Observations by:	KC Strategic Housing
Application No.	2018/62/90213/W
Proposed Development:	Alterations to roof height and lower ground to create 17 apartments and external alterations
Location:	Crown House, Southgate, Huddersfield, HD1 1DE
Applicant/Agent:	Huddersfield Developments 1 Ltd/Dawson Williamson Ltd

Ward: Dalton, **Strategic Housing Market Assessment local plan sub-area:** Huddersfield South

Strategic Housing Market Assessment context:
In Huddersfield South there is a need for affordable 1- 2 bedroom homes and a greater need, for affordable 3+ bedroom properties in particular. There is also a need for affordable 1-2 bedroom homes for older people specifically.

In terms of tenure, the area has a lower level of home-ownership (60%) compared to other areas within Kirklees. 20% of homes are rented privately whilst 20% of homes are affordable (social) housing. House prices in Huddersfield South range from around £85,000 to £160,000. Affordable rents in the area start from around £399 per month.

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: 3 dwellings
The application's proposed development includes 17 dwellings; 3 dwellings - approx. 20% of 17 dwellings, can be allocated for affordable housing.

Type: homes with 1-3+ bedrooms
There is a demand for affordable homes of 1-3+ bedrooms in Huddersfield South.

Tenure
In terms of affordable tenure split, 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 dwellings, this would work out at 2 Affordable Rent dwellings and 1 Intermediate dwelling.

Vacant building credit:
Another consideration is that the development's site has a large apparently vacant office building.

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.

This would mean a reduction in the amount of affordable allocation needing to be provided by the applicant.

For a vacant building credit to be calculated, the applicant would need to confirm:

- That the existing building(s) were vacant at the time the application was submitted
- The floorspace of the relevant existing vacant building(s), in square metres
- A schedule of accommodation /the residential floorspace of the proposed new development in square metres.

    - For wholly residential schemes the total proposed Gross Internal Area (GIA) will be the GIA of all dwellings.
    - Where flatted development is proposed the GIA will include all communal and circulation areas.
    - For mixed use schemes, the GIA of the proposed residential elements only will be included.

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