

Vacant building credit: The development site includes buildings, if they are vacant;

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 floorspace of relevant vacant buildings when calculating any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

This would mean a reduction (partial or total) in the amount of affordable allocation.

For a vacant building credit to be calculated, the applicant would need to confirm:

- That the existing building(s) were vacant at the time the application was submitted.
- The floorspace 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 floorspace 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.