

Wiltshire Council Planning Consultation Response – Housing Enabling Team

17th June 2021

Application No:	PL/2021/04084
Application Type:	Full planning permission
Proposal:	Residential development of 53no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.
Site Address:	Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the above application. I note that the proposed development comprises two sites which currently have planning permission for employment use and a GP surgery. If through the planning process the development site is considered suitable for the proposed residential development, my comments and observations in respect of the affordable housing requirements are as follows:

Matters Considered

Policy Requirements:

Core Policy 43 of the Wiltshire Core Strategy (as amended by the National Planning Policy Framework) sets out a requirement for 40% on-site Affordable Housing provision within the 40% Housing Zone, on all sites of 10 or more dwellings.

Whilst, for the purposes of the Affordable Housing provision, we would usually treat the two sites separately with a 40% Affordable Housing requirement for each site, given that the first and second floors of Block C are already occupied by Affordable Housing Units, it would be appropriate for management reasons that the ground floor also provides affordable units. The Affordable Housing provision on Area A / F will therefore provide the remaining Affordable Housing units to ensure that there is 40% Affordable Housing provision overall.

There is therefore a requirement to provide 21 affordable units within a scheme of 53 dwellings. As proposed by the applicant, 7 units should be provided on the Ground Floor of Block C and 14 units in Area A/F. This would meet the policy requirement and would assist in addressing the need for affordable housing in Laverstock and Salisbury where there is a high level of need for both affordable rented and shared ownership housing.

Tenure Mix:

In order to meet need the affordable housing units should be provided with an overall tenure mix of 60% of the units (13 units) being for Affordable Rented housing, and 40% of the units (8 units) being provided for shared ownership.

It should be noted that, as set out in the First Homes Written Ministerial Statement of 24 May 2021, all applications which are determined from 28th December 2021 will be required to provide 25% of the Affordable Housing contribution as First Homes. In this situation, the applicant should agree with the Housing Enabling Team which of the units should be First Homes and should also agree the tenure mix of the remaining Affordable Housing units.

Unit Size Mix:

Core Policy 45 of the Wiltshire Core Strategy states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. There is currently a need for all sizes of affordable accommodation in Laverstock and Salisbury.

Block C, Old Sarum Local Centre currently provides 14 Affordable Housing units on the first and second floor comprising 5 x 2 bed flats and 2 x 1 bed flats on each floor. It is proposed that the additional 7 affordable housing units will be arranged identically to those proposed on the floors above and should therefore be provided in the following mix to reflect the tenure mix on the floors above:

Block C, Local Centre	
<u>Affordable Rented:</u> 1 x 1 bed, 2 person flats 4 x 2 bed, 3 person flats	<u>Shared Ownership:</u> 1 x 1 bed, 2 person flat 1 x 2 bed, 3 person flat

Whilst the mix proposed on Area A/F is acceptable, I would propose converting one of the 3 bed houses to a 2 bed house to better reflect current need. These units should be provided with the following tenure mix:

Area A / F	
<u>Affordable Rented:</u> 2 x 1 bed / 2 person flats 3 x 2 bed / 4 person houses 2 x 3 bed / 5 person houses 1 x 4 bed / 6 person house	<u>Shared Ownership:</u> 4 x 2 bed / 4 person houses 2 x 3 bed / 5 person house

The distribution of the tenures should be indicated on a plan. The applicant should also confirm that the proposed units meet the minimum person criteria in the Affordable Housing mix above as it appears from the House Type Pack that the 2 bed houses may not meet the requirement for 2 bed / 4 person units.

There is also a demonstrable need for adapted housing in Laverstock and Salisbury. On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of affordable units are provided as

adapted units in order to help meet this need. These units should be provided as ground floor flats / bungalows to Building Regulations M4(2) standards with a level access shower provided. In this instance it would be appropriate to provide 2 Ground Floor flats as adapted units to meet demonstrable need. Please note that if these are provided in Block C, the applicant should ensure that entry through the communal areas is accessible. The applicant should confirm which units will be provided as adapted units.

Minimum Size and Design Standards:

Affordable housing in Wiltshire is expected to meet high standards of design and quality, and to be visually indistinguishable from open market housing, taking the following into account:

- The Affordable Housing units should be evenly dispersed, in small clusters of no more than 12 to 15 units, within mixed tenure developments. The location of the proposed Affordable Housing units is considered acceptable.
- Parking courts are not considered suitable for affordable homes (other than for blocks of flats). Parking should be provided in curtilage or adjacent to the property. I note that the parking for plot 2 does not appear to be well associated with the unit. In addition, there do not appear to be sufficient parking spaces for the 4 bed property (plot 19)

In order to ensure that the affordable housing units are eligible for inclusion in Homes England's Affordable Housing programme, we would advise that all affordable homes are built to meet at least 85% of the Nationally Described Space Standard (NDSS) relevant to the dwelling type and minimum person criteria. NDSS and 85% NDSS are shown in the table below:

Number of bedrooms	Number of bed spaces	NDSS			Minimum 85% NDSS		
		1 storey (sqm)	2 storey (sqm)	3 storey (sqm)	1 storey (sqm)	2 storey (sqm)	3 storey (sqm)
Studio	1p	39 (37)*			34 (32)*		
1b	2p	50	58		43	50	
2b	3p	61	70		52	60	
	4p	70	79		60	68	
3b	4p	74	84	90	63	72	77
	5p	86	93	99	74	80	85
	6p	95	102	108	81	87	92
4b	5p	90	97	103	77	83	88
	6p	99	106	112	85	91	96
	7p	108	115	121	92	98	103
	8p	117	124	130	100	106	111
5b	6p	103	110	116	88	94	99
	7p	112	119	125	96	102	107
	8p	121	128	134	103	109	114
6b	7p	116	123	129	99	105	110

	8p	125	132	138	107	113	118
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*Where a one person flat has a shower room rather than a bathroom the floorspace may be reduced from 39 sqm to 37 sqm (NDSS) or from 34 sqm to 32 sqm (85% NDSS).

The applicant should confirm that the Gross Internal Area of the units meet this requirement. It currently appears that the 1 bed flats on Area A/F may be too small and no floorspace measurements have been provided for the flats in Block C.

Transfer to Registered Provider:

The affordable dwellings will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis.

It is strongly recommended that the applicant makes contact with Registered Providers and Wiltshire Council's Residential Development Team as soon as possible in order to discuss the best option for the affordable dwellings including an indication of transfer prices that can be expected. A list of Registered Providers who work in partnership with Wiltshire Council can be provided on request.

Nominations:

The Local Authority would have nomination rights to the affordable dwellings, secured through a S106 Agreement.

Claire Moore

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Major Projects and Enabling - Housing and Commercial Development

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