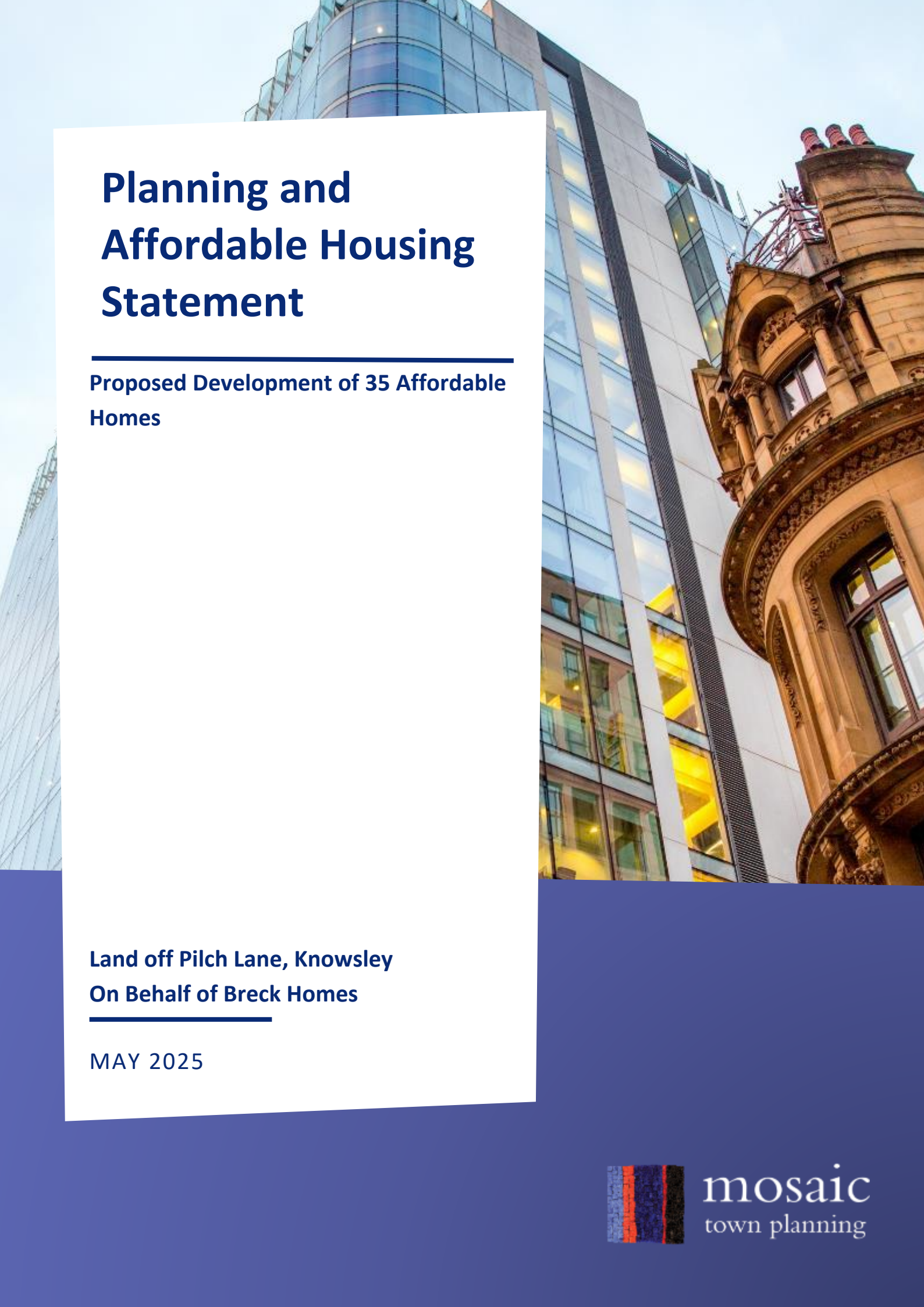


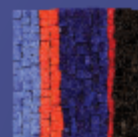


Planning and Affordable Housing Statement

**Proposed Development of 35 Affordable
Homes**

**Land off Pilch Lane, Knowsley
On Behalf of Breck Homes**

MAY 2025



mosaic
town planning

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1 Introduction

- 1.1 This Planning and Affordable Housing Statement accompanies an application for 35 affordable homes on land to the south of Pilch Lane, Knowsley, submitted on behalf of Breck Homes Ltd.
- 1.2 Breck Homes own and will develop the site prior to its acquisition by a locally active Registered Provider.
- 1.3 This Statement will describe the proposals in more detail, along with the site and surroundings. It will then consider relevant planning policy, the evidence base and the planning history of the site, before providing an analysis, setting out the relevant planning issues. It concludes that the proposals constitute sustainable development and should be approved without delay.
- 1.4 The application is accompanied by the following plans:
- P01 Pilch Lane – Proposed Site Layout (Rev C)
 - P02 Pilch Lane – Materials Distribution Plan
 - P03 Pilch Lane – Boundary Treatments Plan
 - P04 Pilch Lane –Boundary Details
 - P05 Pilch Lane – Car Charging Plan
 - P06 Pilch Lane – Bird & Bat Box Plan
 - P07 Pilch Lane – Garden Area Plan
 - P08 Pilch Lane – Location Plan
 - P09 Pilch Lane – Street Scene Elevations
 - P10 Pilch Lane – Maisonette Bin & Cycle Stores
 - P11 Pilch Lane – Type P1 & P2 Floor Plans & Elevations
 - P12 Pilch Lane – Type P1 & P2 Floor Plans & Elevations
 - P13 Pilch Lane – Type C Floor Plans & Elevations
 - P14 Pilch Lane – Type C-CC Floor Plans & Elevations
 - P15 Pilch Lane – Type F Floor Plans & Elevations
 - P16 Pilch Lane – Type K Floor Plans & Elevations
 - P17 Pilch Lane – Type I Floor Plans & Elevations
- 1.5 The application is accompanied by the following documents:
- BNG Calculation (file not supported by Planning Portal – to follow)
 - BNG Assessment + baseline habitat plan (file size too large to upload to Planning Portal – to follow)
 - Construction Management Plan (to follow)
 - Design & Access Statement

- Energy/Sustainability Statement
- Ground Investigations - Phase 1
- Landscape Plan
- Noise Impact Assessment (Technical Statement)
- Preliminary Ecological Assessment
- S106 HOTs
- Site Waste Management Plan
