

Affordable Housing Statement – Development of 19 New Affordable Homes at land at Lyneham Road, Whiston

September 2022

Onward Homes is a registered provider of social housing that manages housing stock across North West. Onward Homes owns and manages more than 40,000 homes.

Onward Homes is a strategic partner with Homes England and has a strong track record of delivering and managing affordable homes, in accordance with its values and objectives.

This statement has been prepared to support the planning application for residential development on land at Lyneham Road, Whiston.

The development will deliver 100% affordable housing to be let as Rent to Buy tenure (80% of Market Rent inclusive of any service charge) and will be offered for allocation through Property Pool Plus.

Onward Homes will manage and deliver 12 x 2-bedroom walk up cottage style apartments (61m²), 4 x 2-bedroom houses (79m²) and 3 x 4-bedroom houses (106m²). The proposed mix provides 100% parking with the 4-bedroom houses achieving 2 x parking spaces each.

The proposals support the Local Plan Policies: CS3-Housing Supply; CS15-Delivery of Affordable Housing and have been designed to meet the requirements of CS17-Housing Size and Design Standards and CS19-Design Quality and Accessibility in New Developments.

The delivery of these 19 affordable homes also further supports the local authority's approved Housing Strategy 2016-2021 and in particular delivers on Priority 5-New Build Affordable Housing and Priority 7-Access to Housing.

The proposal will also lever in Affordable Homes Grant from Homes England under their Affordable Homes Programme pending an application to Homes England being submitted and approved.

Overall, we believe that the development will make a positive difference to the surrounding neighbourhood. The development supports the housing need and local plan in Knowsley and Onward are looking forward to working with construction firm the Belfie Ltd to help support a Merseyside SME with the confidence to grow and invest in future jobs linked to this development.