

From: public.access@hinckley-bosworth.gov.uk
Sent: 13 September 2024 11:44
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00828/REM

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 13/09/2024 11:44 AM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	24/00828/REM
Address:	Land South Of 295 Main Street Stanton Under Bardon Leicestershire
Proposal:	Approval of reserved matters (layout, scale, appearance, landscaping and access other than vehicular access) of outline planning permission (ref: 22/00527/OUT) for residential development of 50 dwellings.
Case Officer:	Tim Hartley

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Comments Details

The affordable housing requirement for Hinckley and Bosworth is set out in policy 15 of the Core Strategy. As this site is classed as a site in the rural area, the affordable housing requirement would be for 40% affordable housing. The tenure should be split between 75% social rented and 25% intermediate tenure.

This planning application is for a development of 50 dwellings. This would mean 20 properties should be available for affordable housing.

Comments:

Guidance in National Planning Policy Framework states that: "Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups."
Government has also introduced First Homes as a form of affordable home ownership, and requires that after the transitional period, 25% of all affordable housing on qualifying sites should be for First Homes.

To comply with this guidance, which supersedes the tenure mix set out in the Core Strategy, 5 properties should be provided as First Homes, 11 properties for affordable rent and 4 for shared ownership. This would satisfy the requirements in NPPF that 25% of all affordable housing should be provided as First Homes, and

more than meet the requirement for 10% of all dwellings for affordable home ownership.

The Housing Register on 11 September 2024 shows the following number of live applications are waiting to be housed in Stanton under Bardon:

Bedroom Size	Number of households	Number with a connection to Stanton under Bardon
1 bed	187	3
2 beds	89	1
3 beds	55	0
4 or more beds	27	2
Total	358	6

The applicant has offered the full 40% affordable requirement on this site, made up of 9 x 2 bedroomed houses and 11 x 3 bedroomed houses. The properties all meet the Nationally Described Space Standards and are M4(2) compliant. The dwelling types are therefore acceptable for the affordable housing contribution, and the distribution of the affordable housing through the site is also satisfactory. The preference would be for the 11 affordable rent dwellings to be split between 6 x 2 bedroomed houses and 5 x 3 bedroomed houses, with the 5 shared ownership houses also having a mix of 2 and 3 bedroomed houses. The First Homes could be all 3 bedroomed or include a 2 bedroomed property as part of the mix.

As this site is in the rural area, the section 106 agreement requires a connection in the first instance to people with a local connection to Stanton under Bardon, with a cascade to a connection to the Borough if there are no village connection applicants. The local connection criteria are set out in the council's Housing Allocations Policy.

Kind regards