- Social Value Statement
- SUDS / Drainage Design
- SUDS Pro Forma (to follow)
- Topographical Survey
- Transport Statement
- Travel Plan

2 The Proposals

- 2.1 This section provides additional information about the development proposals. It should be read in conjunction with the Design and Access Statement, which describes the physical characteristics of the development in more detail.
- 2.2 The application description is as follows:
- “Planning application for the erection of 35 affordable homes with associated access, car parking and landscaping on land off Pilch Lane, Knowsley.”
- 2.3 The development will consist of 100% affordable rented homes (subject to ongoing Homes England grant funding announcements) to be constructed by Breck Homes and will broadly comprise:
- 14 x 1B2P maisonettes
 - 4 x 2B3P homes
 - 14 x 3B4P homes
 - 1 x 3B6P homes
 - 2 x 4B6P homes
- 2.4 All of the properties will meet nationally described spacing standards, with 12 of the properties being M4(2) compliant (34%).
- 2.5 The layout makes use of the site by proposing a series of properties fronting Pilch Lane, with an access road through to homes at the rear, off public roads, private drives and cul-de-sacs. The homes will be orientated in a way that avoids overlooking and impact on existing residential amenity.
- 2.6 The buildings will be of a traditional design, with the front elevations including detailing such as brick window headers and cills, soldier courses and gables. All dwellings will be of red and gold brick and grey tiled roofs, using two alternative palettes of materials.
- 2.7 The proposed boundary treatments vary from 1.8m height brick walls with pillars alongside elevations of rear gardens, 1.8m and 1.5m height feathered edge fencing between many of the plots. Vertical bar black railings of 0.9m height are proposed on the site frontage.
- 2.8 The internal access road will be a standard 5.5m width, with 2m wide footways either side. The estate road terminates at turning heads and private drives, allowing access to parking and all properties. A private drive along the southeastern boundary is 6m in width.
- 2.9 A total of 64 car parking spaces will be provided, with most of the homes accommodating two in-curtilage spaces. Other dwellings, such as maisonettes will have a dedicated parking space in communal parking courts. Each property will be provided with electric vehicle (EV) charging points.

