

<b>Consultation Response from KC Strategic Housing</b>		
2018/93964 <b>The Gables, 5 A, Halifax Road, Staincliffe, Dewsbury, WF13 4AA</b>		
<b>Outline application for erection of residential development</b>		
<b>Date Responded:</b> 11/03/19	<b>Responding Officer:</b> Danisa Baloyi	<b>Responding Ref:</b> SH/18/93964
<p><b>Kirklees Affordable Housing Policy:</b> 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.</p> <p><b>Kirklees Strategic Housing Market Assessment(SHMA) sub area context:</b> Batley &amp; Spen (SHMA sub-area the site is in), has one of the highest levels of need for affordable housing in Kirklees. 3+ bedroom houses in particular are needed, as well as 1-2 bedroom homes and 1-2 bedroom homes for older people specifically.</p> <p>Owner occupier rates in the area are over 65% (under 70%), private renting is around 15% of the market and affordable housing is over 15% of the market. House prices in Batley and Spen range between £86,000 and £162,500, putting it in the lower range for house prices in Kirklees. Lower quartile rent in the area is £394 per month.</p> <p><b>Affordable allocation for this development:</b> 20% of the dwellings are sought from this development for affordable housing. 18 dwellings are proposed which would work out at 4 affordable dwellings.</p> <p><b>Type:</b> homes with 1-3+ bedrooms: There is demand for affordable 1-3+ bedroom homes in the area. For the affordable dwellings in this proposed development, any of these bed/house types would be suitable.</p> <p><b>Tenure:</b> 2 Social/Affordable Rent dwellings and 2 Intermediate dwellings In terms of affordable tenure split, across the district Kirklees works on a split of 54% Social or Affordable Rent to 46% Intermediate, but this can be flexible. For the proposed 4 affordable dwellings, this would work out at 2 Social or Affordable Rent dwellings and 2 Intermediate dwellings.</p> <p>The application notes that there is a vacant dwelling house on the site; <b>Vacant building credit:</b> government guidance and policy set out in planning practice guidance and the National Planning Policy Framework, notes the following on vacant building credit (VBC): <i>‘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’.</i> -Planning practice guidance (Planning obligations).</p> <p><i>‘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’.</i> -National Planning Policy Framework.</p>		

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

- That the existing building(s) were 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.