Wiltshire Council

Wiltshire Council Planning Consultation Response – Housing Enabling Team

2nd April 2024

Application No:	**PL/2023/04923**
Application Type:	**Full planning permission**
Proposal:	**Change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.**
Site Address:	**Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB**

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

Policy Requirements:

As noted in my previous consultation response dated 23rd October 2023, Core Policy 43 of the Wiltshire Core Strategy allows a commuted sum in lieu of on-site Affordable Housing in exceptional circumstances where it can be proven that on-site delivery is not possible. As the nature of this scheme makes it unlikely that a Registered Provider would take transfer of the units, it is considered that a commuted sum is appropriate in this instance.

The affordable housing contribution should therefore be in the form of a commuted sum which would be used to enable the provision of affordable housing within the Housing Market Area. I have re-calculated the indicative sum previously provided to take account of changes in house prices (in line with the UK House Price Index for Wiltshire) and to the currently proposed mix of 4 x 1 bed flats and 20 x 2 bed flats. The commuted sum representing the full Affordable Housing provision would be £467,036.75 (index linked to the UK House Price Index).

It is noted that the property is currently vacant and that Vacant Buildings Credit (VBC) applies. Based on floorspace measurements provided by the applicant, there would be a requirement to pay a Commuted Sum of **£23,778.01**. Please note that this is an indicative amount based on average house prices at December 2023. It will need to be updated in line with the UK House Price Index prior to inclusion in the S106 Agreement.

Please contact me if you require any further information or clarification.

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Wiltshire Council

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