

<b>Observations by:</b>	KC(Kirklees Council) Strategic Housing
<b>Application no.</b>	2018/60/93001/E
<b>Proposed development:</b>	Outline application for erection of residential development
<b>Location:</b>	230 Cumberworth Lane, Denby Dale, Huddersfield, HD8 8PR
<b>Applicant/agent:</b>	Wordsworth Properties/ Robert Halstead Chartered Surveyors

**Ward:** Denby Dale                      **Strategic Housing Market Assessment local plan sub-area:** Kirklees Rural East

**Strategic Housing Market Assessment context:**

In Kirklees Rural East there is a significant need for affordable 1-2 bedroom housing, as well as a need for 3+ bedroom housing and 1-2 bedroom housing- for older people specifically.

Kirklees Rural East has some of the highest house prices in Kirklees, ranging from around £141,000 to £267,500 and lower quartile (affordable) rent in the area is £477 per month. Kirklees Rural East also has a relatively high proportion of detached properties and larger 4+ bedroom properties.

Regarding tenure, Kirklees Rural East has the highest number (80%) of owner-occupiers in Kirklees. Just over 10% of properties in the area are private rented, and less than 10% of properties are affordable housing.

**Affordable housing policy**

Kirklees’ interim affordable housing policy advises that the council seeks to secure 20% of dwellings on sites with 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.

**Type:**

There is demand for affordable 1-3+ bedroom homes in the area, any of these bed/house types would be suitable.

**Tenure**

Across the district Kirklees uses a split of 54% Social or Affordable Rent to 46% Intermediate housing, but this can be flexible.

**Vacant building credit**

The application notes that there are vacant buildings on the site. 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 and confirmation of if they are partially or totally vacant.
- 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.