

Consultation Response from KC Strategic Housing		
2019/93826 at adj. Penlee, Holme Lane, New Mill, Holmfirth, HD9 7NQ		
Application for:		
Date Responded: 10/12/2019	Responding Officer: Ellie Selby	Responding Ref: SH/19/93826
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: Holme Valley South SHMA Market Area: Kirklees Rural West Kirklees Strategic Housing Market Assessment (SHMA) sub area context: There is significant need for affordable 1 and 2 bedroom homes in Kirklees Rural West, along with demand for 1/2 bed dwellings specifically for older people. Rates of home ownership are high at 75%, with 15% of homes rented privately and affordable housing constituting the remaining 10%. House prices in Kirklees Rural West range from around £106,000 to £210,000 and lower quartile rent in the area is £425 per month. Affordable allocation for this development: The proposals comprise 5 dwellings, therefore no affordable housing contribution is sought.		