

APPLICATION NO: 22/00600/FUL **CASE OFFICER:** Clare Appleyard

WARD: Whiston & Cronton **PARISH:** Whiston Town Council

LOCATION: Land to the South of Lickers Lane, Halshead Garden Village, Whiston, Knowsley

PROPOSAL: Deed of variation to vary the percentage tenure split of affordable housing being provided within the site in relation to application 22/00600/FUL - Erection of 120 no dwellings with 1 no. vehicular access off Lickers Lane and other associated works

Knowsley Local Plan

Allocated as a Sustainable Urban Extension

Relevant Policies

All listed within the planning application report.

Technical Consultations

Housing Strategy – No objection

Neighbour Notification

There is no statutory requirement to publicise deeds of variation although draft s106A wording has been posted on the Council's planning portal.

Description of the Deed of Variation being applied for

The applicant seeks to amend the original s106 affordable housing tenure mix. The principal agreement that was entered into in respect of the site contained planning obligations requiring that 45% of the affordable housing units were delivered as affordable rented units and 55% as intermediate housing units. The proposal seeks to vary the deed to enable 60% of the affordable housing units to be delivered as affordable rented units and 40% as intermediate housing units.

Planning History

22/00600/FUL Erection of 120 no dwellings with 1 no. vehicular access off Lickers Lane and other associated works

Assessment

The planning permission allowed for 20 affordable units to be delivered via the s106 agreement which worked out as a percentage at 16.67% AH delivery across the site. Viability information supported this delivery. The s106 variation is required to allow the 20 units to be delivered as 12 affordable rent tenure units and 8 intermediate tenure units (rent to buy). The 12 affordable rent units are within the proposed apartment building and RPs do not consider it practicable to provide intermediate tenure (or indeed a mix of different tenure) units within apartment buildings. Regard has been given to HE funding to facilitate the

scheme coming forward in relation to which dwellings will need to constitute the s106 affordable units.

As such, the variation to the deed allows for a very minor change to the tenure mix percentages such that the split is 60%/40% affordable rent to intermediate tenure (rent to buy) across the 20 s106 affordable units. This will result in a minor increase in the number of affordable rented units being delivered on the site for the purposes of the s106 units. Housing Strategy has confirmed that there is a demand for affordable rented units and has raised no objections to the proposed changes. On this basis, it is recommended that the deed of variation is entered into on these amended terms.

Conclusion

The proposal will deliver affordable housing across the site with the s106 units being delivered in line with affordable housing need. It is recommended that the amended deed of variation is entered into.

Recommendation

To approve.

**Signed Case
Officer¹:**

C Appleyard

**Signed
Authorising
Officer²:**

Alan Kilroe

Date: 15.12.25

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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