

**Cannock Chase District Council**

**Planning Control Committee**

**Officer Update sheet**

**20<sup>th</sup> April 2022**

**Application No:** CH/21/0023

**Received:** 20 April 2022

**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 Agent Query**

Following compilation of the agenda the agent has queried the amount of affordable housing requirement, as follows: -

'Understood on the provision of First Homes, as although not a statutory requirement it is a material consideration now that the transition period has ended.

This update has not however taken into consideration Vacant Building Credit which applies for this site, as we set out in the Planning Statement submitted with the application. As you will know, the building and site have been vacant since October 2018.

In line with national planning guidance, Vacant Building Credit is calculated on the basis of the difference between the floor area of the proposed dwellings (1762sqm) and the existing building (535sqm) at the site, divided by the floor area of the proposed dwellings (1762sqm), multiplied by the affordable housing requirement (20% in line with Policy CP7); equating to a revised affordable housing requirement of 13.93% in this instance. This results in a requirement for 3.76 affordable dwellings for this proposal (for 27 dwellings).

Can this therefore be updated further please?'

**Officer Comments**

Officers accept that the above comments and recommend that subject to a section 106 agreement to provide 1 unit required for First Homes, 1 for shared ownership and 2 rented units to be managed by a Registered Provider the proposal would be policy compliant.