- 2.10 All of the dwellings benefit from rear gardens, with these being communal spaces for the maisonettes. Front gardens or verges are also be provided.
- 2.11 Site peripherals such as bin stores are largely located within the curtilage of the dwellings, allowing for ease of access for collection. Bike stores and bin stores for the maisonettes are located to the side, they are constructed from timber with lockable gates.
- 2.12 The landscaping plan proposes 340 sqm of grassland, 27 trees, 262m of hedgerow and 493 shrubs, which will enhance biodiversity. The applicant is unable to meet the full 10% BNG uplift on-site. This will be achieved via off-site credits. Breck are currently in discussions with providers of off-site habitat units.

3 Site and Surroundings

- 3.1 The 0.72ha site comprises land to the south of Pilch Lane in Knowsley.
- 3.2 The proposal site comprises a former public house and its grounds, this land is flat and has been cleared following the demolition of the buildings on-site, circa 2010.
- 3.3 The land is generally featureless, with remaining hardstanding and overgrown, self-seeded vegetation and grasses taking up the majority of the site.
- 3.4 Neighbouring land uses include residential development to the north and east, with a church to the west and a primary school beyond it. There is open land to the south, having previously been used as a playing field for the nearby school.
- 3.5 Existing access to the site can be taken from the north off Pilch Lane. This connects the area to Prescott Road (A57) to the north and junction 5 of the M62 to the south, at Bowring Park.
- 3.6 The area is well served by public transport with regular bus services stopping nearby on Pilch Lane (#9, #15 & #C42) connecting the area with Huyton and Liverpool City Centre. Roby Station and Broad Green Station are also situated 1.3km away on the City Merseyrail Line.
- 3.7 Dovecot is a predominantly residential area, straddling both Knowsley and Liverpool. Local shops are located nearby at the junction of Childwall Lane and Pilch Lane. St Margarets Church is adjacent and St Margarets Primary School, both infants and juniors, are beyond.
- 3.8 A wider range of shops, services and facilities are available in Liverpool City Centre, accessible via road, bus and train, approximately 7km to the west, and Huyton Town Centre, 2km to the east.

Site Designation

- 3.9 The site is located within the predominantly residential area of Knowsley in the Core Strategy (2014) composite Proposals Map.

4 Planning History

- 4.1 An application (Ref: 21/00829/FUL) for a petrol filling station and associated facilities on the site was withdrawn in 2022 by the agent.
- 4.2 An outline approval (Ref: 03/00994/OUT) for residential development on the car park adjacent to the former public house was approved by the Council in 2004.
- 4.3 A previous refusal in 2022 (Ref: 01/00851/OUT) and dismissal at appeal is mentioned in the officer's report of the above application. However, there are no planning documents to confirm this.

5 Planning Policy and Evidence Base

National Planning Policy Framework

- 5.1 The new National Planning Policy Framework (NPPF) was published in December of 2024 and provides relevant guidance.
- 5.2 Paragraph 8 of the Framework confirms that the three aims of sustainable development need to be pursued in mutually supportive ways; an economic objective, a social objective and an environmental objective.
- 5.3 Paragraph 9 states that planning decisions should “...*play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.*”
- 5.4 Paragraph 11 states that the presumption in favour of sustainable development means “*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*”
- 5.5 Paragraph 34 states that “*Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy.*”
- 5.6 Paragraph 61 states that “*To support the Government’s objective of significantly boosting the supply of housing, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed*”.
- 5.7 Paragraph 63 advises that the “*size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies*” including those who require affordable housing.

- 5.8 Paragraph 73 identifies that *“small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly”*.
- 5.9 Paragraph 78 confirms that LPAs should maintain a specific deliverable supply of housing land. This should include a buffer of 5% to ensure choice and competition in the market for land; or 20% where there has been significant under-delivery.
- 5.10 Paragraph 129 encourages planning decisions which support making efficient use of land that meets identified needs for different types of housing, reflecting local market conditions, the availability and capacity of infrastructure and the desirability of promoting change.
- 5.11 Paragraph 131 states that high quality, beautiful and sustainable buildings and places are fundamental to what planning should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and be supported by communities.

