

# Affordable housing

## PROJECT FACTS

<b>Client:</b>	Cobalt Housing Association with McInerney Homes
<b>Location:</b>	Sedgemoor Road, Liverpool
<b>Proposal:</b>	17 affordable homes and a vicarage
<b>Site area:</b>	0.34 ha.
<b>Local Authority:</b>	Liverpool CC



Mosaic works with residential developers, housing associations and communities to provide housing on previously developed land within urban areas. This can help to meet local shortfalls of affordable properties, mostly for rental or shared ownership. Such regeneration allows the more efficient use of land in accessible locations and can restore confidence in neighbourhoods which have experienced a lack of investment.

This project was to develop social rented housing on the vacant site of a demolished church within in an established housing estate in Norris Green, Liverpool. It also included a vicarage to serve the church which had relocated to another community building.

There are a range of planning issues which frequently arise with such schemes:

- They are often irregular infill sites, where design and layout are constrained by the character of adjacent development and the potential for overlooking
- The style and tenure of housing proposed must often take account of housing and regeneration strategies
- Previously developed and overgrown sites often have contamination issues or require ecological surveys in case of wildlife interest

The proposed scheme was approved in 2009 and constructed soon afterwards. It attracted grant funding from Liverpool Housing Trust which would have been lost if the planning permission had been delayed.

The social rented properties were let to local residents on a waiting list of those in housing need, as nominated by Liverpool City Council.

We were able to achieve planning permission by:

- Submitting the application soon after instruction and working closely with the City Council for a rapid decision in view of the grant funding deadline
- Demonstrating the regeneration benefits required by the Council's planning policies and housing strategies for this particular area of Liverpool
- Arguing that the sale of the site would contribute to the cost of a replacement church on adjacent land, for which we also obtained planning permission
- We argued that a financial contribution requested by the Council for open space was not justified and would make the scheme unviable



If you think our services can help in overcoming planning issues related to your affordable housing development, then please do not hesitate to contact us. Mosaic has a proven track record of obtaining planning permission for such urban infill housing schemes.