

Cannock Chase District Council

Planning Control Committee

Officer Update sheet

20th April 2022

Application No: CH/21/0023
Received: 12-Jan-2021
Location: Castle Inn, 141 Main Road, Brereton, Rugeley, WS15 1DX
Description: Demolition of existing building and the erection of an apartment building and associated landscaping, parking and access

Additional Consultation Responses

Following compilation of the agenda additional responses have been received from the CIL and Strategic Housing Officers, as follows: -

Strategic Housing Officer

First Homes will not apply to sites with full or outline permission determined before 28th Dec 2021 and if there has been significant pre-app engagement the determination deadline extended to 28 March 22 so I am assuming the site will now need to comply with that? If so, Government policy now states that 25% of a local authorities affordable housing requirement should be for First Homes (25% of 20%). 1 unit is therefore required for First Homes, 1 for shared ownership and 3 rented units to be managed by a Registered Provider.

First Homes are newly built properties for first time buyers. They are offered at a discount of at least 30% compared to prices of equivalent properties on the open market. The discount will apply to the First Home forever. There are eligibility criteria for potential purchasers. CCDC are currently following the national criteria subject to a review following our participation in a pilot scheme.

CIL Officer

The Council top slices the SAC [contribution] from the CIL contribution, although relief from CIL can be claimed for social housing we include these dwellings in this top slice if only the minimum requirement of social housing is being met. This means the SAC contribution for all 27 dwellings will be covered by CIL.

Officer Comments

Officers accept that the above comments and recommend that subject to a section agreement to provide 1 unit required for First Homes, 1 for shared ownership and 3 rented units to be managed by a Registered Provider the proposal would be policy compliant.

Amendment to Recommendation:

Given the above it is recommended that the recommendation be amended to reads follows: -

It is recommended that the application be approved subject to, the attached schedule of conditions and the completion of a S106 in respect to the provision of affordable housing provision.
