

Wiltshire Council Planning Consultation Response – Housing Enabling Team

24th September 2024

Application No:	PL/2021/04084
Application Type:	Full planning permission
Proposal:	Residential development of 49 no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments
Site Address:	Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the above application. Following on from our previous consultation comments, it is noted that the proposed development comprises of two sites which currently have planning permission for employment use as well as a GP surgery. If through the planning process the development site is considered suitable for the proposed residential development, my 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. There is therefore a requirement to provide 20 affordable units within a scheme of 49 dwellings. As previously mentioned, 7 units should be provided on the Ground Floor of Block C and 13 units in Area A/F. This would meet the policy requirement and would assist in addressing the need for affordable housing in Laverstock and Salisbury where there is a high level of need for both affordable rented and shared ownership housing.

Tenure Mix:

In accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy the tenure mix should reflect local need for affordable housing and should therefore be provided with a tenure mix of 60% of the units (12 units) being for Affordable Rented housing, and 40% of the units (8 units) being provided for shared ownership.

I note that the proposal now comprises of 49 dwellings in total, including 42 new dwellings on Area A/F and the conversion of the vacant GP surgery into 7 flats. I have noted that the amended details propose all 7 flats in Block C be delivered as Affordable Rented. I would request that a more appropriate mix would be 5 Affordable Rented and 2 Shared Ownership units, flats F & G being delivered as Shared Ownership. This is due to the corresponding units above flats F & G, on the 1st and 2nd floors, having already been taken on as Shared Ownership by our Provider Partner. Furthermore, these units, separate from the remaining units, share a communal entrance space and staircase, within which we would ideally avoid mixing tenure types. Our Provider Partner has confirmed that they would have a strong preference for flats F & G to be delivered as Shared Ownership.

Unit Size Mix:

It has been noted that any FOG units and 2-bed above ground floor flats have been removed from the Affordable Housing allocation, which we are supportive of. Core Policy 45 of the Wiltshire Core Strategy states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. The following mix, which takes into account our feedback on Block C's tenure types, would be preferable:

- **Block C:**

<u>Affordable Rented</u>	<u>Shared Ownership</u>
1 x 1 bed / 2-person flat	1 x 1 bed / 2-person flat
4 x 2 bed / 3-person flat	1 x 2 bed / 3-person flat

- **Area A/F:**

<u>Affordable Rented</u>	<u>Shared Ownership</u>
2 x 1 bed / 2 person (maisonette style) flat	n/a
3 x 2 bed / 4-person house	4 x 2 bed / 4-person house
1 x 3 bed / 5-person house	2 x 3 bed / 5-person house
1 x 4 bed / 6-person house	n/a

There is also a demonstrable need for adapted housing in Laverstock and Salisbury. On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of affordable units are provided as adapted units in order to help meet this need. These units should be provided to Building Regulations M4(2) standards with a level access shower provided. In this instance it would be appropriate to provide 2 Ground Floor flats as adapted units to meet demonstrable need. Please note that if these are provided in Block C, the applicant should ensure that entry through the communal areas is accessible. The applicant should confirm which units will be provided as adapted units.

Design of Scheme (including Minimum Floorspace Standards):

Affordable housing in Wiltshire is expected to meet high standards of design and quality, and to be visually indistinguishable from open market housing. When considering scheme design options, the following should be taken into account:

- **Clustering / Distribution:** The Affordable Housing units in area A/F should be evenly dispersed within mixed tenure developments
- **Adjoining Properties:** To aid marketing/sales of Affordable tenures all Affordable tenures should, where possible, not be directly connected to the other affordable/market tenures in semi-detached pairs or in terraces.

It is noted that the proposals include EV charging connections for all dwellings across the development.

In order to ensure that the affordable housing units are eligible for inclusion in Homes England's Affordable Housing programme, we would advise that all affordable homes are built to meet at least 85% of the Nationally Described Space Standard (NDSS) relevant to the dwelling type and minimum person criteria. It

is noted that the proposed dwellings are compliant at 85% NDSS as a minimum for bed and person space, however, confirmation of internal floorspace dimensions in meters squared is required, as well as confirmation that the Haldon building type does conform to our 2-bed – 4-person specification guidelines.

Transfer of Affordable Rented and Shared Ownership Units to Registered Provider:

The affordable dwellings will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis.

It is strongly recommended that the applicant makes contact with Registered Providers and Wiltshire Council's Residential Development Team as soon as possible in order 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, and contact details for Wiltshire Council's Residential Development Team, can be provided on request.

Nominations:

The Local Authority will have nomination rights to the affordable dwellings, secured through a S106 Agreement.

Kind regards,



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