Application No.:	2016/62/91573/W
Proposed Development:	Demolition of existing redundant mill buildings and erection of 55 dwellings with associated parking and access from Manchester Road
Location:	Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY
Applicant/Agent:	Cellars Clough Properties Limited

Ward: Colne Valley, **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 proposed development exceeds 10 dwellings therefore is eligible for affordable housing allocation. Current Council guidelines specify that 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 publish a Local Plan that will confirm how much housing on development sites, should be allocated for affordable housing. The current draft Local Plan advises that the Council seeks to secure at least 20% of total units on market housing sites, for affordable housing.

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.