

Consultation Response from KC Strategic Housing

2019/93444 land at former Batley District Cottage Hospital, Transvaal Terrace, Carlinghow Hill, Batley, WF17 0AA

Application for: Partial demolition of existing building, alterations to convert retained building to 20 apartments and erection of 20 dwellings (within a Conservation Area)

Date Responded:
05/02/2019

Responding Officer: Ellie Selby

Responding Ref: SH/19/93444

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: Batley West

SHMA Market Area: Batley and Spen

Kirklees Strategic Housing Market Assessment (SHMA) sub area context:

There is significant need for affordable 1, 2, 3 and 3+ bedroom homes in Batley and Spen. Rates of home ownership are just over 65% (but below 70%), with 15% of homes rented privately and affordable housing constituting the remaining 15%. House prices in Batley and Spen range from around £86,000 to £162,500 and lower quartile rent in the area is £394 per month.

Affordable allocation for this development: If not for Vacant Building Credit, 8 units would be sought from this development. The equivalent financial contribution (based on an affordable provision of 4 x 1 bed properties and 4 x 2 bed properties) for this development is £577,440. If VBC is applicable to 99% of the proposed floorspace, the calculated financial contribution for this development will therefore be £5774.40.

Type: 1/2/3+ bedroom housing

There is significant demand for affordable 1, 2, 3+ bedroom homes in the area. The application proposes a varied mixture, therefore a mixture of dwellings would be appropriate 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. 4 social or affordable rented dwellings and 4 intermediate dwellings would be suitable for the development.

Financial contribution guidance:

A financial contribution of at least equal value of median build costs (per sq. metre) for Kirklees recognised by the RICS Build Cost Information Service (BCIS), may be accepted to provide affordable homes elsewhere or to improve the existing housing stock. The financial contribution potentially may be reduced (partially or totally) if vacant building credit applies - see below. The application notes that the building on the site is vacant.

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'.

- Planning practice guidance (Planning obligations).

'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.