

Consultation Response from KC Strategic Housing		
2021/92594 at Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton, BD19 4PN		
Application for: Erection of 10 apartments		
Date Responded: 11/02/2022	Responding Officer: Ellie Selby	Responding Ref: SH/21/92594
<p>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.</p> <p>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, 3 and 3+ bedroom homes in Batley and Spen, along with 1/2 bedroomed properties for older people specifically. Rates of home ownership are just over 65% (but below 70%), with 15% of homes rented privately and affordable housing constituting the remaining 15%. 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.</p> <p>Affordable allocation for this development: 0 – 10 units is below the threshold to trigger an affordable housing obligation.</p>		