

Consultation Response from KC Strategic Housing

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

Erection of 65 dwellings with associated works

Date Responded: 17/01/2023 | **Responding Officer:** DB | **Responding Ref:** SH/21/94280

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 & Spen

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

Batley & Spen has one of the highest levels of need for affordable housing in Kirklees. 3+ bedroom homes in particular are needed, as well as 1-2 bedroom homes and 1-2 bedroom homes for older people specifically.

Owner occupier rates in the area are over 65% (under 70%), private renting is around 15% of the market and affordable housing is over 15% of the market.

Affordable allocation for this development: 13 units (20% of proposed 65 units) are sought from this development, for affordable housing. A mix of the proposed housetypes would be suitable for the 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. 25% of the affordable homes should be First Homes – forming part of the intermediate allocation. For this development the following tenure mix would be suitable for 13 on site units:

25% First Homes = 3 units

20% Registered Provider Intermediate Affordable Housing: 3 units

55% Registered Provider Social Rent or Affordable Rent homes = 7 units

Viability-

The applicant has submitted documents citing viability issues regarding providing affordable housing.