

# Stoke Golding Housing Provision

## Background

Preparation of the new Hinckley & Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley & Bosworth Borough for the period 2016 to 2036. The new Local Plan will not be finalised until 2021 at the earliest, but in the meantime the Borough Council are encouraging qualifying bodies preparing neighbourhood plans to plan for the period 2016 to 2036 to align with the new Local Plan.

The Borough Council has been approached to provide an indicative housing provision for Stoke Golding Neighbourhood Area, but it is unable to do so as the housing requirement for the Borough has not yet been determined. Consequently, the Stoke Golding Neighbourhood Plan Advisory Committee has undertaken its own assessment to provide an indicative housing requirement for the Neighbourhood Area.

## Assessment

The Strategic Growth Plan is the overarching plan that sets out the aspirations for delivering growth in Leicester and Leicestershire up to 2050. The Strategic Growth Plan has been developed by a partnership made up of Leicester City and Leicestershire County councils, the seven local borough and district authorities (including Hinckley & Bosworth Borough Council) and the Leicester and Leicestershire Enterprise Partnership (LLEP).

The Growth Plan recognises that Leicester and Leicestershire will continue to grow. The strategy identifies 'primary' and 'secondary' growth areas where most development would take place and 'key centres' where growth would support existing Local Plan strategies. Elsewhere, including places like Stoke Golding, growth will be more limited.

The Growth Plan is supported by a study of housing and economic needs which shows a housing requirement for Hinckley & Bosworth of 454 dwellings per annum over the period 2011-36.

All ten partners have approved the final version of the Growth Plan which will now be used as a basis for preparing the new Hinckley & Bosworth Local Plan.

The annual housing requirement is very similar to the current Hinckley & Bosworth Local Plan Core Strategy provision of 450 dwellings per annum over the period 2006 – 2026. The Core Strategy (Policy 11) provides for a housing allocation of a minimum of 60 new homes for Stoke Golding- the equivalent of 3+ dwellings per annum. Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the

same level of housing growth to Stoke Golding i.e. 3+ dwellings per annum over the plan period 2016 to 2036 (requiring a minimum housing allocation of 60 dwellings).

This minimum housing allocation has already been met by the Morris Home's Bosworth Manor development off Hinckley Road. The application for approval of reserved matters (15/00073/REM) for 80 dwellings was permitted on 23 Dec 2015. Subsequent amendments have seen the capacity of the site increase to 83 dwellings. Development started in the year 2016/17 and at 01/04/2018 all but 28 remained to be built.

In addition to the allocated development, around eight dwellings have been built since 01/04/2016 or otherwise committed (at 01/04/2018) as windfall developments. These are sites not specifically identified in the development plan and do not contribute to the minimum housing allocation.

## Conclusion

- Having regard to the latest evidence of local housing need, the most recently available planning strategy for the area and housing supply, there is no requirement for the Stoke Golding Neighbourhood Plan to allocate additional housing site(s). However, it is considered that **the allocation of one or more sites to provide for around 25 dwellings for Stoke Golding is appropriate** for the following reasons:
- This housing provision can be used to help meet the local need for smaller households with an emphasis on the provision of small and medium sized dwellings (2-3 bedrooms) including homes designed for older people;
- If this requirement were to be provided in the form of one, or more, site(s) of 10 dwellings or more, it could yield 10 affordable homes. We would seek to ensure that priority is given to people with a local connection in the allocation of this housing;
- While most residents would prefer little growth, many accept the need for up to 25 houses;
- It will help retain local services and community facilities such as local shops, cultural venues and public houses without overloading key infrastructure;
- Stoke Golding will benefit from the provisions of NPPF paragraph 14 which confers a limited protection on neighbourhood plans which plan for housing, from the presumption in favour of sustainable development where certain criteria are met; and
- Stoke Golding will continue to contribute to meeting the Borough's housing needs.

It should be noted that windfall housing development, mainly in the form of small-scale infill development within updated Settlement Boundaries, will continue.

It is anticipated that additional Neighbourhood Plan Grant funding will be available to support our proposal to allocate housing site(s).