Wiltshire Council Planning Consultation Response

27 December 2023

Belinda Kanzurovska
Wiltshire Council
Housing Enabling Team (Affordable Housing)

Application No: **PL/2023/10559 - OUTLINE**
Outline application (with all matters reserved except for access) for the demolition of existing farm buildings and the erection of up to 180 residential dwellings (Class C3) with associated infrastructure including landscaping, open space, surface water drainage and internal access roads.
Land at Maxcroft Farm, Marsh Road, Hilperton, Trowbridge, Wiltshire

Comments

Thank you for consulting the Housing Enabling team in connection with this Outline planning application, which is proposing up to180 homes.

Should it be decided that this proposed site is suitable for residential development, under Core Policy 43 (Providing Affordable Homes) of the Wiltshire Core Strategy an on-site affordable housing provision of 30% will be sought in this location. Based on 180 new homes, the on-site affordable housing requirement will be for 54 affordable homes. From this we will require a tenure split of 60% affordable rented homes, 15% shared ownership homes and 25% First Homes. Therefore, we would seek 32 homes for affordable rent, 8 homes for shared ownership and 14 homes as First Homes. Please see below an indicative affordable housing mix which will be reviewed if/when this Outline planning application progresses to the next stage: -

Affordable Rented (32 units)
1 bed/2 person apartments = 8 units to include some/all apartments in a 'house-style' arrangement with 3 x ground floor apartments built to M4(2) Standard with level access showers*
2 bed/3 person bungalows = 2 units, both built to M4(2) Standard with level access showers*
2 bed/4 person houses = 11 units
3 bed/6 person houses = 10 units
4 bed/7 person house = 1 unit

Shared Ownership (8 units)
2 bed/4 person houses = 5 units
3 bed/5 person houses = 3 units

First Homes (14 units)
1 bed/2 person flats = 2 units
2 bed/3 person flats = 2 units
2 bed/4 person houses = 7 units
3 bed/5 person houses = 3 units

Due to potential maintenance/management issues, flats over garages/courtyard entrances/commercial units are not an affordable housing type we would be able to currently support. Furthermore, as 2 bed affordable rented apartments above ground floor level are proving difficult to let, we would not encourage this property type. The applicant should note this advice when considering various scheme design options.

Regard should be given to Core Policy 45 of Wiltshire Core Strategy which requires affordable housing to be well designed, ensuring a range of types, tenures and sizes of homes to meet identified affordable housing need and to create mixed and balanced communities. On a proposed scheme of this size the affordable housing should be in clusters of no more than 12-15 affordable homes to ensure a mixed, sustainable, and inclusive community. In-curtilage parking should be provided for the affordable homes. 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: -

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 provided with level access showers (rather than bathrooms) and a ground floor bedroom with level access shower in 3 bed and larger houses. Based on current demonstrable need we can advise that within the 30% affordable housing contribution to be delivered on a nil subsidy basis at least 10% of these affordable homes i.e., 5 affordable rented homes, these being, 3 x 1 bed/2 person ground floor apartments and 2 x 2 bed/3 person bungalows*, are required to be built to meet the specific needs of vulnerable and older people or those with disabilities. These homes should be located on a topography suitable for the needs of future occupiers of these homes.

It is 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 (other than First Homes) will need to be provided at nil subsidy, in perpetuity and transferred to a Registered Provider, approved by Wiltshire Council or to Wiltshire Council. Affordable housing will be secured via a Sl06 Agreement and nominated in line with the Council's current Allocation Policy and Procedures.

The First Homes will be required to be sold in accordance with procedures and eligibility criteria set out in government guidance. Please see First Homes - GOV.UK (www.gov.uk) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply.

Kind regards,

Belinda

Belinda Kanzurovska BSc (Hons) MSc
Principal Development Officer – Housing Enabling Team
(Devizes, Trowbridge, Warminster, Westbury)
Major Projects & Enabling – Economy and Regeneration
Tel: 07775 540837
Email: belinda.kanzurovska@wiltshire.gov.uk