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23/00009/OUT

FAO: Andrew Hunt,

23/00009/OUT | OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING BUNGALOW, BARN AND PART DEMOLITION OF FOXHILL FARMHOUSE AND THE ERECTION OF 3NO. DWELLINGS AND RENOVATION OF EXISTING 2NO. DWELLINGS (ACCESS, LAYOUT AND SCALE TO BE CONSIDERED) - APPEARANCE AND LANDSCAPING RESERVED FOR FUTURE APPROVAL | The Bungalow Foxhill Lane Halewood Knowsley L26 4XG

Affordable Housing Statement

In relation to the request for a statement of affordable housing on this site, if you consider the vacant building credit incentive provided for in national policy, namely Paragraph 64 of the NPPF, it is considered that an affordable housing provision on site should not be required.

Paragraph 64 of the NPPF states,

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount (Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.)

Guidance on the government's website states,

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is





demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

While the application site is 0.89ha, larger than the 0.5ha threshold set by Knowsley Metropolitan Borough Council for affordable housing provision, this application sees an overall decrease in the volume and floor area of residential space on the site, as per figure 1.

	Footprint Area	Volume
Existing	497.5m ²	2589m ³
Proposed	419m ²	2094m ³

Figure 1: Footprint and Volume Calculations (Submitted Plans: GL432J Foxhill Farm Farmstead Foxhill Lane Halewood Knowsley L26 4XG)

As per Paragraph 64 of the NPPF, and associated guidance, we consider that there is no requirement for the provision of affordable housing on the site.