
Affordable Housing Statement

Applicant: Selwood Housing Society

Date: April 2025

Site: Alcock Crest, Warminster BA12 8NF

Proposal: Erection of 14 No. affordable residential dwellings with associated works following demolition of 36 No. existing residential flats.



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1.0 Introduction

- 1.1 This Affordable Housing Statement (AHS) has been prepared on behalf of the applicant and owner of the site, the Selwood Housing Society. It accompanies a full planning application for the erection of 14 No. affordable residential units and associated works following the demolition of the existing flats, which are now vacant.
- 1.2 Selwood Housing is a charity who own and manage over 7,000 homes for rent and shared ownership in the South West. The charity, (formerly the West Wiltshire Housing Society) took over the site as part of the of the large scale voluntary transfer of housing stock from West Wiltshire District Council. In January 2024, Selwood Housing made the decision to demolish the existing 36 No. flats on the site and redevelop the site with a scheme of new affordable homes on the basis that it was judged to be uneconomic for the existing C20 flats to be repaired and refurbished.
- 1.3 The AHS presents the policy context for the provision of affordable housing, and includes further details and justification for the number of units being proposed. In developing the proposed scheme, regard has been made to both relevant national and local planning policy, and local housing need.

2.0 Relevant Background Information

(i) Site Description and Surrounding Context

- 2.1 The application site extends to 0.38ha and lies within an established residential area approximately 1km from Warminster town centre. The site includes 2 No. blocks of residential flats, providing 36 dwellings. The site is now vacant.
- 2.2 Warminster is a market town offering a range of services and facilities including primary and secondary schools, a leisure centre, various shops and restaurants, and a range of employment opportunities. Regular bus services to the town centre can be found on West Parade (approximately 275m to the north of the site). Further local bus services and regular train services with connections to Westbury (London), Bath, Bristol and Salisbury are available from the town centre.

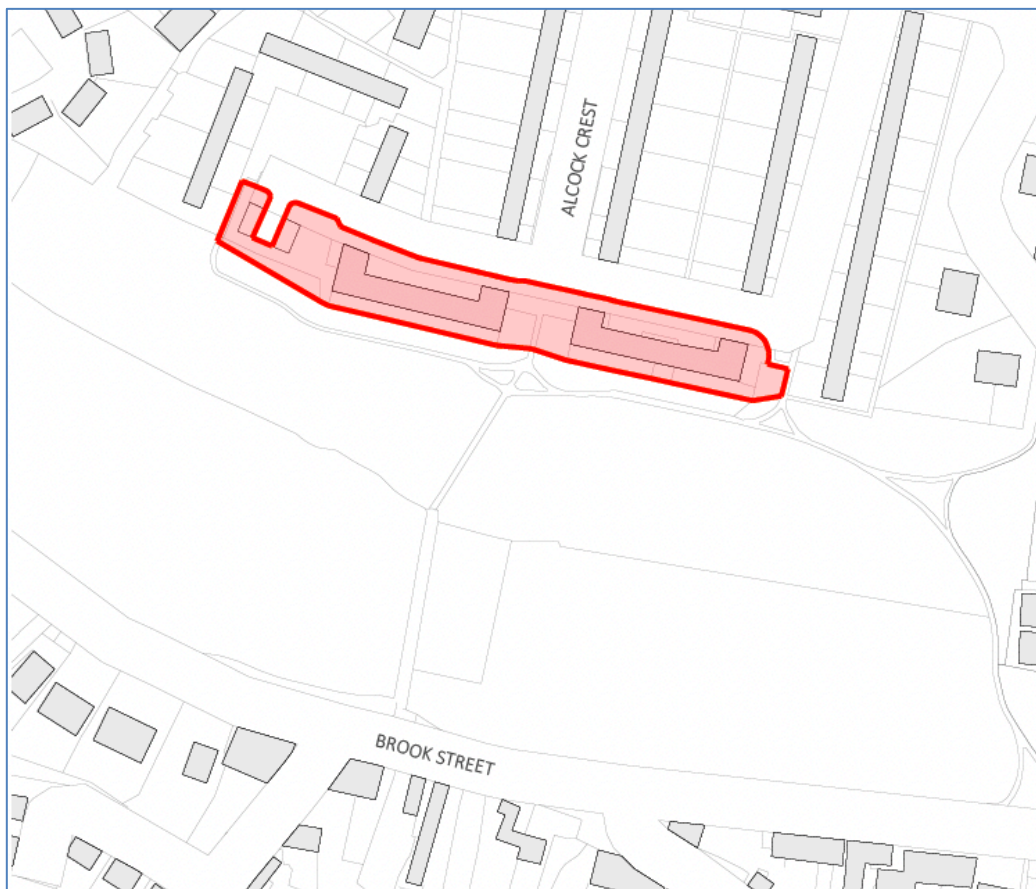


Figure. 1 Extract from the site location plan showing the site in relation to the nearby residential properties