Local Policy

- 5.12 The development plan for the application site consists of the Knowsley Core Strategy (2016) and saved policies of the Knowsley Unitary Development Plan (2006).
- 5.13 The site is situated within the Predominantly Residential Area in the composite Proposals Map. This is shown in the image below:



Figure 1. Knowsley Proposals Map Extract

- 5.14 Policy CS1 sets out the Spatial Strategy for Knowsley. This seeks to focus development in the existing urban areas of the Borough, maintaining the existing settlement hierarchy. Part of the policy's aims are to *"re-balance the housing stock by providing a wide choice of new market sector and affordable housing with supportive services and facilities appropriate to needs...The tenure, type and size of new housing delivered in Knowsley will support the re-balancing of the housing market to better meet housing needs and demands..."*
- 5.15 Policy CS3 provides the Housing Supply, Delivery and Distribution strategy. It confirms that an average of 450 dwellings per annum (net) will be provided in the Borough. Densities of a minimum of 30 dwellings per hectare will be required.
- 5.16 Although it is situated on the fringe of the Borough, the site is located in the Huyton and Stockbridge Village Sub-Area. One of the priorities in this area is to *"re-balance the housing market to meet local needs and contribute to those of the wider Liverpool City Region through comprehensive housing-led regeneration..."*.
- 5.17 Policy CS15 sets out Affordable Housing requirements for Knowsley. Within market-led housing schemes over 15 units, the policy seeks a minimum of 10% affordable housing on urban sites and 25% on sustainable urban extensions. The tenure of affordable housing should be informed by local evidence and should remain affordable in perpetuity. Finally, the Council state that they will work with Registered Providers and other agencies to provide new affordable housing developments.
- 5.18 Policy CS17 provides Housing Sizes and Design Standards for the Borough. This seeks to achieve an appropriate mix of dwelling sizes and achieve residential design standards. The policy provides the following breakdown on housing sizes; however, this is based on out-of-date evidence.

Table 8.1: Mix of dwelling sizes for new housing in Knowsley

Housing Type/Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Market Housing	10%	30%	40%	20%
Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing – Intermediate	20%	70%	10%	0%
<i>Provision of new bungalows is also required across all housing types and sizes</i>				

Figure 2. Core Strategy Suggested Housing Mix (2010 Evidence Base)

5.19 The following policies are also relevant to the determination of this application:

- Policy CS2 – Development Principles
- Policy CS8 – Green Infrastructure
- Policy CS19 – Design Quality and Accessibility in New Development
- Policy CS24 – Drainage
- Policy CS27 – Planning and Paying for New Infrastructure
- Ensuring a Choice of Travel SPD
- Design Quality in New Development SPD
- Developer Contributions SPD
- Adding Social Value to Development: Employment and Skills SPD
- New Residential Development SPD

5.20 Saved policies of the Knowsley Unitary Development Plan (2006) are relevant to this proposal. In terms of the site-specific designation, Policy H5 confirms that residential proposals here will be permitted on the basis that they would not

- a) Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or
- b) Adversely affect the character or streetscene of the area.

5.21 Windfall housing provision will be acceptable in principle in Primarily Residential Areas where they accord with requirements of Policy H1 of the UDP (not a saved policy) and the monitoring of the overall housing land supply.

5.22 There are also a small number of saved development management policies within the UDP which have been saved and are relevant to this proposal. These include:

- Policy ENV2 – Noise and Vibration
- Policy DQ2 – Security in the Built Environment
- Policy DQ4 – Trees and Development

Evidence Base

5.23 The National Planning Policy Framework requires LPAs to follow the standard method for assessing local housing need unless these strategic policies have been reviewed and found not to require updating. The standard method uses a formula that incorporates a baseline of local housing stock which is then

adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for.

