

Consultation Response from KC Strategic Housing

2022/93499 at Healey Lane, Batley, WF17 8BN

Outline application for 15 dwellings with new highway access, parking, and associated hard and soft landscaping

Date Responded: 30/11/2022

Responding Officer: DB

Responding Ref: SH/22/93499

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 West

SHMA Market Area: Batley and 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: 3 units (20% of proposed 15 units) are sought from this development for affordable housing.

Type:

The applicant has proposed providing 2 x 2bed affordable homes, and 1 x 3bed affordable homes which is acceptable for the affordable provision.

Affordable homes should be indistinguishable from the market housing in a development, in terms of the quality of materials and finishing, design, space standards, landscaping and any other such features. Strategic Housing advise reviewing the size of the garden on affordable plot 15 where possible, to be increased to a similar or the same size of (for example) adjoining plot 14.

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. A minimum of 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:

- 1 First Home
- 1 Registered Provider Social Rent or Affordable Rent home
- 1 Registered Provider Intermediate home