

TO: Directorate of Regeneration & Neighbourhoods
ADDRESS: Housing, Planning & Building Control
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AH STATEMENT

DATE: 02.02.24
REF: 144.410
JOB: 144 The Barns

East Halewood SUE: Affordable Housing Statement

1.0 Introduction

This Affordable Housing Statement has been prepared by Architectural Emporium Ltd in support of Planning Application 23/02836/FUL for a residential development on land off Lower Road, Halewood. A previous application (21/00074/FUL) for the construction of 12 houses was approved, however this new application is for an additional 6 units on the site.

To avoid any suspicion of applications being separated to bypass planning obligations as addressed in Point 11 of your letter dated 18/1/24, we are happy to combine both applications and consider this as one development for 18 residential units. Subsequently any roof tax and affordable housing contributions will be calculated based on this total figure.

The site falls within the East Halewood Sustainable Urban Extension [SUE] which is allocated for residential development within the Knowsley Local Plan Core Strategy [KLPCS]. The draft Masterplan Document connected with the site provides a validation checklist which includes the requirement of an Affordable Housing Statement.

2.0 Affordable Housing Provision

The requirements for new residential developments to incorporate affordable housing are set out in Local Plan [Policy CS15](#) – Delivering Affordable Housing which seeks to ensure that:

1) Within all proposed market sector housing developments which have a capacity of 15 dwellings or more, a minimum provision of affordable housing will be sought as follows: 10% on sites within the current urban area; and 25% on sites identified as Sustainable Urban Extensions within Policies SUE1 to SUE2c. The application of these requirements will be subject to the following (inter alia):

a) A lower proportion of affordable housing will only be permitted where it is clearly demonstrated that affordable housing provision is being maximised within the development and that achieving provision at the levels set out above would render the development not economically viable (in accordance with Policy CS27) ...

However, after the adoption of the Local Plan, in July 2018, the Government published an update to the National Planning Framework which requires that all major new housing developments, that is for developments of 10 or more dwellings, at least 10% of the homes should be available for affordable home ownership unless this would exceed the level of affordable housing needs of specific groups...

It follows therefore that the affordable housing threshold given in Policy CS15 is no longer consistent with national planning policy towards affordable housing in terms of the threshold.



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The application falls within the definition of a major development, and as such is required to provide affordable housing. The proposed site is within the East of Halewood Sustainable Urban Extension (SUE) and is required to deliver 25% affordable housing.

2.0 Affordable Housing Computation

The Council's Housing Development Officer has advised of the overall affordable housing provision, 45% should be rented products, while 55% should be affordable home ownership products (*see table provided by the Council's Housing development Officer below*).

As a proportion of all housing (SUE sites only)	Assumptions	As a total of the affordable housing requirement (where AH = 25%)	As a total of the affordable housing sought (where AH = 100%)
First 10%	All affordable home ownership	10% intermediate	40% intermediate
Remaining 15%	split on the basis of 75% affordable rent and 25% intermediate	13.75% intermediate 11.25% affordable rent	15% intermediate 45% affordable rent
Total 25%		13.75% intermediate 11.25% affordable rent	55% intermediate 45% affordable rent

Our Client has considered the delivery of affordable housing as advised by the Council's Housing Development Officer. For this development it would equate to 5 units. (*see table below for breakdown*)

TOTAL UNITS	18	
AH Requirement	25%	
Total AH Units	5	
55% Intermediate	2.75	3
45% Rent	2.25	2



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3.0 Affordable Housing Scheme

The Affordable Housing Statement should be read in conjunction with Architectural Emporium Ltd Drawing 2.001 *Proposed Site Plan* which identifies housing plot numbers.

The affordable homes provided are the following Plot Numbers:

Pl01 (3 bed) – Rent
Pl02 (3 bed) – Rent
Pl16 (2 bed) – Intermediate
Pl17 (2 bed) – Intermediate
Pl18 (2 bed) – Intermediate

Note: See Appendix A for exact location.

The proposed affordable homes were designed prior to the Council's Housing Development Officer indication that affordable housing was required and identical to the market house Pl04. Therefore they are not distinguishable from the market housing provided on the site.

The proposed affordable homes will be fully integrated into the development masterplan and are not distinguishable from the market housing in design or amenity. The affordable homes are therefore tenure blind being constructed to the same design and standard as the market dwellings.

Plots Pl01 – Pl04 will be delivered first in the development so the affordable houses will be in operation at over 25% at all points in the development process.