- 5.24 The government adopted a new **Standard Method** to calculate housing need in December 2024. This establishes an annual requirement of 600 homes for Knowsley. As per paragraph 78c of the 2024 NPPF, a 5% buffer must now be applied to allow for choice in the housing market.
- 5.25 The **Strategic Housing Land Availability Assessment** (SHLAA) was published in December 2024 and updates the five-year housing land position of the Authority, as well as reviewing the deliverable supply of housing.
- 5.26 In terms of the requirement, paragraph 4.2 states that the strategic housing policies in the Core Strategy (2016) have been reviewed in the last 5 years and found not to need updating. The Core Strategy figure of 450 dwellings per annum has therefore been used. This is not updated in line with the Standard Method increase to 600 dwellings per annum.
- 5.27 Additionally, the SHLAA appears to have used a previous version of NPPF which did not require LPAs to provide a 5% buffer to allow for choice in the housing market. This provision has now been reversed in the latest version of NPPF. Again, this is now an out-of-date methodology to calculate the housing requirement.
- 5.28 Regardless, the Assessment claims that for the period 2024/25 to the 2028/29 the deliverable sites can yield an estimated 2,958 dwellings within Knowsley via commitments, allocations and SHLAA sites. This equates to a 7.2 year supply of housing land when assessed against the Local Plan housing requirement (450 dwellings per annum).
- 5.29 The Assessment also provides an update on housing completions during the 2019-2022 period. It confirms that 2406 dwellings were completed. This equates to 372% delivery and passes the Housing Delivery Test. It must be noted, however, that only 499 dwellings were completed during 2021/22. This falls 151 homes short of the Standard Method (2024) annual requirement.
- 5.30 The **Knowsley Annual Monitoring Report** (2023/24) published in December 2024 confirms that 2,345 affordable homes have been built over the period 2010/11 to 2023/24. This equates to a total of 167.5 affordable homes per annum. Set against overall housing completions, it represents 28% of the overall level of completions.
- 5.31 The **Knowsley Housing Strategy** (2022) states that in Huyton, the objectives will be:
- Delivering on-site, truly affordable, social housing for rent to support households with lower quartile incomes.

- A greater emphasis on affordable housing that offers smaller (1 and 2) bed homes and larger (4 bed) homes.
- Creating a balanced offer of affordable housing.
- Developing a range of intermediate housing products that support newly forming households and households on median incomes trying to get onto the housing ladder.

5.32 The **Knowsley Housing Needs Assessment (2021)** sets out the level of affordable housing need for the Borough. It identifies that the Swanside Ward comprising the site, has a lower quartile price of £135,000, and a lower quartile rent of £525. This is slightly less affordable than the Borough average lower quartile price of £108,000, and £498 lower quartile rent. The Assessment identifies that there are 9,230 households in need, with 2,869 of these being existing affordable tenants.

5.33 The Assessment recommends a total affordable housing need figure of 243 dwellings per annum. This recommends a split between 67% affordable rent and 33% intermediate tenure. Within this proportion, a recommended mix of around 30/30/40%, one/two/three-bed will be adopted for affordable rented provision, and 10/30/45/15%, one/two/three/four-bed will be the adopted mix for intermediate provision.

6 Analysis

Principle

- 6.1 As per Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, any planning application must be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 6.2 The development plan for the application site consists of the Knowsley Core Strategy (2016) and saved policies of the Knowsley Unitary Development Plan (2006). The site is situated within the Predominantly Residential Area in the composite Proposals Map and a planning history which includes an unimplemented permission for housing at this site in 2004.
- 6.3 Saved Policy H5 of the UDP confirms that residential proposals in the Predominantly Residential Area will be allowed on the basis that they would not have an unacceptable amenity impact or adversely affect the character or streetscene of an area.
- 6.4 This application is accompanied by a number of plans, surveys and documents which demonstrate that the proposals do not have an unacceptable amenity impact and enhance the character and appearance of the streetscene. These matters are discussed in detail below.
- 6.5 Paragraph 61 of the 2024 NPPF sets out the Government's objective to significantly boost the supply of homes with a sufficient amount in the right places to meet identified housing needs.
- 6.6 Paragraph 124 of the Framework promotes effective use of land, paragraph 129 seeks appropriate densities in doing so, and paragraph 125 (c) gives "*substantial*" weight to the value of using suitable brownfield land within settlements for homes.
- 6.7 Paragraph 73 of NPPF confirms that "*small and medium sized sites can make an important contribution to meeting the housing requirement of an area*" and are essential for SME housebuilders to deliver new homes.
- 6.8 The NPPF seeks to maintain delivery of new homes by requiring a deliverable supply over a five year period, with a 5% buffer to ensure choice and competition in the market for land. Accordingly, the 2024 SHLAA claimed a 7.2 year supply based on the Core Strategy annual requirement of 450 dwellings.
- 6.9 However, the government has since released a new Standard Method for calculating housing need. This has uplifted the annual requirement to 600 dwellings in Knowsley. The Local Plan requirement of 450 dwellings per annum represents 75% of this figure.
- 6.10 Whilst paragraph 4.2 of the 2024 SHLAA claims that the strategic housing policies in the Core Strategy do not require updating, the release of the new Standard Method figure, the extent of the increase and

