

Consultation Response from KC Strategic Housing

2023/90915 – adj 115 Westfield Lane, Wyke, BD12 9LY

Discharge conditions 6, 7, 8, 9, 12, 13, 14, 21, 22, 24, 27, 29, 30, 32, 33, 34, 35, 38 on previous permission 2020/90436 for outline permission for demolition of 1 dwelling and erection of residential development and associated works with details for access

Date Responded: 08/06/2023

Responding Officer: DB

Responding Ref: SH/23/90915

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.

Site location
Ward: Cleckheaton

Kirklees Strategic Housing Market Assessment (SHMA) sub-area: Batley and Spen

For a development of 15 units, 3 units (20%) are sought for affordable housing. As per the previously advised housing mix, 3 beds are a suitable housetype for the 3 affordable units. Tenure: in terms of affordable tenure split, 2 social or affordable rented dwellings and 1 intermediate dwelling would be suitable for the development.

Regarding Vacant Building Credit policy, there is an existing building on site.

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):

'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.

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.