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Our Ref: APC00082

RE: FORMER VICTORIA MILL SITE, WATT STREET, SABDEN – AFFORDABLE HOUSING

National policy provides an incentive for brownfield development on sites containing vacant buildings. The Planning Practice Guidelines state that 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 floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. The Government's policy is that Affordable housing contributions should only be required for any increase in floorspace. The relevant extract from the PPG is set out below:

“Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A ‘credit’ should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.

The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought. Paragraph: 022 Reference ID: 23b-022-20160519”

The PPG indicates that this policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In line with the above policy guidance a Vacant Building Credit calculation is set out below:

LOCAL PLAN REQUIREMENT

The Council's Affordable Housing Policy is set out in its Core Strategy DPD adopted in 2014 – which pre-dates the Government policy in relation to Vacant Building Credit. This requires the provision of 30% of the total number of dwellings proposed on a site, as affordable dwellings (subject to viability).

THE PROPOSAL

The pre-application proposal is to re-develop the site to construct 30 dwellings. The Council's policy would therefore require 30% of 30 dwellings to be allocated as Affordable Dwellings = 9 affordable dwellings.



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The indicative pre-application scheme of 30 proposed dwellings will comprise an approximate total of **3717** square metres gross floorspace. This is derived from the following schedule (current schedule based on the Application submissions):

Watt Street / Whalley Road, Sabden				
Mix Schedule		^{30th} January 2018		
Plot	Type	Sq.ft	Name	
1	3bd 2st	907	ASHTON	
2	3bd 2st	900	ASHTON	
3	3bd 2st	900	ASHTON	
4	3bd 2st	907	ASHTON	
5	4bd 2st	1381	HARTFORD	
6	3bd 2st	936	READ SA	
7	3bd 2st	1177	PENDLETON SA	
8	3bd 2st	900	ASHTON	
9	3bd 2st	900	ASHTON	
10	3bd 2st	900	ASHTON	
11	3bd 2st	1177	PENDLETON FA	
12	4bd 2st	1395	TWISTLETON	
13	3bd 2.5st	1195	FOSTER	
14	3bd 2.5st	1195	FOSTER	
15	4bd 2st	1395	TWISTLETON	
16	3bd 2.5st	1195	FOSTER	
17	3bd 2.5st	1195	FOSTER	
18	4bd 2st	1291	KT1	
19	3bd 2st	936	READ FA	
20	4bd 2st	1291	KT2	
21	3bd 2.5st	1195	FOSTER	
22	3bd 2.5st	1945	Marbel Bldg	
23	3bd 2.5st	1745	Marbel Bldg	
24	3bd 2.5st	1713	Marbel Bldg	
25	4bd 2st	1718	Whittaker Sp	
26	4bd 2st	1370	COBDEN	
27	4bd 2st	1775	EAMES	
28	4bd 2.5st	2362	DEERSTONE	
29	5bd 2.5st	2232	RADCLIFFE	
30	4bd 2st	1878	Whittaker Plus	
		40006	Total Sq.ft	
		3717	Total Sq.m	

EXISTING VACANT FLOORSPACE

In this case, the site comprises a significant amount of vacant buildings in the order of some 5178 square metres of floorspace. This information is taken from the Rates Valuation for the property in 2011 (local authority reference 0820910080008). The following is copied from that Valuation:

Ground	Locker Room	86.01
Ground	Plant Room	14.66
Ground	Production Area	1826.13
Ground	Staff Toilets	28.5
Ground	Warehouse	1170.79
Ground	Workshop	352.46
Ground	Loading Bay	23.7
Ground	Store And Exit Area	32.63
Ground	Office	87.46
Ground	Garage	25.15
Ground	External Stores	147.38
Ground	Oil Tank Store	35
Ground	Office	103.76
First	Internal Storage	194.88
First	Store	358
Ground	Workshop	290.2
Ground	Works Office	31.4
Ground	Workshop	131.9
First	Workshop	238
	Sub-total area per m ²	5,178.01

Applying the PPG methodology, the 5178 sq m of existing gross floorspace is applied as a credit against the proposed floorspace to be created in the development of approximately 3717 square metres.

On that basis the Vacant Building Credit indicates that no Affordable Housing is required in relation to this scheme. The principle of applying VBC was tested with the Council as part of the Pre-Application process. The Council's Pre-Application response is included as an Appendix to the Statement of Community Involvement referenced as Document S14. At paragraph 5.6 the Council confirms that with the application of VBC there is no requirement to provide on-site affordable housing provision in this case.

JAY EVERETT
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