

Application No.:	2016/60/92664/E
Proposed Development:	Outline application for erection of 19 dwellings
Location:	Oak Mill, Cliff Hollins Lane, East Bierley,
Applicant/Agent:	FMB Investments Ltd/ ID Planning

Ward: Cleckheaton, **Strategic Housing Market Assessment local plan sub-area:** Batley and Spen

Strategic Housing Market Assessment context:

With 315 affordable homes needed each year, Batley & Spen has the highest level of need for affordable housing in Kirklees. 3+ bedroom houses 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 around 65% whilst private renting is about 15% of the market and affordable homes are just under 20%. Estate agents reported that in the area, demand for low end rentals is very high and smaller 1 and 2 bedroom properties are in demand in particular.

House prices in Batley and Spen range between £85,000 and £160,000, putting it in the lower range for house prices in Kirklees. Properties rent from around £400 monthly.

Affordable housing:

The proposed development exceeds 10 dwellings therefore is eligible for affordable housing allocation. Current Council guidelines specify that the Council aspires to secure 15% of the development floor-space for affordable housing on brownfield sites, and 30% of the development floor-space for affordable housing on green-field sites.

The Council is due to publish a Local Plan that will confirm how much housing on development sites, should be allocated for affordable housing. The current draft Local Plan advises that the Council seeks to secure at least 20% of total units on market housing sites, for affordable housing.

With a need for affordable housing in the area, this application is welcomed. The Council is open to discussion with the Developer regarding affordable housing.