

Wiltshire Council Planning Consultation Response

16 February 2022

Wiltshire Council Affordable Housing
Belinda Kanzurovska

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Application No: 20/03641/OUT – Additional Information/Amended Plans
Outline application for up to 91 dwellings, landscaping, green infrastructure, associated drainage measures and vehicular access from the A363 as well as all associated works. Matters to be considered: Access into the site.
Land South of White Horse Business Park, Trowbridge

Comments

Thank you for consulting the Housing Enabling team in connection with the above planning application which is proposing 91 new homes on land currently in agricultural use. I understand that this proposed site forms part of a wider site allocated within the Wiltshire Housing Sites Allocation Plan.

Under Core Policy 43 (Providing Affordable Homes) of the Wiltshire Core Strategy an on-site affordable housing provision of 30% will be sought in this location. As this site is proposing 91 new homes, the on-site affordable housing requirement would be for 27 affordable homes of which we would seek 60% as affordable rented homes i.e. 16 homes and 40% as shared ownership homes i.e. 11 homes. Please see below an **indicative** property type mix which would meet our current affordable housing needs, and this will need to be reviewed/confirmed if/when a Reserved Matters planning application is submitted.

Please note that the introduction of First Homes could mean that there is a change to the number and mix of Shared Ownership homes: -

Affordable Rented (16 homes)

1 bed/2 person apartments = 4 units (25%) in 2 x 'house-style' arrangements and to include 2 x 1 bed/2 person ground floor apartments provided at M4(2) standard with level access showers*.

2 bed/3 person bungalow = 1 unit (6%), to be provided at M4(2) standard with a level access shower*.

2 bed/4 person houses = 5 units (31%).

3 bed/5 person houses = 4 units (25%).

4 bed/7 person houses = 2 unit (13%).

Shared Ownership (11 homes)

7 x 2 bed/4 person houses (65%)

4 x 3 bed/5 person houses (35%)

Please note that due to potential maintenance/management issues for Registered Providers and Wiltshire Council, flats over garages or parking spaces/courtyard entrances are not an affordable housing type we would be able to currently support. Furthermore, I understand that 2 bed first and second floor affordable apartments are proving difficult to let, so again we would not encourage this property type.

Regard should be given to Core Policy 45 of Wiltshire Core Strategy which requires affordable housing to be well designed, ensuring a range of types, tenures and sizes of homes to meet identified affordable housing need in order to create mixed and balanced communities. The affordable housing should be pepper-potted throughout scheme in clusters of no more than 12-15 affordable units to ensure a mixed, sustainable and inclusive community. The Wiltshire Core Strategy specifies that affordable housing is expected to meet high standards of design, quality and should be visually indistinguishable from open market housing. In addition to complying with The Homes and Communities Agency's Design and Quality standards (or any other subsequent design guidance which may supersede); Wiltshire Council recommends, as a guide, that all affordable dwellings meet the minimum 85% NDSS space standards 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

***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).**

With regard to Wiltshire Core Policy CP46, where there is a housing need identified for Extra Care or adapted properties, these units will be sought within the affordable housing mix. Adapted units will be required to be built to Building Regulations M4 Category 2: Accessible and adaptable dwellings standards with ground floor units to be wheelchair accessible and provided with level access showers (rather than bathrooms) suitable for wheelchair users and a ground floor bedroom with ground floor level access shower in 3 bed and larger houses. Based on current demonstrable need we can advise that within the 30% affordable housing contribution to be delivered on a nil subsidy basis at least 10% of these affordable homes i.e., 3 affordable rented units are required to be built to meet the specific needs of vulnerable and older people or those with disabilities. From the affordable rented mix above the provision of a 2 x 1 bed/2 person ground floor apartments and 1 x 2 bed/3 person bungalow, all with level access showers and all built to M4(2) Standard, would meet the requirement of Core Policy 46 *. The applicant should ensure that the affordable rented homes to be built to M4(2) Standard are located on a topography suitable for their intended use, taking into consideration the needs of future occupiers of these dwellings.

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 as can the contact details for Wiltshire Council's Residential Development Team.

Any affordable housing units agreed would need to be provided at nil subsidy, in perpetuity and transferred to a Registered Provider, approved by Wiltshire Council or to Wiltshire Council. Affordable housing will be secured via a SI06 Agreement and the affordable homes will be nominated in line with the Council's current Allocation Policy and Procedures.

Kind regards,

Belinda

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