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Date: 11th October 2019
Our Ref: APC00112

RE: AFFORDABLE HOUSING

RE: PLANNING APPLICATION FOR THE DEMOLITION OF PART OF EXISTING BUILDING (FORMER BATLEY & DISTRICT COTTAGE HOSPITAL), CONVERSION OF RETAINED BUILDING TO 20 NO APARTMENTS; AND ERECTION OF 20 NO NEW DWELLINGS

LAND AND PREMISES (FORMER BATLEY & DISTRICT COTTAGE HOSPITAL) AT TRANSVAAL TERRACE/CARLINGHOW HILL, BATLEY, WF17 0AA

PLANNING PORTAL REFERENCE: PP-08208534

National Planning Policy provides an incentive to developers to bring forward brownfield development on sites containing vacant buildings. The Planning Practice Guidelines state that 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 the local planning authority calculates any affordable housing contribution which will be sought. The Government's policy is that Affordable Housing contributions should only be required for any increase in floorspace. The relevant extract from the PPG is set out below:

“Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A ‘credit’ should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.

The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought. Paragraph: 022 Reference ID: 23b-022-20160519”

The PPG indicates that this policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In line with the above policy guidance a Vacant Building Credit calculation is set out below:



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LOCAL PLAN REQUIREMENT

The Council's Affordable Housing Policy is set out in Policy LP11 - Housing Mix and Affordable Housing – as set out in the Adopted Local Plan (February 2019). The Policy was prepared prior to the introduction of the Governments Vacant Building Credit policy. This requires the provision of 20% of the total number of dwellings proposed on a site, as affordable dwellings (subject to viability).

THE PROPOSAL

The proposal is to re-develop the site to construct 20 new build dwellings and to convert the retained former hospital building to 20 apartments. The submitted Application proposal is set out on drawing: 18001-D03-A Proposed Site Plan with the Application submissions.

The Council's policy would therefore require 20% of 40 dwellings to be allocated as Affordable Dwellings = 8 affordable dwellings.

The proposed development scheme of 40 dwellings will comprises:

Existing Gross Floorspace = 4062 sqm

Gross Floorspace lost to Demolition = 2187 sqm

Existing Gross Floorspace converted to 20 Apartments = 1875 sqm

Proposed Gross Floorspace of 20 new Build Dwellings = 2234 sqm

EXISTING VACANT FLOORSPACE

In this case, the site comprises a significant amount of vacant buildings in the order of some **4062 square metres** of floorspace. This information is taken from a measurement of the topographical survey and building survey drawings (all included with the Application submissions).

A plan included with the Application submissions identifies the existing gross floor space by building and identifies which buildings are to be demolished and which buildings are to be retained and converted into residential use. This is included with the submissions under reference: 18001-D03-A Proposed Site Plan.

Applying the PPG methodology, the **4062 sq. m** of existing gross floorspace is applied as a credit against the proposed floorspace to be created in the development of approximately **4109 square metres**.

The Vacant Building Credit is therefore the equivalent of 99% of the proposed floorspace. The Affordable Housing Requirement in this case of 8 dwellings is therefore reduced by 99%. This equals to an Affordable Housing contribution requirement of 0 (zero) Dwellings.

For the purposes of the Application the Planning Policy requirement for Affordable Housing is assumed to be 0 (zero) Affordable Dwellings.

JAY EVERETT
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