Kirklees COUNCIL

Consultation Response from KC Strategic Housing		
2020/94285 22-26, Wellington Road, Dewsbury, WF13 1HL		
Application for: Alterations to office building to form 20 flats and associated office space and laundry (Listed Building within a Conservation Area)		
Date Responded: 23/02/2021	**Responding Officer:** Ellie Selby	**Responding Ref:** SH/20/94285

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: Dewsbury East
SHMA Market Area: Dewsbury and Mirfield
Kirklees Strategic Housing Market Assessment (SHMA) sub area context:
There is significant need for affordable 3 and 3+ bedroom homes in Dewsbury and Mirfield. Rates of home ownership are low, at just under 65%, with 15% of homes rented privately and affordable housing constituting the remaining 20%. House prices in Dewsbury and Mirfield range from around £88,100 to £170,000 and lower quartile rent in the area is £394 per month.

Affordable allocation for this development: The applicant proposes solely affordable housing.

Type:

The application currently proposes solely 1-bedroomed apartments. Given the local need for larger dwellings, consideration should be given to whether it is possible to include any apartments that could contribute towards meeting this demand. Affordable homes must be indistinguishable from market housing in terms of both quality and design.

Tenure:

The applicant proposes 100% affordable rented housing, which is welcomed.

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.