DCAPPLET ES

STOKE GOLDING PARISH COUNCIL

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- ***Please reply to: The Parish Clerk*** **– Mrs Jill Jones, 29 Station Road, Stoke Golding, Nuneaton, Warks, CV13 6EZ**
Telephone (01455) 212805

23rd August 2011

Mr Simon Wood
Head of Planning
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire LE10 1BZ

Dear Mr Wood

Planning Ref 11/00219/REM
Planning Ref 10/00358/OUT

Stoke Golding Parish Council was briefed by a representative from MarCity regarding their application for a variation on the Section 106 Agreement to reduce the number of Affordable Homes from the 40% in that agreement. Our understanding of the position is as follows:

1) After discussions with Council Officers, MarCity brought forward its application for outline planning so that the application for the Sherwood Road Site and the Convent Site could be considered at the same meeting of the planning committee.
2) After discussions with Council Officers, MarCity brought forward its reserved matters application to coincide with the appeal by Morris Homes regarding the refusal by the Council to grant planning permission for the Sherwood Road Site.
3) MarCity submitted a financial evaluation to the Council, which indicates that the development of the site with 40% affordable homes is not financially viable. Initially MarCity considered that 15% was an appropriate provision. However it is understood that the Homes and Community Agency, who vetted the application, agreed that 40% was not viable but there was scope for an improved affordable offer.
4) MarCity have therefore offered a range of options on a mix of housing so that the % of affordable homes could be varied between 20% and 27%.
5) The Core Strategy sets a target of 40% for affordable homes for developments in rural areas and 20% for other areas of the Borough.
6) By 2026, the Affordable Houses target for the Borough is 2090, of which at least 480 will come from the rural areas.
7) The Convent Site at 40% would deliver 24 homes and at 20% would deliver 12 homes toward that target.
8) A condition attached to the reserved matters approval means that development must commence by 21st June next year or the permission will be rescinded.
9) Mar City conducted a survey of 800 homes in Stoke Golding and Dadlington. 120 households responded. Of these 115 (95%) indicated that 20% affordable homes would be acceptable

23rd August 2011

Simon Wood
Head of Planning
Hinckley & Bosworth Borough Council

The Parish Council would like to make the following points:

1) In its submission to the Council on the public consultation for the Core Strategy, it was proposed that a figure of 25% affordable homes in rural areas would be more appropriate.
2) The view of the majority of residents of the village is in favour of the lower figure of 20%
3) The difference of 12 homes between 20% and 40% affordable housing against an overall target of 480 by 2026 is not significant and that by agreeing to 27% affordable homes, the number would drop to 8.
4) The development on the Windmill Way site, approximately 1½ mile from the Convent Site, has been approved for 27 houses (18.6%) affordable homes against a target of 29 houses (20%)
5) The Borough Council has spent considerable money both in the planning and appeals process to ensure that the Convent Site delivers the Core Strategy Requirement.
6) Failure to reach agreement on this development could lead to the rescinding of the planning permission (21/06/2012). This opens the door for Morris Homes to resubmit an application to develop the Sherwood Road Site. A proposal which was opposed by virtually the whole community.

On the basis of the preceding paragraphs, the view of the Parish Council is that it strongly supports the reduction of the number of affordable homes from 40% to a figure close to 25%. This will ensure that this development can proceed to meet the requirement of the Core Strategy, and eliminates the possibility of other developments being brought forward.

Yours sincerely



Mrs Jill E Jones
Parish Clerk
on behalf of Stoke Golding Parish Council