

## **Housing and Regeneration Statement**

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McInerney Homes  
Land at Brunswick Street/ Banks Road, Garston, Liverpool

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## 1 INTRODUCTION

- 1.1 This Housing and Regeneration Statement accompanies an application for the development of *"18 market dwellings with associated access and parking"* on land off Brunswick Street / Banks Road, Garston, Liverpool. The application is made by McInerney Homes and the Diocese of Liverpool.
- 1.2 The 18 homes would be constructed by McInerney Homes following acquisition of the land from the Diocese of Liverpool.
- 1.3 The Council requires the Statement to address its Supplementary Planning Document 'New Housing Development' (July 2005). Policy Statement 5 from the SPD states that development of an infill site should show '**demonstrable regeneration benefits**' which will be established in this document.
- 1.4 This Statement should be read in conjunction with the Planning Statement and the Design and Access Statement which form part of the planning application.

## 2 POLICY

2.1 This section will identify the relevant national, regional and local planning policies associated with the regeneration aspects of the proposal. Reference will also be made to other related regeneration and housing strategies that may act as material considerations in determining the application.

2.2 Policy is considered in more depth in the accompanying Planning Statement, but the following are particularly relevant to housing and regeneration.

### National

- 2.3 The Government's objectives for the planning system are set out in **PPS1: Delivering Sustainable Development** which supports *"...a just society that promotes social inclusion, sustainable communities and personal well being."* (parag. 4). Planning should ensure that development *"supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community."* (parag. 5)
- 2.4 With reference to social cohesion, PPS1 states: *"The Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all citizens."* (parag. 14)
- 2.5 Regarding the redevelopment of previously developed sites, the guidance states that the broad aim should be *"to ensure that outputs are maximised whilst resources used are minimised (for example, by building housing at higher*

*densities on previously developed land, rather than at lower densities on greenfield sites).*" (parag.21)

## Regional

- 2.6 **Policy RDF1** Spatial Priorities confirms that *"in making provision for development the first priority for growth and development should be the regional centres of...Liverpool."* The justification for this policy states *"This policy is the cornerstone of the RSS...The focus is on the cores of the...Liverpool City Regions...It is clear where the emphasis should be in terms of the overall priorities for investment and regeneration activity, it is in the regional centres and inner areas."* (parags.5.1-5.5)
- 2.7 RSS also sets out Core Development Principles. **Policy DP4 Making the Best Use of Existing Resources and Infrastructure** is of particular relevance. This advocates a sequential approach compatible with PPS3 and additionally makes the following specific points *"Priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks...policy RDF1...Development should accord with the following sequential approach: first, using existing buildings (including conversion) within settlements, and previously developed land within settlements; second, using other suitable infill opportunities within settlements, where compatible with other RSS policies."*
- 2.8 Chapter 11 of RSS deals with the Liverpool City Region. **Policy LCR1** provides guidance on the sub-regional priorities to *"focus residential development in the Inner Areas adjacent to the Regional Centre in order to secure a significant increase in population and to support major regeneration activity...The emphasis will be on providing a good range of quality housing in the inner areas in terms of size, type, tenure and affordability with a high quality environment and accessible local facilities and employment opportunities."*

- 2.9 **Policy L4** sets out annual levels of Regional Housing Provision and Local Planning Authorities are to “*work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups...*”
- 2.10 The priority for Liverpool, in terms of housing is to provide “*sufficient new residential development to support the role of the Regional Centres...Outside the inner city areas, development should be complementary to the regeneration of the inner core, and be focused on regenerating existing housing areas which suffer from high levels of deprivation.*” (parag. 7.18). The figures are not to be regarded as upper ceilings for housing provision.

## Local

- 2.11 As set out in the Planning Statement, the **Liverpool Unitary Development Plan (2002)** includes commitments to urban regeneration through improving the overall quality of housing stock and to an area based regeneration approach (H2).
- 2.12 Since the adoption of the UDP the Council has produced a 2005 Supplementary Planning Document (SPD) on **New Housing Development** which aims to prioritise development within the regeneration areas in the City. This document pre-dates the withdrawal of Pathfinder funding.
- 2.13 Policy H6 states that “*Within the context and timeframe of this SPD, proposals for residential development outside the HMRI area and strategic sites will only be permitted where there is a demonstrable regeneration benefit and where it would not undermine the HMRI Zones of Opportunity and the HMRI area as a whole.*”

