
From: public.access@hinckley-bosworth.gov.uk
Sent: 05 April 2024 16:38
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00294/REM
Categories: Tidd

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 05/04/2024 4:38 PM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	24/00294/REM
Address:	Land North Barton Road Barlestone Leicestershire
Proposal:	Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) of outline application (21/00096/OUT) for residential development of up to 55 dwellings (Outline-access only) cr
Case Officer:	Tim Hartley

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Comments Details

Comments:	This application is for 55 dwellings at Barton Road Barlestone. 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. This would give 22 properties for affordable housing. The tenure split set out in policy has been superseded by national guidance in the National Planning Policy Framework which states that: "Where major development involving the provision of housing is proposed,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: 5 properties as First Homes,
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12 properties for affordable rent
5 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 affordable homes should as far as possible meet Nationally Described Space Standards (NDSS). In addition, properties for rented affordable housing should meet the larger property type for the bedroom size, so 1 bedroom 2 person properties, 2 bedroom 4 bedrooms, 3 bedroom 5 person and 4 bedroom 6 person.).

The Housing Register on 5 April 2024 is shown in the table below, both applicants expressing an interest in being rehoused in Barlestone, and the number within that who have a connection to the village.

Bedroom size	Applications on the register	Applicants with local connections
1 bed	166	16
2 bed	83	8
3 beds	42	4
4 or more beds	20	1
Total	311	29
Applicants aged 60 or more	51	10

The numbers on the housing register for Barlestone have grown since the outline planning application stage, in particular, the number of people with a connection to Barlestone has grown from 0 to 29 applications. The site would be acceptable as a 100% affordable housing site . The mix of dwellings on site is shown as

2 bed 3 person bungalow	5
1 bed 2 person maisonette	2
2 bed 4 person houses	18
3 bed 5 person houses	25
4 bed 6 person houses	5
Total	55

This is a good mix of dwelling types for both affordable or social rents and affordable home ownership. First Homes are not required on sites for 100% affordable housing.

Since Barlestone is in the rural area of the Borough, 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