

Observations by:	KC Strategic Housing
Pre- Application No.	2017/60/91505/W
Proposed Development:	Outline application for erection of residential development
Location:	Land off, Huddersfield Road, Meltham, Holmfirth, HD9
Applicant/Agent:	J Mayo/AKPlanning

**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 affordable 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:**

Kirklees' interim affordable housing policy advises that the Council seeks to secure 20% of dwellings on sites with over 11 or more dwellings, for affordable housing. The 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 is open to discussion with the applicant regarding affordable housing.