

Application no:	2016/60/90647/W
Development:	Outline application for residential development (23 dwellings)
Location:	former railway station and goods yard, Fold Farm, Netherton Fold, Netherton, Huddersfield, HD4 7HB
OS Map Reference:	
Applicant:	Alcuin Homes (Yorkshire) Limited

Ward: Crosland Moor & Netherton **Strategic Market Housing area-** Huddersfield South

Strategic Housing Market Assessment context:

182 new affordable homes need to be provided each year in Huddersfield South. There is currently a need for 1- 2 bedroom homes and a greater need for 3 bedroom properties in particular. There is also a need for 1-2 bedroom homes for older people specifically.

In terms of tenure, the area has a lower level of home-ownership (60%) compared to other areas within Kirklees. 20.1% of homes are rented privately whilst 19.5% of homes are socially rented. House prices in Huddersfield South are lower in comparison with other areas in Kirklees. House prices range from around £85,000 to 157,000.

Estate agents report that there is a fairly active rental market in Kirklees. Students are increasing demand for purpose-built rental apartments. The average monthly rent in Huddersfield South is £399.

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 development floor-space for affordable housing on brownfield sites, and 30% of 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. The Council is open to discussion with the Developer regarding affordable housing.