Application No.	2016/60/91309/W
Proposed Development:	Outline application for erection of 6 dwellings with access from Laund Road
Location:	2-4, Peat Ponds, Salendine Nook, Huddersfield, HD3 3UA
Applicant/Agent:	Mr B Dawett/Jade3 Architecture

Ward: Lindley, **Strategic Housing Market Assessment local plan sub-area**: Huddersfield North

Strategic Housing Market Assessment context:

195 new affordable homes need to be built in Huddersfield North each year. In particular there is a need for 3+ bedroom houses and a lesser but still substantial need for 1-2 bedroom homes.
House prices in the area range between £87,000 and 185,000, with an average price of £125,000. Huddersfield North is a popular area – with 16% of Kirklees households that are planning to move in the next 5 years, citing it as their first destination

Affordable housing:

The development exceeds 5 dwellings and therefore is eligible to be considered for affordable housing conditions. 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 would usually seek on-site affordable housing but could consider a commuted sum in lieu of providing affordable homes, in exceptional circumstances. 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.