Wiltshire Council

# Wiltshire Council Planning Consultation Response – Housing Enabling Team

Date: 21st December, 2023

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| Application No: | PL/2023/10030 |
| Application Type: | Full planning permission |
| Proposal: | Conversion of stone barns, redundant dairy building A/B, modern barns G, J, L to residential dwellings, provision of garaging. Construction of previously approved access from the B3105 and associated works. Demolition and clearance of all other buildings other than M, P, S and the Farmhouse. |
| Site Address: | Woolley Park Farm, Bradford On Avon, Wiltshire, BA15 1TT |

Thank you for consulting the Housing Enabling Team on the above application. We note that the proposed development does not fall within a Settlement Framework Boundary / appears to be outside the defined limits of development (as referenced in Core Policy 2 of the Wiltshire Core Strategy) 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 - our 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 within the 40% Affordable Housing Zone, on all sites of 10 or more dwellings. We note that the proposal is to convert some of the existing farm buildings to provide a net gain of 12 new open market residential dwellings and to retain the existing Farmhouse. There would be, therefore, a requirement to provide 5 affordable units within a scheme of 12 new dwellings. This would meet the policy requirement and would assist in addressing the need for Affordable Housing. The Affordable Housing would be secured, at nil subsidy, in a S106 Agreement.

We can confirm that there is current demonstrable need for Affordable Housing in the Community Area. Proposals are expected to provide an on-site affordable housing contribution of a tenure/property mix to reflect the housing needs for the area in line with Core Policy 43/45/46. However, in exceptional circumstances the Council may consider an off-site financial contribution in lieu of on-site Affordable Housing provision – i.e. where on-site delivery would not be possible. This will relate to practical matters of delivery or scheme viability and would need to be robustly justified/evidenced. In such a case, an off-site financial contribution, to the equivalent value of 40% on-site provision, would be sought. We can confirm that, due to the type of units and location of the scheme Registered Providers are unlikely to take the on-site units proposed and, therefore, in this instance, an off-site financial contribution would be an acceptable approach. The off-site commuted sum would be secured via a S106 and restricted to be spent in the Community Area.

Where a developer considers that it would not be financially viable to provide all, or part of the Affordable Housing contribution required by policy, it will be necessary to demonstrate this via a full open book assessment/financial appraisal carried out in line with Council procedures. Financial viability details would need to be prepared and submitted to the Council for determination under the Council's viability procedures as part of any planning application process. The Housing Enabling Team will provide the off-site commuted sum amount, based on the equivalent value of 40% on-site Affordable Housing provision to current values, to the Planning Officer separately in order that this information can be worked into the viability exercise.

Julie Newitt
Principal Development Officer - Housing Enabling Team
(Bradford on Avon, Chippenham, Corsham and Melksham)
Major Projects & Enabling - Housing & Commercial Development
21.12.2023