

Observations by:	KC(Kirklees Council) Strategic Housing
Application no.	2018/62/90735/W
Proposed development:	Demolition of former fire station and erection of 24no.two bedroom flats, 2no.single bedroom flats and 1 no. dwelling, associated parking, new vehicular access and landscaping (within a Conservation Area)
Location:	Marsden Fire Station, Manchester Road, Marsden, Huddersfield, HD7 6HA
Applicant/agent:	S B Homes Ltd/William Best RIBA

Ward: Colne Valley **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: 5 dwellings

The application's proposed development includes 27 dwellings. 5 dwellings; approx. 20% of 27, can be allocated for affordable housing.

Type: homes with 1- 2 bedrooms or nearest that amount

There is demand for affordable 1-2 bedroom homes in the area. For the affordable dwellings in this proposed development, 1-2 bedroom homes (or bed types nearest that amount) would suit the affordable housing needs of the local area.

Tenure: 3 Affordable Rent dwellings and 2 Intermediate units

In terms of affordable tenure split, across the district Kirklees works on a split of 54% Rent to 46% Intermediate, but this can be flexible. For the proposed 5 affordable dwellings, this would work out at 3 Affordable Rent dwellings and 2 Intermediate dwellings.

Vacant building credit:

The application notes that the former fire station building is vacant.

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 (partial or total) in the amount of affordable allocation.

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.

KC Strategic Housing welcomes the application and is open to discussion with the applicant regarding affordable housing.