

Application No.	2016/62/93243/W
Proposed Development:	Erection of 17 dwellings (within a Conservation Area)
Location:	Thirstin Mills, Thirstin Road, Honley, Holmfirth, HD9 6JG
Applicant/Agent:	North Park (Greetland) Ltd/ Farrar Bamforth

Ward: Holme Valley North, **Strategic Housing Market Assessment local plan sub-area:** Kirklees Rural West

Strategic Housing Market Assessment context:

Within Kirklees Rural- West, there is a significant need for affordable 1-2 bedroom housing, as well as a need for 1-2 bedroom housing for older people specifically. Kirklees Rural- West has some of the highest priced housing in Kirklees with properties costing around £105,000 to £195,000. It is a popular location, with 15% of households planning to move home within Kirklees in the next 5 years, having it as their first choice destination.

Kirklees Rural- West has a large number of detached properties, compared to other areas in Kirklees and a high level of home ownership, with 75% of houses being owner-occupied. Around 15% of homes are private rented and around 10% are affordable (social) homes. Affordable bungalow and 1 bed/bedsit homes are limited in availability in the area. Kirklees Rural- West has some of the highest rents in Kirklees, starting from around £425+ per month.

Affordable housing:

The development exceeds 10 dwellings and therefore is eligible to be considered for affordable housing. Currently, 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 is due to consider implementing an interim affordable housing policy that reflects the policy within the draft Local Plan.

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.