

Observations by:	KC Strategic Housing
Application No.	2017/62/90620/W
Proposed Development:	Hybrid application - Planning application for demolition of existing buildings and erection of 2no workshop and ancillary office buildings (B1c/B8 use class) comprising a floor area of 880m ² including mezzanine space, parking, access details and ancillary works. Outline planning application for the erection of up to 75no dwellings (Amended Description)
Location:	Dobroyd Mills, Hepworth Road, New Mill, Holmfirth, HD9 1AF
Applicant/Agent:	Z Hinchliffe & Sons Ltd/Robert Halstead Chartered Surveyor

Ward: Holme Valley South, **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:

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:

Vacant building credit applies to this proposed development.

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when calculating any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

The site's vacant floorspace exceeds that of the proposed new development's floorspace, therefore no affordable housing contribution will be sought from this development.