

Parking Justification Statement / Maisonette and Apartment Parking Management Strategy

Southdene Road, Huyton
Proposed Residential Development
Applicant: Breck Homes Ltd

1. Introduction

This Parking Justification Statement / Maisonette and Apartment Parking Management Strategy has been prepared in support of a full planning application submitted by Breck Homes Ltd for the redevelopment of land at Southdene Road, Huyton, within the administrative area of Knowsley Metropolitan Borough Council.

The proposed development comprises 134 affordable residential dwellings, to be delivered by Breck Homes on behalf of a Registered Provider of Social Housing. The scheme has been designed to meet an identified local housing need and will provide a high-quality residential environment comprising apartments, maisonettes, bungalows and family housing.

The development provides:

- 134 affordable dwellings.
- 199 on-site parking spaces.
- 3 dedicated disabled parking bays serving the apartment buildings.
- Secure cycle parking throughout the development.

Whilst the proposed parking provision falls marginally below the numerical requirements contained within Knowsley Council's parking standards, the level of provision is entirely appropriate when considered against the nature of the proposed development, the affordable tenure, anticipated levels of vehicle ownership and the sustainable location of the site.

This Statement also sets out the proposed management arrangements for parking serving the apartment and maisonette buildings, demonstrating how the parking provision will be effectively managed throughout the lifetime of the development.

2. Development Proposal

The application seeks planning permission for the erection of 134 affordable dwellings, all of which will be transferred to and managed by a Registered Provider of Social Housing.

The proposed housing mix has been carefully developed to respond to local housing need and comprises:

- 55 one-bedroom homes.
- A range of two, three and four-bedroom family homes.
- 10 bungalows designed to meet the needs of older residents and those requiring accessible accommodation.

Unlike a conventional open market housing development, the scheme has been designed specifically for affordable housing occupation, with the majority of homes being provided for social rent.

This distinction is important when considering parking demand, as affordable housing schemes consistently generate lower levels of vehicle ownership than equivalent market housing developments.

3. Parking Justification

The proposed parking provision has been designed to provide an appropriate balance between meeting residents' needs whilst creating an attractive, sustainable and well-landscaped residential environment.

The development provides:

- 199 resident parking spaces
- 3 disabled parking bays serving the apartment buildings

Although this provision falls marginally below the Council's parking standards, it remains entirely appropriate for several reasons.

Affordable Housing

The proposed development comprises 100% affordable housing, with the majority of dwellings being delivered for social rent.

Affordable housing developments typically experience significantly lower levels of vehicle ownership than comparable private housing developments. Consequently, applying standard parking ratios developed primarily for open market housing would overestimate likely parking demand.

Housing Mix

The proposed development includes 55 one-bedroom dwellings, representing over 40% of the scheme.

One-bedroom affordable homes are generally occupied by single persons or couples and typically generate substantially lower parking demand than larger family housing. The development also includes 10 bungalows, which are expected to be occupied by older residents whose levels of car ownership are generally lower than the wider population. Accordingly, the proposed housing mix is significantly less car intensive than a traditional suburban housing development.

Sustainable Location

The site occupies a sustainable urban location within Huyton and benefits from convenient access to:

- Local shops.
- Schools.
- Healthcare facilities.
- Public open space.
- Employment opportunities.
- Existing bus services connecting to Huyton Town Centre, Liverpool and surrounding areas.

The accessibility of these facilities enables many everyday journeys to be undertaken without reliance upon the private car, thereby reducing parking demand.

Efficient Use of Land

National planning policy encourages developments to make efficient use of land whilst promoting sustainable patterns of development.

Providing parking significantly in excess of anticipated demand would result in unnecessary areas of hardstanding at the expense of:

- Landscaping.
- Biodiversity enhancements.
- Public realm.
- Tree planting.
- Green infrastructure.

The proposed parking provision therefore represents an appropriate balance between meeting operational needs whilst delivering a high-quality residential environment.

4. Apartment and Maisonette Parking Management Strategy

Parking associated with the apartments and maisonettes will be actively managed by the appointed Registered Provider of Social Housing.

Each parking space serving these buildings will be:

- Individually numbered.
- Permanently allocated to a specific apartment or maisonette.
- Clearly identified on the site layout and tenancy documentation.

Parking allocations will correspond directly with individual property numbers, ensuring every resident has a clearly designated parking space.

The Registered Provider will retain responsibility for managing these allocations throughout the lifetime of the development, including:

- Maintaining an accurate parking allocation register.
- Issuing parking information to all new tenants.
- Managing any operational changes to parking allocations where necessary.
- Ensuring residents understand the parking arrangements as part of the tenancy agreement.

This approach removes uncertainty regarding parking ownership, minimises the potential for disputes between residents and promotes the efficient use of the available parking provision.

Visitor parking will be available within the wider development, ensuring occasional visitor demand can also be accommodated.

5. Policy Context

The National Planning Policy Framework recognises that parking standards should not be applied rigidly and that provision should reflect the specific characteristics of each development.

Relevant considerations include:

- The accessibility of the site.
- Local levels of car ownership.
- The type, mix and tenure of development.
- Availability of public transport.
- Opportunities to promote sustainable travel.

The proposed development responds positively to each of these considerations. Whilst the proposal represents a modest numerical departure from Knowsley Council's parking standards, there are clear and compelling planning reasons why the proposed level of provision is appropriate for this particular scheme.

6. Conclusion

This Statement demonstrates that the proposed parking provision has been carefully considered and is appropriate for the characteristics of the proposed development. The scheme will deliver 134 affordable homes, the majority of which will be provided for social rent, on behalf of a Registered Provider of Social Housing. The housing mix, including 55 one-bedroom dwellings and 10 bungalows, is expected to generate materially lower levels of vehicle ownership than a comparable open market housing development. The provision of 199 parking spaces together with 3 dedicated disabled bays will comfortably accommodate the anticipated parking demand whilst enabling the creation of an attractive and sustainable residential environment.

Furthermore, parking associated with the apartments and maisonettes will be professionally managed by the Registered Provider through a formal allocation system, with each parking space individually numbered and assigned to a specific dwelling. This management strategy will ensure that parking is used efficiently and that residents have certainty regarding their allocated spaces throughout the lifetime of the development.

Breck Homes is committed to delivering a high-quality development that accords with the wider objectives of the Southdene Road masterplan. The proposed parking strategy supports those objectives by balancing the operational requirements of future residents with the efficient use of land, high-quality placemaking and sustainable development principles.

It is therefore concluded that the proposed parking provision and management arrangements are entirely appropriate for the nature of the development and that there are no highway or parking grounds upon which planning permission should be withheld.