

From: public.access@hinckley-bosworth.gov.uk
Sent: 10 December 2024 13:57
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/01090/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 10/12/2024 1:57 PM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	24/01090/REM
Address:	Land Off Desford Lane Ratby Leicestershire
Proposal:	Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 21/01295/OUT for 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point
Case Officer:	Tim Hartley

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Comments Details

This application is for development at Desford Lane Ratby for up to 225 dwellings. As this scheme is in a rural area, policy set out in the Core Strategy (policy 15), indicates that 40% of the dwellings should be for affordable housing. Of these properties, 75% should be for social or affordable rent and 25% for affordable home ownership. This site will cross the threshold for the provision of affordable housing to be required. For 225 units, 90 dwellings should be for affordable housing; 68 for social or affordable rent and 22 for shared ownership.

The outline planning application for this site was granted prior to the introduction of First Homes, and therefore there is no requirement for this development to provide any of the affordable housing as First Homes.

Comments:

Information on the council's housing register on 5.12.24 shows the following need:

Property General waiting list Local connection waiting list
1 bed 212 22
2 bed 105 11
3 bed 52 5
4 or more beds 21 6
Total 390 44

The application indicates that 40% of the dwellings will be provided as affordable housing. The mix of affordable house sizes is

Number Bedroom size

6 1 bed 2 person maisonettes

4 2 bed 3 person bungalows

42 2 bed 4 person houses

34 3 bed 5 person houses

4 4 bed 5 person houses

Total:90

This is a good mix of property types for this site. It is expected that the maisonettes and bungalows would be provided as affordable houses for social or affordable rent, with the remaining house types being split between the tenure types pro rata. The distribution of the affordable housing across the site is acceptable.

Ratby is in the rural area of the Borough, so the section 106 agreement should include a cascade that the affordable housing for rent is offered firstly to people with a connection to the parish, and secondly to people with a connection to the Borough of Hinckley and Bosworth.

Kind regards