

Application number:	2017/93396
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:

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 property prices ranging from around £106,000 to £210,000.

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 housing. Affordable rents in the area start from around £425.

It is a popular location, with 15% of households planning to move home within Kirklees in the next 5 years, citing it as their first choice destination.

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 1-2 bedrooms

There is significant demand for affordable 1-2 bedroom housing in Kirklees Rural- West. 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.