

# Kirkby Town Centre

Housing Report



**“Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it’s the only thing that ever has.”**

Margaret Mead - Cultural anthropologist and a key participant at UN Habitat I, the first UN forum on human settlements.



# Threat to greenspace

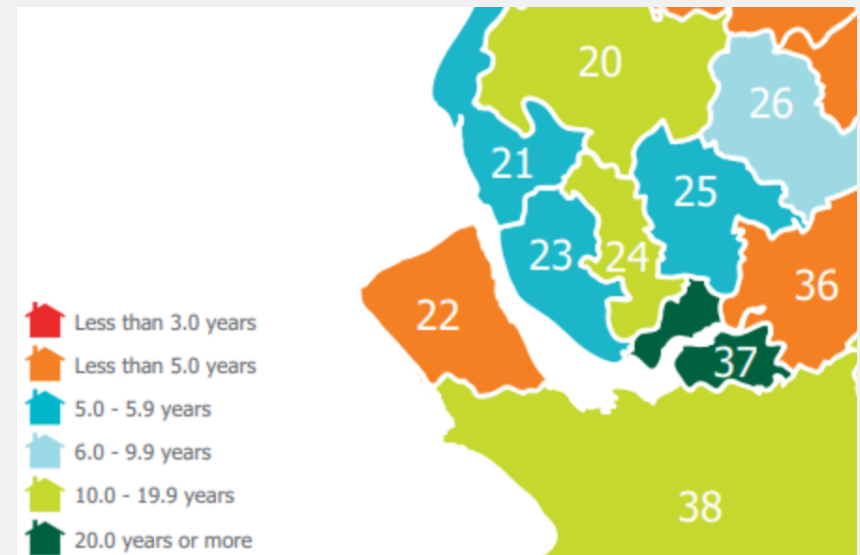
- Notice to retailers to build approx 700 homes
- Knowsley Cross Marketing Material
- Land for Sale - 31 acres



# Knowsley Housing Strategy

Target - 450 Homes per year

Knowsley can demonstrate a healthy 10.0 - 19.9 year Strategic Housing Land Availability



# Housing Need

Local Housing Need (LHN)

**275** Homes per year

Objectively Assessed Need (OAN)


**280** Homes per year

**Knowsley** Housing plan

**450** Homes per year = **61% Overbuild**

Table 1: Local authority level and combined housing numbers (per annum) March 2019

	MHCLG LHN <sup>6</sup>	SHELMA OAN	Emerging / Adopted Local Plan requirement	Plan status	Year	Plan period
Halton	285	326	466	Reg. 18 Consultation	2018	2014-2037
Knowsley	275	280	450	Adopted	2016	2010-2028
Liverpool	1,615	1,739	1,739	Reg. 23 Consideration of representations	2018	2013-2033
St.Helens	468	416	486	Reg. 19 Publication	2019	2020-2035
Sefton	654	594	640	Adopted <sup>7</sup>	2017	2012-2030
West Lancashire	198	241	324	Adopted <sup>8</sup>	2013	2012-2027
Wirral	803	730	626	Reg. 19 Consultation <sup>9</sup>	2012	2012-2028
<b>Total</b>	<b>4,298</b>	<b>4,326</b>	<b>4,731</b>			



# Alternative Proposals

# Adjustment to Housing Need

61% Overbuild means 38% of houses in excess of requirements

Or 170 extra homes per year built which are not required

**700 Homes - 38% = 434 Homes**



# Mixed-Use Buildings

Satisfy adjusted housing need within town centre with a 7% Surplus

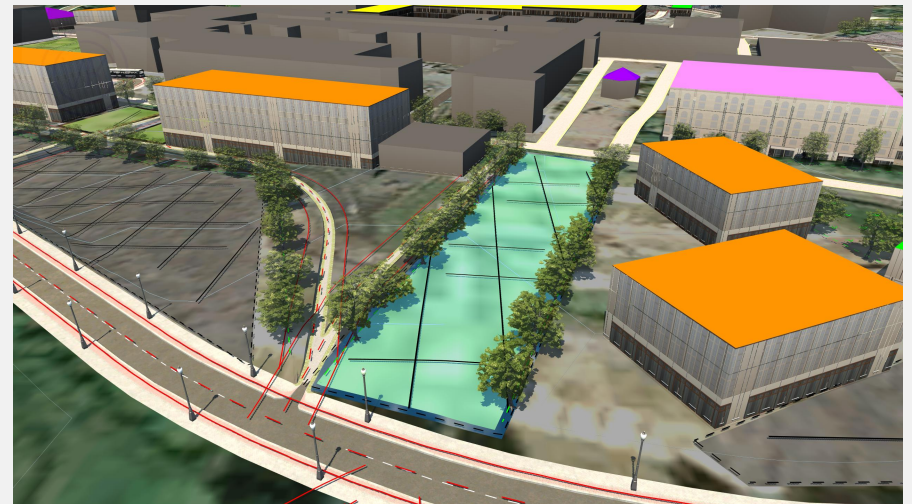
Providing **468** Apartments comprising:

**246 x 1** bedroom apartments

**72 x 2** bedroom apartments

**6 x 3** bedroom apartments

Plus **3600m<sup>2</sup>** potential retail space.





## Further Reading

### Kirkby Town Centre - Housing Report

Refer to our complete report for information on our initial proposals for providing affordable, suitably-sized homes within and around Kirkby Town Centre. References there too.

Available at [www.visionkirkby.org.uk](http://www.visionkirkby.org.uk)



**Let us know your thoughts or get involved**

Visit [www.visionkirkby.org.uk](http://www.visionkirkby.org.uk) or find us on Facebook or Twitter

