



Re – Submission Statement – 11F/0427

Diocese of Liverpool, care of MCI Developments Limited
Land at Brunswick Street/ Banks Road, Garston, Liverpool

July 2013



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1 INTRODUCTION

- 1.1 This Re – Submission Statement accompanies a submission of revised plans and reports for full planning application which is yet to be decided / approved by Liverpool City Council.
- 1.2 This full submission is being dealt with under reference number 11F/04327. The application currently has a resolution to grant full planning permission subject to the signing of a S106 agreement.
- 1.3 The applicant (Diocese of Liverpool care of MCI Developments) is now seeking to amend the plans already approved (subject to S106 signing) from 18 market dwelling to a new scheme which will consist of 19 x 100% affordable homes.
- 1.4 The proposed new 19 dwellings will be constructed by MCI Developments and managed by Liverpool Housing Trust.
- 1.5 This Statement should be read in conjunction with the following documents which have influenced the resultant proposals;
 - Street Scenes / Block Elevations
 - Tree Survey
 - House Type Planning Drawings
 - Site Plan
 - Boundary Treatment Plan
 - Utilities Statement
 - Site Investigation Report
 - Topographical Survey (existing levels)
 - Site Levels Plan (proposed slab levels)

2 CURRENT SUBMISSION

- 2.1 The current full planning submission (REF: 11F/0427) has been granted approval subject to the signing of a S106 agreement.
- 2.2 The proposal was to construct 18 number two storey 3 bedroomed dwellings, along with a new access road off Brunswick Street. The layout plans 7 dwellings fronting Banks Road and 7 fronting Brunswick Street. A new cul-de-sac opening from Brunswick Street leads to a further 4 houses and a rear car parking court.
- 2.3 The elevation design of the homes is mixed in its makeup. There are some units that are 100% brick construction, with some being rendered.
- 2.4 As summarised by the committee report in early 2011, there are no objections to the scheme from standard consultees. No representations from neighbours have been received, nor from local City Councillors.
- 2.5 The scheme as it stands from a design point of view is clearly acceptable to Liverpool City Council. Planning permission will be approved if the S106 containing a commuted sum for £18,000 (off site open space contribution) is signed.

3 SCHEME CHANGES / INVOLVEMENT

INVOLVEMENT

- 3.1 From the beginning and throughout the design process Liverpool City Council have been fully involved and informed of the schemes evolution. A meeting on the 23rd July between MCI and Planning Officer Victoria Vaughan – Williams took place. At this meeting the agents MCI explained why the application for 18 market homes was being amended to 19 x 100% affordable homes.

SCHEME CHANGES – TENURE/ VIABILITY AND CONSTRUCTION QUALITY

- 3.2 The key change in type of tenure has occurred in order to satisfy unallocated HCA funding that is available to Liverpool Housing Trust. If the funding is not committed i.e. a start on site, by October 2013, these funds will be lost to the City.
- 3.3 The applicants have also submitted a private and confidential viability assessment detailing why the S106 commuted sum of £18,000 can't be afforded by the newly submitted scheme. As the scheme is 100% affordable in its tenure the City Council must place significant weight to the regeneration benefits that this type of scheme would deliver.
- 3.4 From a design point of view all of the homes are designed to the standard of Life Time Homes. The units are also HCA compliant and shall be constructed to sustainable homes level 3. This is a clear benefit in comparison to the already submitted proposals / plans.

SCHEME CHANGES – ACCESS

- 3.5 In respect of access the revised plans are almost identical in access arrangements. The newly formed access road has moved 5 meters North East. It is marginally closer to Banks Road by this distance.
- 3.6 The car parking provision is identical in ratio compared with the 18 unit scheme currently submitted.

Scheme Changes – Layout, Massing and Mix

- 3.7 The mix of the scheme has changed to provide a more varied mix of properties. 8 x 1 bed roomed flats (with their own front doors), 2 x 2 bed bungalows, 3 x 3 bed roomed homes and 6 x 2 bed homes are planned. This varied mix has been ratified by the Housing Strategy Department within Liverpool City Council as it responds to Government Policies, such as the so called 'bedroom tax.'
- 3.8 The mix of 1 bed roomed flats will be of a huge benefit to this area of South Liverpool. The flats will free some of the larger stock within the control of Liverpool Housing Trust. The new bungalows will also be of benefit as this type of accommodation is now rarely built.
- 3.9 The layout is almost identical in comparison to the already submitted plans. 11 homes front Brunswick Street, with 6 homes fronting Banks Road.
- 3.10 The footprint of the homes is again very similar in arrangement when you compare both plans. Plots 18 and 19 on the re-plan are bungalows so this is a net benefit to surrounding homes in respect of overlooking distances. Plot 17 has moved 5 meters closer to the surrounding homes on Windfield Road. It is however still over 30 meters from the properties.
- 3.11 In terms of massing the re – plan is all 2 storey in height which is consistent with the already approved plans.

4. **CONCLUSIONS**

- 4.1 The purpose of this report has been to explain the strategy behind the proposals which are seeking to amend the already approved plans (subject to S106). The resultant scheme provides 100% affordable housing and improves the mix of property types on the development.
- 4.2 If the scheme is not approved without delay valuable HCA funding will be lost to the City.
- 4.3 It is therefore considered that given the clear benefits of the scheme planning permission should be granted.