
From: public.access@hinckley-bosworth.gov.uk
Sent: 18 March 2025 16:00
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 22/00839/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 18/03/2025 3:59 PM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	22/00839/FUL
Address:	Trinity Marina Coventry Road Hinckley Leicestershire LE10 0NF
Proposal:	Full planning application for three apartment blocks comprising of 76no. one and two bedroom apartments with associated parking and landscaping
Case Officer:	Tim Hartley

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Comments Details

The application for this site is for 76 dwellings on land at Trinity Marina Hinckley.

Policy set out in the Core Strategy (policy 15), indicates that 20% of the dwellings in the urban areas should be for affordable housing, of which 75% should be for social or affordable rent and 25% for shared ownership.

Comments: In order to be policy compliant, this site should provide 15 dwellings for affordable housing, 11 for social or affordable rent and 4 for shared ownership. The site is a mixture of 1, 2 and 3 bedroomed apartments, and the affordable housing request would be for a mix of 1 and 2 bedroomed apartments for rent, and 2 bedroomed apartments for shared ownership. The need for the affordable housing is shown by the Housing and Economic Needs Assessment, and further detail for rented accommodation is evidenced by the Council's Housing Register

The council's housing register has the following number of live applications waiting for rented housing as at 11.3.25 with a preference for Hinckley:

Bedroom size General register
1 bedroom 491
2 bedrooms 199
3 bedrooms 97
4 or more bedrooms 42
Total 829

As this site is in the urban area, the section 106 agreement should contain a requirement for applicants for rented properties to have a local connection to the Borough of Hinckley and Bosworth.

Previous applications related to this site indicated that viability issues would prevent the site from delivering any affordable housing on site. If the applicant still feels this to be the case, an up to date viability assessment should be submitted, which will be independently verified on current values to see if the site is able to provide any affordable housing either via on site provision or by way of a commuted sum if the residual value gives a low contribution.

Kind regards