



Affordable Housing Statement
Former Parkam Foods Site
Halifax Road
Liversedge

Introduction

This statement has been prepared by **AKPlanning** in relation to a planning application for the erection of 14 dwellings on land off Halifax Road, Liversedge. The site was formally occupied by a meat processing factory run by Parkam Foods.

The application was considered by Planning Committee on the 6th April 2017. It was deferred for further consideration of the affordable housing contribution.

Officers have advised that additional information on the buildings that have been removed is provided, specifically their size and when they were demolished.

Vacant Buildings Credit

The information requested is relevant as 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 the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

Planning History

This is relevant insofar as it indicates that demolition was taking place around 2007/2008. Documents appertaining to planning application 2007/90730 state that at the time of the application some buildings had been demolished and there was rubble etc. on site.

A 2004 application also contained a full topographical survey of the site which allows us to take an accurate measurement of the buildings that were on site. This has also been submitted with this application.

Aerial Views

Below are Google Earth images showing the site from 2002 to 2016.



2002

The site is occupied by the factory



2009

The site is part demolished with the steel frame of the building remaining



2011

The steel frame has been removed but rubble remains.



2016

Rubble only remains

Given the photographic and written evidence available it is fair to say that the demolition of the buildings on site commenced around 2007 and all buildings were removed by 2011.

It should be noted that the site now includes the former garage located at the site entrance on Halifax Road. This seems to have been demolished around 2009.

Affordable Housing Calculation.



Following discussions with my client he has stated that the buildings on site did have an upper floor in this area.

This building was, before the Company moved to a larger site down the road, the man offices. There are velux windows in this area and these would usually be installed to light an upper floor.

The upper floor position has been confirmed by my client

The floor area of the buildings that have been demolished are: -

Main Parkam factory	1920 m2
Garage (on Halifax Rd)	232 m2
Small garage on site	28 m2
Upper Floor	600 m2

This gives a total existing floorspace of **2780 m2.**

The proposed new dwellings are: -

Dwelling type	Number	Floor Area (m2)	Total (m2)
Type a	2	168	336
Type b	5	189	945
Type c	1	237	237
Type d	1	286	286
Type e	5	191	955

This gives a total proposed floorspace of **2759 m2**

This gives a slight decrease in floorspace of **21 m2**

Conclusions

The existing buildings were removed between 2007 and 2011. The floorspace of the removed buildings is slightly less than that now proposed

It is therefore our conclusion that if the vacant buildings credit applied there would be no requirement for an affordable housing contribution.

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