
From: public.access@hinckley-bosworth.gov.uk
Sent: 16 January 2025 10:38
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00828/REM
Categories: Sonia

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 16/01/2025 10:37 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 reserved matters on a development of 50 dwellings. This would mean 20 properties should be available for affordable housing.

Comments:

Guidance in National Planning Policy Framework current at the time of the outline application required 10% of all housing on qualifying sites should be for affordable home ownership, and 25% of the affordable housing should be for First Homes. To comply with this guidance, 5 properties should be provided as First Homes, 11 properties for affordable rent and 4 for shared ownership.

The Housing Register on 16 January 2025 shows the following number of live applications are waiting to be housed in rented accommodation in Stanton under Bardon:

Bedroom Size	Number of households	Number with a connection to Stanton under Bardon
1 bed	186	4
2 beds	83	
3 beds	44	0
4 or more beds	26	2
Total	339	6

The applicant 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. However, section 106 obligations are currently being affected by the lack of capacity within the Registered Provider sector to offer for section 106 properties. This is not an issue specific to Hinckley and Bosworth but is felt in varying degrees across the country. The applicant has evidence that they have approached an acceptable number of Registered providers, all of whom historically have been the main purchasers of affordable housing in the borough but have had no success in attracting bids.

This leaves the option of considering alternative solutions to the applicant fulfilling their affordable housing obligations. The options are:

- Convert the affordable dwellings so that they are all First Homes for affordable home ownership. The First Homes scheme is delivered by the developer and therefore no registered Provider involvement is required.
- Payment of a commuted sum in lieu of any on site provision of affordable housing. This solution can normally be spent anywhere in the borough for delivery or regeneration of affordable housing. However a commuted sum does not deliver equivalent numbers of affordable housing.
- Gifted units to the council in lieu of some or all of the on site provision. This is the preferred alternative from the Strategic Housing and Enabling Officer's point of view as it would deliver on site affordable housing for rent, albeit at reduced number.

The possibility of gifted units has been discussed with the applicant, on the basis that the numbers would leave the developer neither better nor worse off than if the affordable housing had been sold to a Registered Provider. The indicative figure given in this application suggests that 6 units could be available to gift to the council. The applicant should provide an assessment of the values that have led to the number of units offered, which will be externally validated and agreed by the local authority.

If the offer of gifted units is acceptable and agreed, the number, type and location of the gifted units is acceptable. In addition, 2 properties will be delivered as First Homes to provide some affordable home ownership properties on the site, and this will form part of the overall affordable housing delivery.

Kind regards