MCDONALD WILKINSON TONGE CHARTERED PLANNERS

AFFORDABLE HOUSING STATEMENT

Proposed Residential Development of 20 Dwellings at Greenside Road and Wellhouse Lane, Mirfield

October 2026

Report Info

Contact: **Claire Wilkinson** BA (Hons) MCD MRTPI
Director

T: 07534 533 906
E: claire@mwtplanning.co.uk

Office address: **McDonald Wilkinson Tonge**
Strawberry Fields Digital Hub
Euxton Lane
Chorley
PR7 1PS

Ref: 24049

Date: October 2026

This document has been prepared by MWT Planning Ltd for the exclusive use of the commissioning client in accordance with the agreed scope of work. The information contained herein is based on data, resources, and methodologies available at the time of preparation. MWT Planning Ltd accepts no responsibility for decisions or actions taken by third parties based on this report.

Copyright
The contents and layout of this report are subject to copyright owned by McDonald Wilkinson Tonge (© MWT Planning Ltd 2024) save to the extent that copyright has been legally assigned by us to another party or is used by MWT under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

Exclusions Against Third-Party Use
This report has been prepared with due skill, care, and diligence for the intended purpose as defined by the commissioning client. It may not be relied upon by any third party for any purpose. MWT Planning Ltd disclaims all liability to any third party for any loss, damage, or expense arising out of their use of or reliance on this report. Third parties accessing this report do so at their own risk and should seek independent advice before relying on its contents.

For any inquiries or permissions regarding the content of this report, please contact MWT Planning Ltd directly.

Contents

1. Introduction 4

2. Relevant Planning Policy 5

3. Proposed Affordable Housing Provision 6

4. Affordable Housing Mix and Tenure 7

5. Integration and Delivery 8

6. Conclusion 9

1. Introduction

1.1. This Affordable Housing Statement has been prepared by MWT Planning on behalf of The Moravian Union in support of a planning application for the erection of 20 dwellings on land at Greenside Road and Wellhouse Lane, Mirfield.

1.2. The application relates to two separate parcels of land which, collectively, will accommodate 20 dwellings comprising a mix of dwelling types and sizes. The proposals include the provision of affordable housing alongside market housing, together with associated access arrangements, landscaping and biodiversity enhancements.

1.3. The purpose of this statement is to set out the proposed affordable housing provision and demonstrate how the development responds to the relevant planning policy requirements, with particular regard to Policy LP11 of the Kirklees Local Plan and the Council's Affordable Housing and Housing Mix Supplementary Planning Document (SPD), adopted in 2023.

2. Relevant Planning Policy

2.1. Policy LP11 of the Kirklees Local Plan addresses housing mix and affordable housing provision. In accordance with the policy requirements identified for the proposed development, residential schemes comprising more than 10 dwellings are expected to provide 20% affordable housing.

2.2. The Council's Affordable Housing and Housing Mix SPD (2023) provides further guidance on the delivery of affordable housing and the appropriate mix of housing types and sizes. The assessment of the proposed provision should have regard to the policy requirements, identified local housing needs and the detailed guidance contained within the SPD.

2.3. The proposed development comprises 20 dwellings across two parcels of land. The affordable housing provision has therefore been incorporated into the scheme from the outset to ensure that the development contributes towards meeting the need for affordable homes within the local area.

3. Proposed Affordable Housing Provision

3.1. The proposed development will provide a total of four affordable dwellings, representing 20% of the overall housing provision. This is consistent with the affordable housing requirement identified in Policy LP11 of the Kirklees Local Plan.

3.2. The affordable housing units will be distributed across the two development sites as follows:

Site	Affordable dwelling type	Number of units
Site 1 – Greenside Road	1-bedroom apartments	2
Site 2 – Wellhouse Lane	3-bedroom semi-detached houses	2
Total		**4**

3.3. The proposed affordable housing provision incorporates both smaller apartments and family-sized houses, providing a range of accommodation to meet differing household needs. The inclusion of one-bedroom apartments will provide opportunities for smaller households, while the three-bedroom houses will offer affordable accommodation suitable for families.

3.4. The affordable units will be integrated within the wider development and will form part of the overall residential scheme. Their distribution across the two sites will contribute towards creating a mixed and balanced residential community.

4. Affordable Housing Mix and Tenure

4.1. The proposed affordable housing mix has been informed by the overall housing mix and the need to provide a range of accommodation types within the development. The provision of two one-bedroom apartments and two three-bedroom semi-detached houses will offer affordable housing opportunities for both smaller households and families.

4.2. The precise affordable housing tenure, including the proportion to be provided as affordable rent, social rent or another qualifying affordable housing tenure, will be agreed with Kirklees Council in accordance with the requirements of Policy LP11 and the Council's Affordable Housing and Housing Mix SPD.

4.3. The detailed arrangements for the delivery, allocation, management and future occupancy of the affordable dwellings will be secured through an appropriate planning obligation under Section 106 of the Town and Country Planning Act 1990, where required by the Local Planning Authority.

4.4. The final tenure and delivery arrangements will be subject to agreement with Kirklees Council and, where applicable, a registered provider, to ensure that the affordable homes meet the relevant policy requirements and are made available to eligible households in housing need.

5. Integration and Delivery

5.1. The affordable dwellings will be delivered as an integral component of the proposed development and will be designed to complement the wider scheme in terms of appearance, quality and residential amenity.

5.2. The proposed distribution of affordable housing across the two parcels will ensure that affordable accommodation forms part of both elements of the development, contributing to a balanced mix of housing tenures and types.

5.3. The timing of delivery, arrangements for transfer to a registered provider where applicable, and the mechanisms for securing the affordable housing in perpetuity will be addressed through the agreed planning obligation and any associated arrangements with the Local Planning Authority.

6. Conclusion

6.1. The proposed development will provide four affordable dwellings within a total scheme of 20 homes, equating to 20% affordable housing provision.

6.2. The proposed mix comprises two one-bedroom apartments on Site 1 and two three-bedroom semi-detached houses on Site 2. This provision will contribute towards meeting affordable housing needs while supporting the delivery of a varied mix of dwelling types and sizes.

6.3. Subject to agreement of the detailed tenure and delivery arrangements with Kirklees Council, the proposed affordable housing provision is considered to respond positively to the requirements of Policy LP11 of the Kirklees Local Plan and the Council's Affordable Housing and Housing Mix SPD (2023).

6.4. The development will therefore make a contribution towards meeting local affordable housing needs and delivering a mixed and balanced residential development in Mirfield.