

Wiltshire Council Planning Consultation Response – Housing Enabling Team

9th June 2022

Application No:	PL/2022/03103
Application Type:	Outline planning consent - some matters reserved
Proposal:	Outline Application for up to 32 dwellings with all matters reserved (except access)
Site Address:	Land to the East of Wagtails, Southampton Road, Alderbury , SP5 3AF

Thank you for consulting the Housing Enabling Team on the above application. I note that the proposed development site falls outside the Settlement Framework Boundary and may therefore be contrary to planning policy. However, 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:

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 at nil subsidy within the 40% Housing Zone, on all sites of 10 or more dwellings. There is therefore a requirement to provide 13 affordable units within a scheme of 32 dwellings, as proposed by the applicant. This would meet the policy requirement and would assist in addressing the need for affordable housing in Alderbury.

Tenure and 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. The applicants are proposing the following Affordable Housing mix:

Affordable Rent:

- 2 x 1 bed / 2 person flats
- 4 x 2 bed / 4 person houses
- 2 x 3 bed / 5 person houses

Shared Ownership:

- 3 x 2 bed / 4 person houses
- 2 x 3 bed / 5 person houses

This mix reflects current need and is therefore considered to be acceptable. However, it should be noted that Wiltshire Council is currently considering its position with respect to the implementation of First Homes. It is likely that there will be a requirement to provide 25% of the Affordable Housing units as First Homes, which should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply. In this case, three of the Shared Ownership units (2 x 2 bed and 1 x 3 bed)

would be required to be sold as First Homes. A tenure plan showing the location of the different tenures should be provided.

There is also a demonstrable need for adapted housing in Alderbury. 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 1 x 1 bed ground floor flat as an adapted unit to meet demonstrable need.

Design of Scheme (including Minimum Floorspace Standards):

Affordable housing in Wiltshire is expected to meet high standards of design and quality, and to be visually indistinguishable from open market housing. The Affordable Housing units should be evenly dispersed within mixed tenure developments. The Housing Enabling Team's response to the previous application (19/11206/OUT) requested that the applicant re-considered the clustering of the affordable housing to ensure that the units are dispersed throughout the scheme. However the Affordable Housing units remain concentrated together at one end of the proposed scheme. This distribution is not considered to be acceptable.

A re-distribution of the Affordable Housing units should take the following into account:

- Houses should be provided with in-curtilage parking.
- Wherever possible, First Homes should not adjoin other tenures;
- Parking courts are not considered suitable for affordable homes (other than for blocks of flats).

In order to ensure that the affordable housing units are eligible for inclusion in Homes England's Affordable Housing programme, we 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

*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).

As no floorplans are provided, I am not able to check whether the proposals meet the above floorspace requirements. The applicants should therefore confirm that the floorspace of the units provided will be at least 85% NDSS.

Transfer to Registered Provider:

The affordable dwellings (other than First Homes) 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
Principal Development Officer – Housing Enabling Team
(Salisbury, Southern Wiltshire, Mere, Tisbury, Wilton)
Major Projects and Enabling*

*Email: claire.moore@wiltshire.gov.uk
Mobile: 07881 860264*