

Prescot Police Station Development

Affordable Housing Statement & s106 Heads of Terms

Introduction

Prima Group has applied for full planning permission for the redevelopment of the former Prescot Police Station Building and associated site.

Prima Group is the trading name of Prima Housing Group and Prima Commercial.

‘Prima Housing Group (PHG) is a Housing Association which currently owns, provides housing and neighbourhood services to over 2500 properties in the Liverpool, Knowsley, Sefton and Wirral areas, plus a small number in Llandudno. As a housing association, the PHG provide homes for families, single people, over 55s, students, key workers, and shared ownership homes.

PHG has development partner status with Homes England providing access to public subsidy for affordable housing through the affordable homes programme. Prima Commercial own and manage 256 commercial properties.

One of Prima Group’s key objective is to create vibrant neighbourhoods in which to live and work where good quality, safe affordable homes and services are the heart of the community.

Prima Group’s strategic objectives are focused a number of primary drivers including striving to be a landlord of choice that delivers excellence for customers/residents; and creating partnerships that deliver locally for the benefit of neighbourhoods and communities.

This statement has been prepared to support the planning application for residential development relating to conversion of the former Prescot Police Station building and development of the land to the rear for housing – the development will create 8 apartments (50-50 split of 1-bed and 2-bed units) and 6 no. 3-bed townhouses.

The development will be delivered through Prima Group’s contracting partners, creating houses and apartments which they have a requirement to meet needs expressed through their own research and housing needs data.

The proposals support the Local Plan Policies: CS3-Housing Supply; CS14-Prescot Township; CS15-Delivery of Affordable Housing and have been designed to meet the requirements of CS17-Housing Size and Design Standards and CS19-Design Quality and Accessibility in New Developments.

The delivery of the proposed 14 homes supports the local authority's approved Housing Strategy 2016-2021 and it delivers on Priority 5-New Build Affordable Housing and Priority 7- Access to Housing.

Affordable Housing Provision

The proposals provide a development of 14 new dwellings. This is less than the threshold for providing 10% affordable housing within the urban areas. Accordingly, there is no policy requirement to provide affordable housing within the development.

However, as Prima Housing Group is a Housing Association, they will wish to have the option of providing some, or possibly all of the development, through its affordable housing programme (subject, inter alia, to the option to obtain Affordable Homes Grant from Homes England under their Affordable Homes Programme).

The potential for the apartments within the converted Police Station building to be provided as affordable housing is actively being considered.

The proposed townhouses are provisionally intended to be offered for sale on the open market, creating development value from the site and leveraging in funds to complete the conversion of the non-designated heritage asset (Police Station building).

The point we must stress, is at this planning stage, given the proposals fall below the threshold for providing affordable housing, the applicant does not wish to be tied to a legal agreement or bound by any conditions of planning, to offer any of the proposed housing as affordable homes.

It will be entirely a matter of client's commercial decision to deliver part or all of the proposed housing through affordable housing programme. At this point the entity that will deliver the homes, Prima Housing Group, Prima Commercial or a combination of them both will be decided.

Overall, we believe that the development will make a positive difference to the surrounding Prescott Township, whether it be through an open market delivery model or some of the development coming through the Affordable Housing Programme.

S106 Contributions

The Applicant has engaged in pre-application discussions with Knowsley Council at the pre-application stage, which identified that S106 contributions may be required in relation to the development proposals, in this case in relation to greenspace provision, although until consultations have been completed, there may be request for other S106 contributions.

This document sets out a first draft of the heads of terms for a section 106 agreement in relation to the proposed development.

These draft heads of terms are to be discussed with the council as LPA during the consideration of the planning application.

The need and justification for the draft obligations, together with the extent to which the draft obligations satisfy the statutory and policy tests in respect of the proposed development, is subject to further review.

As such this document is offered at the early stage of the application to aid the discussions with the council, on a non-prejudicial basis.

Draft Heads of Terms – Greenspace & Trees

The Knowsley Development Contributions SPD (2016) - Small new residential developments above 10 units or 1,000sqm – stipulates the contributions requirement as follows:

- Residential capacity of around 30 - 300 persons will normally be required to make a financial contribution towards off-site provision, unless the design of the scheme includes the required standards for provision.

The SPD sets out the standards and ratios for payments per person created by the size of the residential development, for example 5 persons in 3 bed dwelling.

In the Prescott Police Station application, the development creates the following number of persons:

Townhouses – 6 x 5 persons = 30

1-bed flats - 4 x 2 persons = 8

2 bed flats – 3 x 3 persons = 9

2 bed flat – 1 x 4 persons = 4

Total number of persons generated = 51

The financial contributions ratio is shown in Table 4.5 of the SPD and indicates a payment of £518.78 per person generated in the development.

Therefore, in accordance with Policy CS21(Greenspaces and Trees) and CS27 (Planning for and Paying for New Infrastructure) of the Knowsley Local Plan Core Strategy, a development supporting 51 persons would generate a financial payment for greenspace in the sum of **£26,458** (twenty six thousand, four hundred and fifty eight pounds) is to be paid towards off-site open space improvements within the local area.