

From: public.access@hinckley-bosworth.gov.uk
Sent: 19 December 2024 12:52
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 24/00560/HYB

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 19/12/2024 12:52 PM from Ms Valerie Bunting (valerie.bunting@hinckley-bosworth.gov.uk) on behalf of HBBC Affordable Housing.

Application Summary

Reference:	24/00560/HYB
Address:	Land Off Station Road Market Bosworth Leicestershire
Proposal:	Hybrid planning application seeking full planning permission for residential development of 135 dwellinghouses along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellinghouses; and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (Classes E (g) (i, ii and iii), B2 and B8)
Case Officer:	Tim Hartley

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Comments Details

This planning application is for a proposed hybrid development on land off Market Bosworth, of which of 135 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 rented and 25% intermediate tenure.

This would mean 54 properties should be available for affordable housing.

Comments:

The previous consultation response contained 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.

This NPPF has in itself been superseded by NPPF issued in December 2024 which removes both the requirement for 10% of all homes to be for affordable home ownership, and 25% of all affordable housing to be for First Homes. However, this guidance will not be applied retrospectively and so the mix of tenure types reflects the reduced number of affordable homes but respects the tenures set out in the original planning application.

NPPF also reinstates social rent as the preferred type of affordable housing for rent. The original consultation response and draft section 106 legal agreement already contains provision for delivery of social rent and so no amendments are necessary.

To comply with the guidance at the point of the submission of the original planning application, 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,
31 properties for social and/or affordable rent
10 for shared ownership.

The Housing Register at 20 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 159 14
2 bedroom properties 64 5
3 bedroom properties 39 1
4 or more bedroom properties 18 1
Total 280 21

The planning application has indicated that the full 40% affordable housing will be provided in the following proportions:

Property type Affordable / social rent Affordable Home ownership (First Homes and Shared Ownership)
1 bed 8 2
2 bed 17 6
3 bed 14 4
4 bed 2 2
Total 41 14

The space standards and distribution of the affordable housing throughout the site are acceptable, as is the suggested mix of property types.

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