the punitive measures in place for local plans even less than five years old in NPPF, this is a significant change in circumstances that underlines that Policy CS3 is out-of-date and that the 600 dpa Standard Method figure should be used for calculating supply immediately.

- 6.11 Accordingly, the new requirement for Knowsley is 600 dpa x 5 years with a 5% buffer added. This equates to a new housing requirement of 3,150 dwellings over a five year period. Set against the claimed deliverable supply of 2,958 homes in the 2024 SHLAA, this equates to a 4.6 year housing land supply.
- 6.12 Where LPAs cannot demonstrate a deliverable, five year housing land supply then paragraph 11(d) of NPPF is engaged. As there are no adverse impacts which significantly and demonstrably outweigh the benefits of development, permission should be granted.

Affordable Housing Statement

- 6.13 In accordance with Paragraph 63 and 71 of NPPF, it is vital that the needs of different groups, including those requiring affordable homes should be met. Mixed tenure sites are also recommended, including a blend of ownership and rental tenures, including Social Rent. These sites are identified as having a range of benefits, including creating diverse communities and supporting timely build out rates.
- 6.14 The proposed development comprises 35 homes for affordable rent, to be constructed by Breck Homes and transferred to a locally active Registered Provider on completion. The affordable tenure may be subject to change given ongoing Homes England grant funding announcements and the precise split and distribution of the individual units will be provided during the planning process.
- 6.15 Core Strategy Policy CS15 Delivering Affordable Housing confirms that 10% of new housing developments of 15 dwellings or more should be an affordable tenure. As the proposed development comprises 100% affordable housing this level of provision goes significantly beyond this requirement. Such a benefit is a powerful material consideration in favour of this application.
- 6.16 The most up-to-date assessment of affordable housing need is established in the Knowsley Housing Needs Assessment (2021). The site is located in the Swanside Ward in the report. This confirms that the area is slightly less affordable than the Borough average, with a lower quartile value of £135,000 and a lower quartile rent of £525.
- 6.17 The Assessment identifies that there are 9,230 households in need across the Borough, with 2,869 of these being existing affordable tenants. There is also a Boroughwide annual shortfall of 243 affordable homes. This is set against the context of an average annual completion rate of 167.5 dpa over the period 2010 to 2024. A step change of affordable housing delivery is therefore required, which the proposals can help to address. This level of need should also not be considered a ceiling.

- 6.18 Analysis released in April 2025 from the National Housing Federation (NHF), Crisis and Shelter found that there is a 1.7 year waiting list for a three-bed affordable home in Knowsley. This has been verified by locally active registered providers who the applicant has spoken to, who identify a strong local need for affordable homes in the area.
- 6.19 In terms of tenure recommendations, the Assessment seeks a split between 67% affordable rent and 33% intermediate tenure. The size of properties sought ranges from around 30/30/40%, one/two/three-bed properties for affordable rented provision, and 10/30/45/15%, one/two/three/four-bed will be the adopted mix for intermediate provision.
- 6.20 Upon submission, all of the homes are proposed to be affordable rented tenure. However, this may be subject to change, pending Homes England grant funding announcements. Regardless, the proposed 100% affordable rented tenure is broadly in keeping with the evidence base, which recommends that this tenure predominantly makes up most of the affordable housing need in Knowsley.
- 6.21 As per the evidence base, the majority of the provision comprises 3 bed-dwellings, also offering a significant amount of one bedroom maisonettes to address the need for smaller properties in the area. This generally reflects the need for a mix of affordable homes, whilst providing a viable scheme on a previously developed site.
- 6.22 The proposed affordable homes are of a sufficient size to provide a good standard of living space and accord with the Nationally Described Space Standards and Core Strategy Policy CS17 Housing Sizes and Design Standards. Additionally, around a third of the homes proposed will offer M4(2) compliance, offering adaptable and inclusive accommodation.
- 6.23 The occupancy criteria for the dwellings will be controlled by a planning condition, the draft wording of which is proposed below. The allocation of the homes will be determined by the Registered Provider, according to their waiting list and need criteria.
- 6.24 To qualify for potential Homes England grant funding the affordable nature of the dwellings can be secured via a suitably worded planning condition. The following condition based on Planning Inspectorate wording would be appropriate for this purpose:

