Wiltshire Council Planning Consultation Response

19th July 2023

Belinda Kanzurovska
Wiltshire Council
Housing Enabling Team (Affordable Housing)

Officer's Name: Jemma Foster
Officer's Title: Senior Planning Officer

Application No: **PL/2023/05349- FULL PLANNING APPLICATION**
Erection of 9 Dwellings, demolition, and associated works
Former Commercial Nursery, Barters Farm, High Street, Chapmanslade, Westbury, BA13 4AL

Comments

Thank you for consulting the Housing Enabling Team in connection with the above Full Planning Application which is proposing a total of 9 new homes. I understand that the proposed site falls outside the village policy limits for Chapmanslade and that the Wiltshire Core Strategy has identified Chapmanslade as 'Large Village'.

Should it be decided that this proposal can be permitted under Core Policy 44 Rural Exceptions Sites of the Wiltshire Core Strategy, then a 100% on-site affordable housing contribution would be sought in this location. If, however, it is decided that this site is suitable for residential development under Core Policy 43 Providing Affordable Homes of the Wiltshire Core Strategy, then in line with current Affordable Housing Policy approaches as this proposed site falls under the affordable housing trigger threshold, an affordable housing contribution will not be sought. Further advise can be provided on the affordable housing mix should it be decided that Core Policy 44 is applicable.

In considering design options under Core Policy 44 the applicant should note that due to potential maintenance/management issues, flats over garages/courtyard entrances are not an affordable housing type we would be able to support. I also understand that 2 bed affordable rented apartments above ground floor level are proving difficult to let, so again we would not encourage this property type. Core Policy 45 of the Wiltshire Core Strategy requires affordable housing to be well designed, ensuring a range of types and sizes of homes to meet an identified affordable housing need and create mixed and balanced communities.

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. The affordable home sizes being proposed are acceptable: -

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 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 affordable housing mix that at least 10% (1 affordable rented home) should be provided to M4(2) Standard and that this home should be built to M4(2) Standard with a level access shower and be located on a topography suitable for the intended occupant of these homes.

It is strongly recommended that the applicant contacts Registered Providers and Wiltshire Council's Residential Development Team as soon as possible 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 will need to be provided at nil subsidy, in perpetuity and transferred to a Registered Provider, approved by Wiltshire Council or to Wiltshire Council.

Regards,

Belinda

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