

Consultation Response from KC Strategic Housing		
2019/90902 at rear of 271 Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB		
Application for: Outline application for demolition of 1 dwelling and erection of 98 dwellings, with consideration for access, landscaping and layout		
Date Responded: 29/10/2019	Responding Officer: Ellie Selby	Responding Ref: SH/19/90902
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: Liversedge and Gomersal SHMA Market Area: Batley and Spen Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant need for affordable 1, 2 and 3+ bedroom homes in Batley and Spen. Rates of home ownership are just over 65%, with 15% of homes rented privately and affordable housing constituting the remainder. House prices in Batley and Spen range from around £86,000 to £162,500 and lower quartile rent in the area is £394 per month. Affordable allocation for this development: 20 units are sought from this development. Type: 1, 2 and 3+ bedroom housing There is significant demand for affordable 3+ bedroom homes in the area. The application proposes a mixture of house types and tenures, which is most welcomed. Affordable homes should be distributed evenly throughout the development and not in clusters, and must be indistinguishable from market housing in terms of both quality and design. Whilst most of the affordable homes are adequately distributed across the proposed development in line with policy, there are 5 affordable rent properties in one single location, which should be further separated if possible. 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. The current proposals comprise 10 affordable rented dwellings and 10 affordable dwellings to be sold, which Strategic Housing welcome.		