

Wiltshire Council Planning Consultation Response – Housing Enabling Team

22nd March 2023

Application No:	PL/2022/03103
Application Type:	Outline planning consent - some matters reserved
Proposal:	Outline Application for up to 30 dwellings (as amended) 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 amended plans relating to the above application. My comments and observations in respect of the affordable housing 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. I note that the total number of units proposed has now been reduced to 30. There is therefore a requirement to provide 12 affordable units within a scheme of 30 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 amended site plan shows provision of 2 x 1 bed units, 6 x 2 bed units and 4 x 3 bed units. However, the breakdown according to tenure is not given. In order to meet need, the proposed units should be provided as follows:

Affordable Rent:

2 x 1 bed / 2 person flats
3 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

As noted in my previous consultation response (09/06/22), the tenures of individual units should be indicated on the site plan, or a separate tenure plan 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. It is noted that the applicant has previously confirmed by email (28/06/22) that an adaptable unit would be provided. This should be secured through a S106 Agreement.

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 (in small clusters) within mixed tenure developments. It is disappointing that in redesigning the scheme, the applicant did not take account of previous requests to re-consider the distribution of Affordable Housing units across the site.

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).

Although no floorplans are provided, the applicant has previously confirmed by email (28/06/22) that the scheme would be in line with NDSS requirements. This should be secured through the S106.

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.

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