

Consultation Response from KC Strategic Housing		
2019/90467 Highfields Centre, New North Road, Huddersfield, HD1 5LS		
Conversion of former college buildings into 33 apartments including demolition of link canopy, partial demolition of link building, erection of additional storey to link building, and internal and external alterations (Listed Building within a Conservation Area).		
Date Responded: 22/03/19	Responding Officer: Danisa Baloyi	Responding Ref: SH/19/90467
<p>Kirklees 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.</p> <p>Affordable allocation for this development: 20% would mean a minimum of 7 affordable dwellings are sought from this development. The applicant noted in application documents that all of the units will be 'Social, Affordable or Intermediate rent'. Strategic housing would welcome further information about the applicant's affordable housing proposal/ will be available to discuss it.</p> <p>Kirklees Strategic Housing Market Assessment(SHMA) sub area context: In Huddersfield South (SHMA sub-area the site is in), there is a significant need for affordable 3+ bed properties. There is also a need for affordable 1-2 bed homes (and a need for affordable 1-2 bed homes for older people specifically).</p> <p>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 housing. House prices in Huddersfield South range from around £85,000 to £160,000. Lower quartile (affordable) rent in the area is £399 per month.</p> <p>Type: homes with 1-3+ bedrooms Affordable 1-3+ beds are in need in the area- any of these house-types would be suitable for the affordable housing.</p> <p>In terms of affordable tenure split, across the district Kirklees works on a split of 54% Social or Affordable Rent to 46% Intermediate housing, but this can be flexible.</p> <p>The application notes that use of the building(s) is redundant- it was formerly a further education college. If buildings are vacant, see below:</p> <p>Vacant building credit: 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</i></p>		

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 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.