Wiltshire Council

Wiltshire Council Planning Consultation Response – Housing Enabling Team

1st November 2023

Application No:	**PL/2023/07797**
Application Type:	**Approval of reserved matters**
Proposal:	**Reserved Matters Application pursuant of Outline Permission 19/05898/OUT (Outline application for up to 50 residential units, internal road, parking, open space and associated works, with all matters reserved other than access) relating to Appearance, Landscaping, Layout and Scale**
Site Address:	**Land Off Park Road, Malmesbury, Wilts**

Thank you for consulting the Housing Enabling Team on the above application. My comments and observations in respect of the affordable housing requirements are as follows:

It is noted that this application is pursuant to 19/05898/OUT and the affordable housing requirements secured in the s.106 dated 21st July 2022, the indicative tenure and size mix secured is summarised below based on the outline application for up to 50 units:

Affordable Rented 60% (12 units):
33% x 1 bed 2 person flats (in house/maisonette style) (4)*
42% x 2 bed 4 person houses (5)
17%x 3 bed 5 person houses (2)
8% x 4 bed 6 person house (1)

Shared Ownership 40% (8 units):
60% x 2 bed 4 person houses (5)
40% x 3 bed 5 person houses (3)

Mix to include 10% x 1 bed 2 person flats (2) built to part M4(2): Accessible and adaptable dwellings of the Building Regulations (as current at the date the Reserved Matters Application is submitted to the Council). The Adapted Units to be provided with a wet room or a level access shower rather than baths to be suitable for wheelchair users.

This application is for 42 units with 40% (17 units) affordable in the below mix:
Affordable Rented 60% (10 units):
40% x 1 bed 2 person flats (in house/maisonette style) (4)*
30% x 2 bed 4 person houses (3)
17% x 3 bed 5 person houses (2)
8% x 4 bed 6 person house (1)

Shared Ownership 40% (7 units):
60% x 2 bed 4 person houses (5)
40% x 3 bed 5 person houses (3)

However, I would welcome a change to mix proposed as set out below To reflect current need and policies:

Affordable Rented 60% (10 units):
20% x 1 bed 2 person flats (in house/maisonette style)* (2)
50% x 2 bed 4 person houses (5)*
20% x 3 bed 5 person houses (2)
10% x 4 bed 6 person house (1)

Shared Ownership 40% (7 units):
60% x 2 bed 4 person houses (5)
40% x 3 bed 5 person houses (3)

*As part of this change I would request that in addition to 1 x ground floor maisonette being provided to M4(2) building regulation standards 1 x 2 bedroom house is also provided to meet these standards.

It is requested that an updated floor plans are provided for these units and in the case of the 1 bed ground floor flat the provision of a level access shower should be clearly shown.

Design of Scheme (including Minimum Floorspace Standards):

It is requested that there is some redesign of the layout to incorporate some changes requested below to ensure that the affordable housing meets high standards of design and quality, and to be visually indistinguishable from open market housing. In designing the scheme, the following should be taken into account:

- The Affordable Housing units should be evenly dispersed, in small clusters of no more than 15 units, within mixed tenure developments, I feel that there could be a better dispersal across the site, Ideally the affordable units spit across 2 separate clusters rather than grouped at one end of the site.
- To aid marketing/sales of Affordable tenures all Affordable tenures should, where possible, not be directly connected to the other affordable/market tenures in semi-detached pairs or in terraces. It would make sense the plots were redesigned to take this into account. Particularly changing the location of the 4 bed rented home, currently at plot 31 as the size of the garden isn't ideal and parking is not sufficient for a 4 bedroom property, so an additional parking space needs to be provided.
- The provision of frontage car parking is disproportionally provided for the affordable housing units and parking should ideally be provided in curtilage or adjacent to the property. Of particular note is the parking for the M4(2) units which should be reconsidered to ensure that the parking is located closely to the entrance way and is capable of being widened to meet M4(2) requirements.
- Electric Vehicle charging points or infrastructure should be provided for each affordable home to meet current building regulation and local requirements.

I would like to see a copy of the floor space area of each of the affordable homes to ensure that the sizes meet the requirements in the s.106, shown in the table below, and to ensure that the affordable housing units are eligible for inclusion in Homes England's Affordable Housing programme. This can be in the form of a separate table detailing of the dwelling sizes and/or shown clearly on each house type floor plan.

All affordable homes need to 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

*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).

Transfer of Affordable Rented and Shared Ownership Units 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 contacts 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, and contact details for Wiltshire Council's Residential Development Team, can be provided on request.

Nominations:

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

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