Kirklees COUNCIL

Consultation Response from KC Strategic Housing		
2018/92647 former Kirklees College, New North Road, Huddersfield, HD1 5NN		
Application for: Hybrid Planning Application for mixed use development - retail/office and 239 residential units (Use Classes C3/A1/A3/B1a). Full Planning permission for the partial demolition of the former Kirklees College, erection of a food retail store with residential above and erection of two mixed use (retail/residential) buildings, alterations to convert grade ii* listed building to offices and creation of vehicular access from Portland Street, New North Road and Trinity Street. Outline application for erection of four buildings mixed use (residential/office) (Listed Building within a Conservation Area)		
Date Responded: 25/08/2020	**Responding Officer:** Ellie Selby	**Responding Ref:** SH/18/92647

Affordable housing policy:
The council seeks to secure 20% of dwellings on sites with 11 or more dwellings, for affordable housing. 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.

Ward: Newsome
SHMA Market Area: Huddersfield South
Kirklees Strategic Housing Market Assessment (SHMA) sub area context:
There is significant need for affordable 3+ bedroom homes in Huddersfield South, along with a lesser need for 1-2 bedroomed properties. There is an additional housing need in the area, specifically for older people. Rates of home ownership are low compared to other areas within Kirklees, at 60%. 20% of homes rented privately and affordable housing constituting the remaining 20%. House prices in Huddersfield South range from around £85,000 to £160,000 and lower quartile rent in the area is £399 per month.

Affordable allocation for this development: Based on a development of 239 residential units, 48 units are sought from this development.

Type: Mixed housing (apartments)

There is significant demand for affordable 3+ bedroom homes in the area, along with demand for 1 and 2 bed dwellings. The applicant proposes studio, 1, 2 and 3 bedroom apartments housing, therefore a mixture of these would be suitable for this development. Affordable homes should be distributed evenly throughout the development and not in clusters, and must be indistinguishable from market housing in terms of both quality and design.

Tenure:

In terms of affordable tenure split, across the district Kirklees works on a split of 55% social or affordable rent to 45% intermediate housing, but this can be flexible. 26 social or affordable rented dwellings and 22 intermediate dwellings would be appropriate for the development.

Vacant building credit:
Government guidance and policy in planning practice guidance and the National Planning Policy Framework, notes the following on vacant building credit (VBC):

‘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 floor-space of relevant vacant buildings when calculating any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floor-space’.
- National Planning Practice Guidance

‘To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount- equivalent to the existing gross floor-space of the existing buildings. This does not apply to vacant buildings which have been abandoned’.
- National Planning Policy Framework.

If VBC applies, this could mean a reduction (partial or total) in the amount of affordable allocation (financial contribution). To calculate a vacant building credit, the applicant would need to confirm:

• That the existing building was vacant at the time the application was submitted.
• The floor-space of the relevant existing vacant building(s), in square metres and confirmation of if they are partially or totally vacant.
• A schedule of accommodation /the residential floor-space 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.