

Wiltshire Council Planning Consultation Response – Housing Enabling Team

16th April 2025

Application No:	PL/2024/09976
Application Type:	Outline planning permission: Some matters reserved
Proposal:	Outline planning permission with all matters reserved apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments
Site Address:	Land off Southampton Road and Junction Road, Alderbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the amended plans for the above application. My comments and observations in respect of the affordable housing requirements, following on from comments made in my previous consultation response (26/11/24) and comments made at pre-application stage (12/01/23) are as follows:

Tenure and Unit Size Mix:

It is noted that the amended Design & Access Statement details the applicant's proposals for the Affordable Housing delivery. It is referenced here that "the 40% [Affordable Housing contribution] will include 50% as affordable rent, 25% as first homes and 25% as shared ownership". This is not in line with what previous consultation responses have recommended and should be reconsidered prior to the submission of a revised Affordable Housing Layout Plan. In accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy, the tenure mix should reflect local demonstrable need for Affordable housing. It is with this consideration that a tenure mix of 60% Affordable Rented, 25% First Homes and 15% Shared Ownership was requested, detailed below:

Affordable Rent (11 units / 60%):	First Homes (5 units / 25%):	Shared Ownership (3 units / 15%):
2 x 1-bed / 2-person flat	2 x 2-bed / 3-person flat	2 x 2-bed / 4-person house
1 x 2-bed / 4-person bungalow	2 x 2-bed / 4-person house	1 x 3-bed / 5-person house
4 x 2-bed / 4-person house	1 x 3-bed / 5-person house	
3 x 3-bed / 6-person house		
1 x 4-bed / 7-person house		

It is also noted that the Indicative Layout Plan does not show a breakdown of Affordable Housing tenures. Whilst the amended Design and Access statement does include a small snippet of a layout plan showing Affordable Housing, it is expected that a full layout plan, showing the entire scheme, will be provided. This should include a breakdown of each tenure (Affordable Rent, First Homes and Shared Ownership), unit types and sizes for the Affordable Housing units as well as which units are to be delivered to meet M4(2) standards.

To aid marketing and 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, according to the snippet layout plan within the amended Design and Access Statement, some Affordable tenures look to adjoin market tenures. This should be reconsidered prior to the submission of a revised Affordable Housing Layout Plan

M4(2) Units (Including Parking for M4(2) Units):

It was previously requested that 10% of the Affordable Housing units (2 units) are to be delivered to M4(2) adaptable standards for the Affordable Rented tenure. Specifically, it was requested that 1 x ground floor 1-bedroom unit and 1 x 2-bedroom bungalow should be delivered to meet these requirements. These units should be identified clearly on the Affordable Housing Layout Plan and should include detailed internal dimensions within the floorplans to confirm conformity to M4(2) standards. Please also note that the parking spaces for M4(2) units should meet the required standard with respect to location and width.

Parking and Electric Vehicle Charging Points:

It is noted that the amended Design and Access statement proposes that there will be 2 parking spaces per unit. It should be noted that all Affordable Housing units are expected to meet the following minimum persons criteria and parking allocations:

- 1-bed / 2 person – 1 x parking space
- 2-bed / 4 person – 2 x parking space
- 3-bed / 5 person – 2 x parking space
- 4-bed / 6 person – 3 x parking space

It should also be noted that Electric Vehicle Charging Points or infrastructure should be provided for each affordable home to meet current building regulation and local requirements. The scheme layout should be designed to have as much in-curtilage parking as possible in order to facilitate the provision of on-plot Electric Vehicle Charging Points for the Affordable dwellings wherever possible. Parking courts are not considered suitable for affordable homes.

It is understood that the amended Design and Access Statement has proposed garages provided for all 3 and 4 bedroom units. It should be noted that garages are not considered suitable for Affordable Housing units.

Floorplans and NDSS:

It is also noted that the amended Design and Access statement explains that the proposed residential accommodation “will meet the Nationally Described Space Standard (NDSS)”. Any floorplans for Affordable Housing units submitted should include detailed internal dimensions (sqm) to determine which level of NDSS the individual units are meeting.

If, in accordance with the Wiltshire Design Guide, the market units are being provided to full Nationally Described Space Standard (NDSS), then the Affordable units should also be provided to that standard. However, if full NDSS is not required for a specific scheme, we would require 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 in order to ensure that the affordable housing units are eligible for inclusion in Homes England’s Affordable Housing programme. NDSS and 85% NDSS are 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

*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).

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

The affordable dwellings (other than First Homes) 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 (Local Authority to provide first draft of the S106 in order to meet its current format).

Kind regards,



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