

Observations by:	KC Strategic Housing
Application No.	2016/60/92664/E
Proposed Development:	Outline application for residential development
Location:	Oak Mill, Cliff Hollins Lane, East Bierley, BD12 7ER
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:

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 (social) housing is just under 20%.

House prices in Batley and Spen range between £86,000 and £162,500, putting it in the lower range for house prices in Kirklees. Affordable rents in the area start from around £394 per month. Batley and Spen is a popular area – 18% of Kirklees households planning to move in the next 5 years, cited it as their first choice destination.

Affordable housing:

Kirklees' interim affordable housing policy advises that the council seeks to secure 20% of dwellings on sites with over 11 or more dwellings, for affordable housing.

The policy also advises that 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. The council welcomes this application and is open to discussion with the applicant regarding affordable housing.

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