DEVELOPMENT SERVICES
02 APR 2008
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Mr Lee McMahon
Land & Property Data Manager
Planning Department
Hinckley & Bosworth Borough Council
Argents Mead
Hinckley
Leicester
LE10 1BZ

2nd April 2008

Dear Mr McMahon

RE: PLANNING APPLICATION REFERENCE 08/00299/ful
56 NEW DWELLINGS AT GROBY ROAD, RATBY, LEICESTER
SECTION 106 DRAFT AGREEMENT

We are in receipt of a copy of your letter, addressed to Tangent Architects, regarding additional information required in support of the detailed application for our site at Groby Road. We understand that the amendments to the drawings and the corrections to the application form have been made and submitted by Tangent on our behalf and wish to confirm that Cawrey Limited are the site owners, although the title is unregistered. We purchased the site in 1972 as part of Woodley Farm in Ratby and it is not subject to mortgage at the present time.

The Section 106 Agreement to cover planning obligations will be complex, due to the high element of affordable homes which we are proposing to include and we assumed that you wouldn't require draft Section 106 documentation until we had had the opportunity to discuss the details with yourselves and your Housing Department. However, as you have stated you will not accept the application without the Section 106, we enclose first drafts for your consideration. These have been prepared separately, using your template, and I have attached a draft Section 106 for affordable housing provision with a separate agreement to cover Education and Recreation & Leisure contributions.

Continued.....

As we are proposing to include the new housing without requiring Housing Corporation grant subsidy, the viability calculations have provided challenging. We may be seeking reductions in the contributions for Education and Open Space to support the affordable housing costs. There may be other items you may be seeking contributions for and I suggest that these are attached to the second agreement. To try and include all the elements within one agreement will make it a rather cumbersome document.

The housing we are proposing is targeted to meet the "Code for Sustainable Homes", Level 4, by incorporating solar design and much increased standards of insulation to reduce demand for energy use in space heating. Although this will increase build costs, it will reduce lifetime energy consumption and tackle fuel poverty of the affordable dwellings. In addition to these design modifications, the funding model to provide the affordable homes uses a proportion of the land value derived from the market homes to subside the affordable units, delivering affordability without Central Government funding.

We hope you will take all these facts into account, along with the other information we have provided in support of our application. Please contact Geoff Prince, our Planning Consultant, or myself if you require any further details before recommending a decision to your Planning Committee. We hope that you will now be able to process the application and look forward to your confirmation of acceptance in due course.

Please let us know if we have omitted anything else, as a matter of urgency.

Yours sincerely
CAWREY LIMITED

John Cawrey
Director