Wiltshire Council

Wiltshire Council Planning Consultation Response – Housing Enabling Team

5th February 2024

Application No:	**PL/2023/10608**
Application Type:	**Outline planning permission: Some matters reserved**
Proposal:	**Outline application (including detailed access, scale, layout and appearance) for the erection of two additional floors above the Barnack Centre to provide up to twenty-four residential dwellings (Use Class C3)**
Site Address:	**Barnack Business Centre, Blakey Road, Salisbury, SP1 2LP**

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:

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. There is therefore a requirement to provide 10 affordable units within a scheme of 24 dwellings. This would meet the policy requirement and would assist in addressing the need for affordable housing in Salisbury.

Whilst Affordable Housing should usually be provided on-site, in exceptional circumstances where it can be proven that on-site delivery is not possible, a commuted sum will be considered in lieu of on-site provision. As the Council does not consider flats above commercial properties to be suitable for Affordable Housing, a commuted sum is considered to be appropriate in this instance. The commuted sum should be secured through a S106 Agreement and will be index linked to the UK House Price Index. It will be used to enable the provision of Affordable Housing within the Housing Market Area.

A Commuted Sum calculated using the Council's methodology (using the indicative mix of 12 x 1 bed and 12 x 2 bed units) would result in an indicative Commuted Sum of **£441,293.92**. However it should be noted that this will need to be re-calculated prior to the S106 being signed to take account of any change in house prices.

Wiltshire Council's Commuted Sum methodology uses average open market values for Wiltshire (based on the number of bedrooms per unit) in order to calculate a commuted sum. As the Wiltshire average open market value for 1 and 2 bedroom homes may not reflect the open market value of the proposed units, the applicant may prefer to request calculation of a commuted sum based on open market values provided and evidenced by the applicant. This should be either the mean average of three valuations of the Open Market Value obtained from three local estate agents, or one valuation by a qualified RICS chartered surveyor with a knowledge of local house sales.

Claire Moore
Housing Enabling Lead

Email: claire.moore@wiltshire.gov.uk
Mobile: 07881 860264