

From: public.access@hinckley-bosworth.gov.uk
Sent: 10 December 2024 13:56
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01079/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 10/12/2024 1:56 PM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	24/01079/OUT
Address:	Land North Of Station Road Market Bosworth Nuneaton Leicestershire
Proposal:	Outline planning application for up to 126 dwellings (all matters reserved except access)
Case Officer:	Sullivan Archer

[Click for further information](#)

Comments Details

This planning application is for a proposed development on land north of Station Road, Market Bosworth, where 126 dwellings will be provided.

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 or affordable rented and 25% intermediate tenure.

This would mean 51 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 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:

13 properties as First Homes,
29 properties for social and/or affordable rent
9 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 5 December 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 211 16
2 bedroom properties 91 5
3 bedroom properties 46 1
4 or more bedroom properties 20 1
Total 368 23

The planning application has indicated that the full 40% affordable housing will be provided on site; however in the Design and Access statement they have rounded the numbers down to offer 50 dwellings whereas the Design Statement states up to 52 dwellings will be provided as affordable housing. To be policy compliant, 51 dwellings are required. The properties for rent should include 4 x 1 bedroomed 2 person quarter houses or flats without communal areas, with the remaining properties for rent and both types of affordable home ownership to be a mix of 2 bed 4 person, 3 bed 5 person and 4 bed 6 person houses.

As this site is in the rural area, a cascade should be included in the section 106 agreement for the rented properties to require 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. Any First Homes should meet the national standards for a local connection.

Kind regards