistinguishable from market housing in terms of quality and design. The Council welcomes this application and is open to discussion with the applicant regarding affordable housing.

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

Strategic Housing awaits submission of an affordable housing scheme – detailing amount, type, location and proposed tenure.