“The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2024 or any future guidance that replaces it. The scheme shall include:

- i. *the numbers, type, and tenure of the affordable housing provision to be made which shall consist of 100% of housing units;*
- ii. *the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- iii. *the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.”*

6.25 The proposed affordable homes are therefore in compliance with Core Strategy Policy CS15 and CS17 and paragraphs 63 and 71 of NPPF.

Development Management Considerations

- 6.26 With regard to **biodiversity**, the proposals are accompanied by a Phase 1 Ecological Assessment (PEA), a Biodiversity Net Gain (BNG) Assessment and a Landscape Plan. The PEA confirms that the site is not within close proximity to statutorily protected sites and comprises bare ground that has been encroached by ephemeral vegetation, with small areas of modified grassland and scattered scrub. Reasonable avoidance measures are recommended to address the potential for amphibians and hedgehogs, a bat scoping survey for a wall on-site, and a standard nesting season clearance condition. Enhancements include bird and bat boxes. The landscaping plan proposes 340 sqm of grassland, 27 trees, 262m of hedgerow and 493 shrubs, which will enhance biodiversity. The applicant is unable to meet the full 10% BNG uplift on-site. This will be achieved via off-site credits.
- 6.27 In terms of the **design and layout**, the site represents an opportunity to develop brownfield land in an accessible location. The proposals will make efficient use of this land and provide an attractive living environment for future residents. The layout will blend-in seamlessly with the local urban grain and provide a logical built addition to the area. The design and choice of materials, such as the use of brick window headers and cills, soldier courses, gables and red and gold contrasting brick and the use of a traditional two-storey form, will complement the area. The homes will help to minimise energy consumption. The internal layout will create a good standard of accessibility and amenity for both new and existing residents. The proposals therefore comply with paragraph 131 of NPPF and Policy CS19 of the Core Strategy.
- 6.28 The **density of development** comprises 35 homes over 0.72ha which equates to 46 dwellings per hectare. This level of density reflects the sustainable location, located on a bus corridor and within walking distance to shops and services nearby. It is also supported by paragraph 129 of NPPF which

recommends the efficient use of land to meet identified needs, reflecting local market conditions, the availability and capacity of infrastructure and the desirability of promoting change.

- 6.29 A **Drainage Strategy** has been provided by Ironside Farrar to support this application. Waste water will drain via a proposed foul sewer connecting to a nearby combined sewer on Pilch Lane. Surface water drainage will be managed via two private offline cellular storage tanks with high level overflow above a 30 year water level and non-return valve on the drain down pipe. A control manhole with a vortex flow control unit is also proposed on the site frontage, allowing flows to be attenuated to greenfield run off rates. The site is under 1ha and located in FZ1 with a low risk of fluvial flooding, as such a Flood Risk Assessment is not required.

- 6.30 **Phase 1 Site Investigations** have been undertaken by IGE Consulting. They confirm that the land comprises Made Ground, Relic Topsoil, Glacial Till and Wilmslow Sandstone Formation. Geotechnical hazards are generally low aside from some soft spots formed of organic clays which cause differential settlement of foundations. There is a low risk of ground gas and contamination to controlled waters. Phase 2 Site Investigations are required to give greater certainty for a detailed remediation strategy.

- 6.31 A technical note has been produced in terms of **Noise Impact**. This states that in light of the site's setting and the predominantly residential use of the surrounding area, it is unlikely that the ambient noise levels within the site are particularly elevated; there is nothing about the site, or its surroundings, to suggest that future residents will be affected by adverse levels of environmental noise.

- 6.32 A **Social Value Statement** has been provided by Breck. This confirms that they will adhere to social value standards by engaging with local organisations prior to development, set measurable targets for the creation of local employment opportunities, apprenticeships and training initiatives and post-completion, monitoring the impact of development.

