

From: public.access@hinckley-bosworth.gov.uk
Sent: 13 September 2024 12:18
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00831/OUT

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 12:17 PM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	24/00831/OUT
Address:	Land North Of Shenton Lane Market Bosworth Leicestershire
Proposal:	Outline planning application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access (re-submission of 22/00167/OUT)
Case Officer:	Tim Hartley

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Comments Details

This planning application is for a development of 100 dwellings in Market Bosworth.

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 is for 40% affordable housing. The tenure should be split between 75% social rented and 25% intermediate tenure.

This would mean 40 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."
Furthermore, 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, the following number of properties in each tenure should be

provided:
10 properties as First Homes,
23 properties for affordable or social rent
7 for shared ownership.

This would comply with the requirements in NPPF that 25% of all affordable housing should be provided as First Homes, and 10% of all dwellings should be for affordable home ownership (subject to rounding).

The Housing Register on 11 September 2024 shows the following number of live applications for affordable homes to rent in Market Bosworth:

Borough Connection Connection to Market Bosworth	
1 bedroom properties	203 15
2 bedroom properties	95 5
3 bedroom properties	51 2
4 or more bedroom properties	22 1
Total	371 23

The outline application indicates that the full 40% policy requirement of affordable housing will be provided. The preference would be for the rented dwellings to provide a mixture of 4 x 1 bed 2 person quarter homes for rent, with the remainder of the dwellings to form a mix of 12 x 2 bed 4 person houses and 7 x 3 bed 5 person houses. Affordable home ownership properties should be a mix of 2 and 3 bed roomed homes. Property sizes should meet the Nationally Described Space Standards (NDSS) for the larger bedroom sizes for each property. The affordable housing should be spread in small clusters across the site.

As this site is in the rural area, a cascade should be included in the section 106 agreement to requires a connection firstly to people with a local connection to Market Bosworth and secondly to the Borough, as set out in the Council's allocations policy.

Kind regards