Consultation Response from KC, Strategic Housing
2023/91300 Newsome Mills, Hart Street, Newsome, Huddersfield, HD4 6JF
Redevelopment, consisting of the alteration, extension, and part demolition of Grade II listed Newsome Mills complex to host 45 apartments and erection of 33 dwellings, with associated works (Listed Building)
Date Responded: Responding Officer: Kate Crozier Responding Ref: SH/23/91300

Kirklees COUNCIL

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: Newsome
SHMA Market Area: Huddersfield South
SHMA Market Area Housing Need: The Affordable Housing and Housing Supplementary Planning Document (SPD), adopted March 2023, sets out housing mix tables for each sub-area. The proposal falls within the Huddersfield South sub-area, so the following table applies.

Huddersfield South	Market Housing	Affordable Rent	Affordable Immediate
1 and 2-bed	30 – 60%	40-79%	40-79%
3-bed	25 – 45%	0-19%	20-39%
4+ bed	15 – 35%	20-39%	0-19%

Affordable allocation for this development: The applicant proposes a 100% affordable housing development with a total of 80 units, which is supported and welcomed by strategic housing.

Type: The applicant proposes a mix of 11 x 2 bed houses, 11 x 3 bed houses and 5 x 4 bed houses for general needs. 37 x apartments located in the Mill building, 8 x apartments in the Weavers Shed, 4 of these with wheelchair access and 6 x apartments on the wider site. Whilst this does not meet the housing mix requirements set out in the table above, the Council still support this proposal due to it providing much needed specialist accommodation and housing for older people.

The architecture of the affordable homes should be indistinguishable from the market housing in terms of the quality of materials and finishing, the architectural details, style, and space standards. The approach to external landscaping and on-plot car parking should be indistinguishable from the market dwellings.
The layout of affordable dwellings should be dispersed throughout the site in smaller clusters, avoiding large groupings of affordable dwellings together that may reinforce social exclusion. Affordable dwellings should be well integrated within the site layout and not located at specific areas at the edges of sites.

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.

100% of this development is proposed as affordable housing which is welcomed by Strategic Housing. In terms of tenure, the typical split we would suggest would be (55%) 43 units as affordable or social rent and (45%) 35 units as intermediate dwellings, however the Council is flexible with this and the development proposes to deliver an 100% affordable housing scheme.
First Homes would not be required for this development.

Vacant building credit:

Vacant building credit may apply.

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.