

Wiltshire Council Planning Consultation Response

3 September 2024

Wiltshire Council Affordable Housing
Belinda Kanzurovska

Officer's Name: David Cox
Officer's Title: Senior Conservation/Planning Officer

Application No: PL/2022/02557 - FULL APPLICATION
Rebuilding properties known as Mill House to create 5 houses (3 already existing and approved) and 5 no. flats with internal courtyard area for amenity
Mill House, 58 Stallard Street, Trowbridge, Wilts, BA14 8HH

Comments

Thank you for consulting the Housing Enabling Team regarding this planning application which proposes the rebuilding of Mill House, Stallard Street Trowbridge to provide 10 new homes, including both flats and houses. I understand that Mill House is located within the settlement boundary of Trowbridge.

Should it be decided that this proposal is acceptable, 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. As this site is proposing a total of 10 new homes, the on-site affordable housing requirement would be for 3 affordable homes. To avoid any future maintenance and/or management issues for the Registered Provider taking these affordable units, these homes would need to be provided in a separate block to the open market homes. However, it appears that the nature of the proposal would not make this possible. As such we request that the applicant consider the provision of 3 affordable homes to be provided as First Homes. Any 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 \(www.gov.uk\)](https://www.gov.uk/government/publications/first-homes) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply and will need to be secured via a s106 Agreement.

First Homes must be discounted by a minimum of 30% against the market value, and after the discount has been applied, in Wiltshire the first sale must be at a price no higher than £250,000. If First Homes provision is not possible due to the values exceeding the price cap, then we would seek a commuted sum and we can advise the amount of commuted sum due once the applicant has explored the possibility of First Homes provision. A commuted sum will need to be secured via a s106 Agreement.

It is noted in previously related planning applications that Vacant Buildings Credit has been applied which has negated the provision of affordable housing. If it is still considered appropriate to apply Vacant Buildings Credit, please can you confirm the total Gross Internal Areas for the existing floor space and the proposed floor space so that the necessary calculations can be undertaken.

Belinda

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