2.3 There is a need for additional affordable housing provision in Warminster, as demonstrated by the extract from the Housing Register below. The proposals seek to address this need with a tenure and mix informed by Selwood's Housing Management Team, local residents and stakeholders, as well as giving consideration to the constraints posed by the site itself. The inclusion of flats (of which 2 No. flats have the potential to be converted to Building Regulations M4 Category 2) is in response to the pre-application feedback.

Warminster community area	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
Chapmanslade	2						2
Codford	3		2				5
Corsley	1	3					4
Heytesbury	1						1
Horningsham	1						1
Maiden Bradley With Yarnfield		1					1
Warminster	70	53	41	8	2	1	175
Total	78	57	43	8	2	1	189

Fig. 2 Extract from Selwood's Housing Register demonstrating the need for affordable housing within Warminster.

(ii) The Current Planning Application

2.4 A description of the proposals is set out in the accompanying Design and Access Statement, Planning Statement and associated plans and drawings.

2.5 The scheme metrics are as follows:

- Residential quantum: 14 No. dwellings.
- Dwelling typology: taking the form of 5 No. two-bed houses, 5 No. three-bed houses and 4 No. one-bed flats.
- Tenure Mix: 14 No. affordable units, of which 4 will be affordable ownership and 10 will be affordable/social rent. (Social rent tenure will be contingent upon receipt of grant funding from Homes England.)
- Total proposed residential floor area: 1,002.5 sqm GIA.
- Proposed vehicular parking spaces: 29 No. spaces, including 5 No. visitor spaces
- Proposed cycle parking: 34 No. spaces, located within front or rear gardens.
- Bin Storage: located within front or rear gardens



Figure. 3 Extract from the proposed site plan showing the layout of the new dwellings



Figure. 4 Site Section showing the proposed scheme, as viewed from Alcock Crest.



3.0 Policy Context

(i) The Development Plan

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), all planning applications for new development should be determined in accordance with policies within the development plan unless material considerations indicate otherwise.
- 3.2 The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocation Plan (2020); and the Warminster Neighbourhood Plan (2016).

(ii) Development Plan Policies

- 3.3 Applicable Core Strategy policies relating to affordable housing include:
- Core Policy 43: Providing Affordable Homes

Core Policy 43

Providing affordable homes

Provision

On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.

The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development. All affordable housing will be subject to an appropriate legal agreement with the council.

This level of provision should be delivered with nil public subsidy, unless otherwise agreed by the council.

Tenure

Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45 (Meeting Wiltshire's housing needs).

On site distribution and standards

Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development. In determining the level of integration that can be achieved, consideration will be given to the practicalities of management and maintenance associated with the proposal whilst still ensuring affordability, particularly in developments of flats.

- Core Policy 45: Meeting Wiltshire's housing Needs

Core Policy 45**Meeting Wiltshire's housing needs****Type, mix and size**

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

(iii) Wiltshire Planning Obligations SPD

- 3.4 The Wiltshire Planning Obligations SPD (October 2016) provides further guidance on the use of Policies CP43 and CP45.
- 3.5 The site is located within a 30% affordable housing zone as identified under Policy CP43 and the proposals seeks to provide in excess of 5 No. new dwellings. The policy requirement for a 30% target for affordable housing would equate to a policy compliant provision of 4 No. affordable homes (NB. notwithstanding the application of vacant building credit).

(iv) National Policy Context]

3.6 The National Planning Policy Framework (2024) states that:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community. (Para. 61)

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount (Para. 65)

Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures³¹. (Para. 66)

(Footnote 31) The requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.



4.0 Conclusions

- 4.1 The applicant and owner of the site is a Registered Social Landlord. The policy provisions for affordable housing state that there is a requirement for the proposals to include 30% affordable dwellings on site where there will be five dwellings or more. This equates to the provision of 4 No. affordable dwellings for the application site. However, in this case the applicant is proposing to provide 14 No. affordable units. The quantum of proposed affordable housing is broadly aligned with the Council's clustering policy that seeks to ensure social cohesion in new development.