

Application number:	20176293396W
Proposed Development:	Demolition of existing industrial buildings and erection of 18 apartments with associated landscaping works to form vehicular parking, cycle parking and refuse storage areas (within a Conservation Area)
Location:	Vale Works, 25, Morley Lane, Milnsbridge, Huddersfield, HD3 4NS
Applicant/Agent:	A Batley/Dawson Williamson Architects

Ward: Golcar **Strategic Housing Market Assessment local plan sub-area:** Kirklees Rural West

Strategic Housing Market Assessment context:

In Kirklees Rural East there is a significant need for affordable 1-2 bedroom housing, as well as a need for 3+ bedroom housing and 1-2 bedroom housing- for older people specifically.

Kirklees Rural East has some of the highest house prices in Kirklees, ranging from around £141,000 to £267,500 and affordable rents start from around £477 per month. Kirklees Rural East also has a relatively high proportion of detached properties and larger 4+ bedroom properties.

Regarding tenure, Kirklees Rural East has the highest number (80%) of owner-occupiers in Kirklees. Just over 10% of properties in the area are private rented, and less than 10% of properties are affordable (social) housing.

Affordable housing policy:

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.

Affordable allocation for this development: 3 units

This proposed development includes 18 units, 3 (approx.20%) units can be allocated for affordable housing.

Type: homes with 1-3+ bedrooms

There is significant demand for 3+bedroom houses in Birstall and Birkenshaw as well as need for affordable 1-2 bedroom housing. For the 3 affordable units, the development's proposed 1 or 2 bed units would suit the affordable housing needs of the area.

Tenure: 2 Affordable Rent units and 1 Intermediate unit

In terms of tenure, across the district Kirklees works on a split of 54% Affordable Rent to 46% Intermediate, but this can be flexible. For the proposed 3 affordable units, this would work out at 2 Affordable Rent units and 1 Intermediate unit.

The Council welcomes this application and is open to discussion with the applicant regarding affordable housing.