- 2.14 One example of such a regeneration benefit is "***Redundant institutional (non-residential) sites in predominantly residential areas which are vacant or significantly under-used and where redevelopment leads to proven community benefit...***"
- 2.15 The Council also refer to the "***demonstrable need for appropriate level housing valued within the upper Council tax brackets (C and above) to provide a balanced provision and diversity of housing, and to respond to the economic uplift experienced in the City***" (parag.2.13).
- 2.16 The **Liverpool Housing Strategy** (2009 – 2011) sets out the City Council's main strategic priorities for housing across the City. For the purposes of this report, Garston is located in the 'Southern Fringe' within the area profiles<sup>1</sup>. Appendix 6E of the Liverpool Housing Strategy.
- 2.17 The Strategy identifies that this area has characteristics which are very different from the former council estates on the fringe of the city or the comparatively highly polarised markets of the Inner and Suburban Core. These characteristics include limited areas experiencing significant levels of unpopularity, diverse pattern of house prices and significant levels of disrepair. The City Council's policy approach in this area includes improvement of existing social housing through the RSLs' decent homes programme and initiatives to bring vacant dwellings back into use, to ensure the area does not decline and that the neighbourhoods are sustained. Garston's land make up is far different to the general City. Indeed only 20% is residential, with the majority being made up of commercial and airport usage. This 20% is significantly below the 60% City average.
- 2.18 The area profile for the 'Southern Fringe' identifies that 42% of the housing stock is socially rented, much higher than the city average of 28%.

2.19 With regard to affordability, the Housing Strategy states that the Southern Fringe “***Median prices for the whole of 2007 was £107,000 somewhat below the city median of £120,000.***”

2.20 In terms of accessing the funds to buy property in the ‘Southern Fringe’ “***median price in 2007 was £29,000 above the simple three and a half times local salary multiple.***”

2.21 The evidence base which supports the Strategy emphasises:

The importance of housing in supporting economic growth

The need to improve the quality of the City's housing offer

The over-supply of terraced accommodation

A requirement for 24-25% affordable housing for rent and sale to support regeneration and promote tenure diversity.

The importance of addressing the stark polarisation between different parts of the city in the levels of Social Housing through tenure diversification and appropriately targeted new development.



### 3 ANALYSIS

- 3.1 Current Council policy requires that a 'demonstrable regeneration benefit' must be achieved in support of applications made outside of the HMRI area, although the withdrawal of Pathfinder funding would suggest to us that the relevant SPD is in need of review and should be given limited weight.

- 3.2 This section sets out regeneration benefits under a number of headings:

#### **Area Based Regeneration**

- 3.3 It is stated in the Housing Chapter of the Liverpool UDP that *"....an important element of the City Council's commitment to urban regeneration involves improving the overall quality of the housing stock, whether by the demolition and redevelopment of the most unsatisfactory stock or by rehabilitation"* (parag. 9.13).
- 3.4 As part of the ongoing regeneration and renewal of the housing stock across the City, the Council, via the New Housing Development SPD has identified that there is a demonstrable for *"appropriate level housing valued within the upper Council tax brackets (C and above) to provide a balanced provision and diversity of housing, and to respond to the economic uplift experienced in the City"* (parag. 2.13). The scheme proposed has been designed to offer the required diversity in housing stock and is of a design and quality capable of falling within band C and over, featuring semi dwellings with front and rear gardens, built to the latest building regulations. The proposed dwellings clearly accord with the Council's wish to establish this diversity and balance in the City and thus equates to another added regeneration benefit.
- 3.5 The Liverpool Housing Strategy identifies that within the Southern Fringe of Liverpool 42% of the housing stock is socially rented. This is compared to 20% across the city as a whole. This is significantly higher and the proposals on offer would look to

address this imbalance. It is a desire to have greater community diversity in terms of tenure, the 18 private market dwellings will add to the diversity of the Southern Fringe.

- 3.6 It was mentioned in previous sections of this document that the Southern Fringe of Liverpool is dominated in land use terms as being commercial and airport use. Only 20% of the Southern Fringe is made up from residential; the average for the city is 60%. In conclusion the proposed scheme at Banks Road will go some way to addressing this imbalance in land use proportion terms.
- 3.7 The application site lies on the fringes of the GNRAA (Garston Neighbourhood Renewal Assessment Area). This area in particular (along with the Southern Fringe as a whole) has seen outward migration. Population levels have reduced by some 0.8%; this is higher than the city average of 0.6%. The application site will look to provide inward investment within the GNRAA, regenerating a vacant brownfield site.

### **Redevelopment of a Brownfield Site**

- 3.8 The application relates to a brownfield site in a sustainable location. The site is vacant and is becoming used for antisocial behaviour.
- 3.9 The proposal will redevelop a vacant site providing inward investment to the area.

## **4 CONCLUSION**

- 4.1 This document has shown that there would be demonstrable regeneration benefits associated with this scheme, in accordance with Policy Statement 6 of the New Housing Development SPD.
- 4.2 These relate primarily to area based regeneration to the Southern Fringe and redevelopment of a vacant brownfield site that has become a 'hive' for antisocial behaviour.
- 4.3 However, we believe that the approach set out in the New Housing SPD is outdated in any case due to the withdrawal of Pathfinder funding and the shortfall in housing completions in Liverpool.