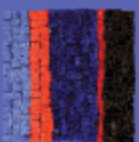
- 6.33 A **Transport Statement** has been provided to support the proposals by Prime Transport. This confirms that the road design and access to Pilch Lane is acceptable, pedestrian accessibility and facilities such as dropped curbs will provide safe access, the provision of 64 car parking spaces is above KMBC standard requirements, bicycle parking is adequate, the site is accessible by public transport and walkable from local services and facilities. Additionally, the applicant will work with the Council to provide a Traffic Regulation Order for parking restrictions within the site. It is concluded that the proposed development would not result in an 'unacceptable impact on highway safety' nor have a 'severe' impact on the operation of the highway network in terms of safety and capacity. The proposal complies with local and national policy and guidance and is acceptable on highways, parking and access grounds.

Presumption in Favour of Sustainable Development

- 6.34 Paragraph 8 of the NPPF sets out how there are three overarching objectives to achieving sustainable development: economic, social and environmental. It states that these are interdependent and need to be pursued in mutually supportive ways.
- 6.35 With regards to economic objectives, housebuilding plays a significant role in creating and supporting employment. This includes people directly employed by developers and their contractors, as well as employees supported in the wider supply chain and in the wider economy through the spending power of contractor and supply chain firm employees.
- 6.36 This is an important investment into the area to provide affordable housing. Housebuilding also delivers economic benefits for local authorities through financial receipts generated in the form of New Homes Bonus payments and ongoing Council Tax. The new homes if approved would result in the further support of local services and facilities in Dovecot by new residents.
- 6.37 In terms of the social objectives, the proposals will significantly boost the supply of housing where there is an insufficient number coming forward in Knowsley. The provision of 35 affordable rented homes to meet local can be afforded significant weight. The scheme will also offer a well-designed, beautiful and safe place with access to open space to support health, social and cultural well-being.
- 6.38 For the environmental objectives, the development will provide high quality landscaping and the use of native planting along with the provision of bat and bird nest boxes will enhance biodiversity. Its proximity to shops, services and the availability public transport will limit dependence on the private car. The 'fabric first' mode of construction proposed will limit energy usage and avoid fuel poverty for residents.

7 Conclusion

- 7.1 This statement, in conjunction with supporting documents, has clearly demonstrated that the proposals for 35 affordable homes should be approved, having regard to the development plan, national guidance and other material considerations.
- 7.2 The proposals are strongly supported by the NPPF, which seeks to significantly boost the supply of housing, building at appropriate densities on previously developed sites in accessible locations within existing urban areas.
- 7.3 The Core Strategy is supportive of new residential development, seeking growth whilst rebalancing the housing stock to better meet housing needs and demands. On a site-specific level, the site is designated as a Predominantly Residential Area in the composite Proposals Map. As such the principle of development is acceptable here, subject to design and amenity criteria in UDP Policy H5.
- 7.4 We have demonstrated that, when set against the Standard Method figure of 600 dpa, the Council can no longer demonstrate a deliverable five-year supply of housing. As such, the tilted balance applies and the application must be approved unless the adverse impacts of development significantly and demonstrably outweigh the benefits.
- 7.5 We have demonstrated that the proposals can help to meet defined local needs for affordable homes in Knowsley. The provision of a 100% affordable housing scheme, which goes beyond the 10% policy requirement, is a significant material consideration. The homes will be constructed by Breck Homes and transferred to a Registered Provider on completion for local people on waiting lists.
- 7.6 The application is accompanied by documents, surveys and plans which detail the extent of the proposals and their effect on the surrounding built and natural environment. They demonstrate that there are no technical reasons to prevent the delivery of the scheme, subject to appropriate conditions.
- 7.7 The proposed design and layout will provide an attractive living environment with high quality homes and adaptable spaces for inclusivity. The residential amenity of existing and future residents will be secured and the proposals comply with UDP Policy H5 criteria.
- 7.8 We have shown that the development would be sustainable and meets the three dimensions of sustainability (social, economic and environmental) set out in paragraph 8 of NPPF and as such, a presumption in favour should be applied in line with paragraph 11 of the Framework.
- 7.9 For the reasons above and those discussed in the accompanying documents submitted alongside the application, we believe there is an overwhelming case to grant permission.



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