

Application No.:	2016/60/94117/E
Proposed Development:	Outline application for residential development (C3)
Location:	Land off Lees Hall Road, Dewsbury
Applicant/Agent:	Miller Homes, Spawforths

**Ward:** Dewsbury, **Strategic Housing Market Assessment local plan sub-area:** Dewsbury and Mirfield

**Strategic Housing Market Assessment context:**

With 69 affordable homes needed each year, there is a significant need for more 3+ bed houses in Dewsbury and Mirfield. House prices are in the medium to lower range for Kirklees ranging around £90,000- £165,000. Home ownership is just under 65%, private renting is about 15% of the market and social rented is around 20%. Rents are some of the lowest in Kirklees, starting at around £394 monthly.

**Affordable housing:**

The Council has approved an interim affordable housing policy that reflects the policy in the draft Local Plan. The draft Local Plan advises that the Council seeks to secure 20% of dwellings on sites with over 11 or more dwellings, for affordable housing. The interim 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.