Our client is in ongoing discussions with a number of Registered Providers [RP] in respect of the provision of affordable housing and the viability of a small number of rental properties. Further detail will be provided in due course as and when a preferred RP is selected.

4.0 Conclusion

The houses identified for the affordable market are of high quality both spatially and in terms of amenity superior to much market housing in the area.

Subject to viability testing required, the housing provided will deliver policy compliant affordable housing in accordance with the Framework [§64] and Policy EH4 of the draft SPD.



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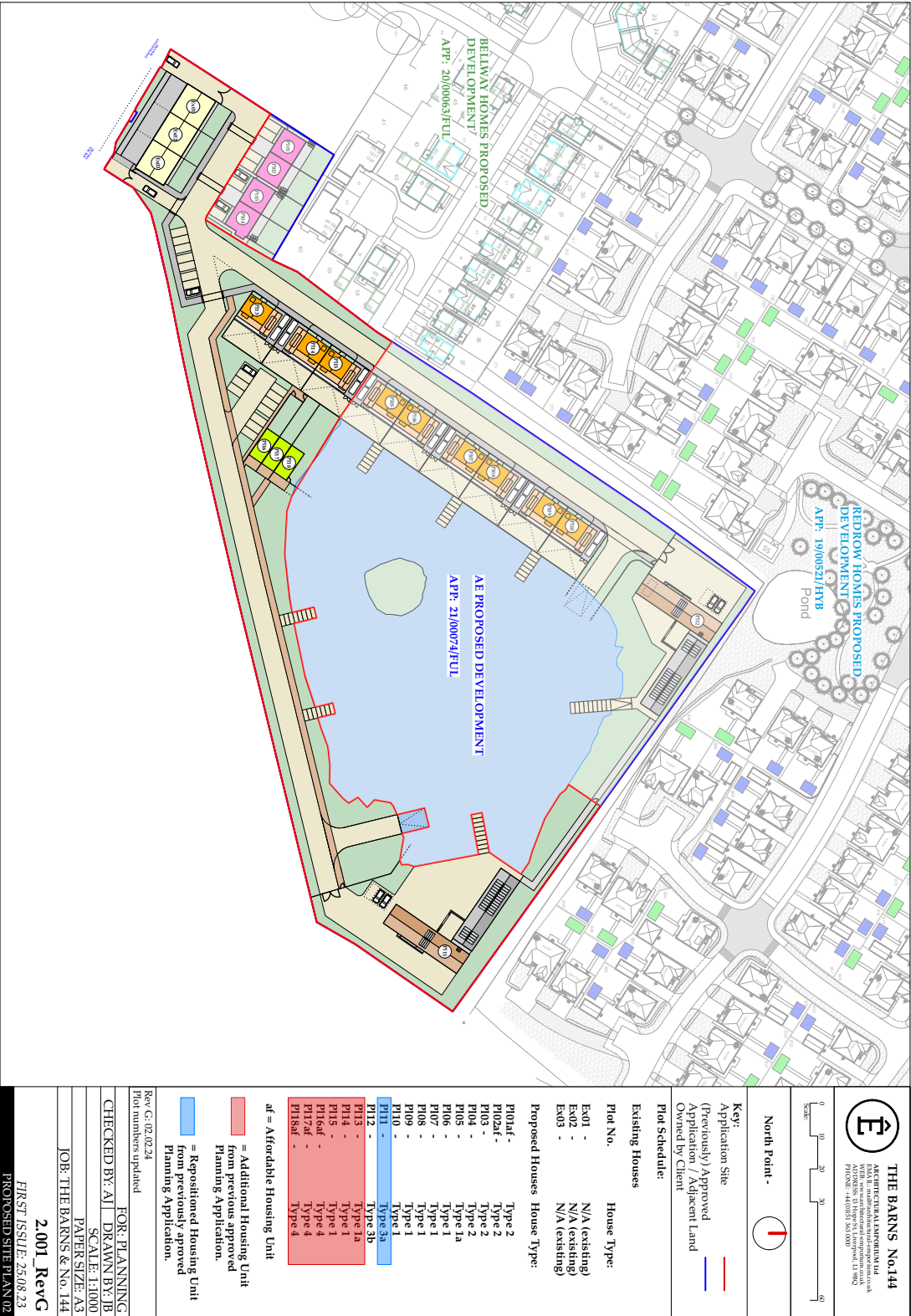
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Appendix A



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