

Consultation Response from KC Strategic Housing		
2020/91896 Pentlands, New Mill Road, Holmfirth, HD9 7LN		
Application for: Demolition of existing dwelling and erection of 25 dwellings with associated access and external works		
Date Responded: 20/07/2020	Responding Officer: Ellie Selby	Responding Ref: SH/20/91896
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 1/2 bed dwellings for older people specifically. 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: 5 units are sought from this development. Type: 2, 3 and 4+ bed housing The development proposes a mixture of 2, 3 and 5 bed dwellings. A mix of 2 and 3 bedroomed homes would be appropriate and ensure compliance with Kirklees Council policy. Affordable homes should be distributed evenly throughout the development and not in clusters, and must be indistinguishable from market housing in terms of both quality and design. Tenure: In terms of affordable tenure split, across the district Kirklees works on a split of 55% social or affordable rent to 45% intermediate. 3 social or affordable rented dwellings and 2 intermediate dwellings would be suitable for the development and contribute towards meeting local need.		