

Wiltshire Council Planning Consultation Response – Housing Enabling Team

19th May 2025

Application No:	PL/2025/03913
Application Type:	Full Planning Permission
Proposal:	Erection of 14 No. affordable residential dwellings with associated works following demolition of 36 No. existing residential flats.
Site Address:	61 Alcock Crest, Warminster, BA12 8NF

Thank you for consulting the Housing Enabling Team in connection with the above planning application received from Registered Provider (Housing Association), Selwood Housing. This planning application is proposing 14 new homes, all for affordable housing (4 x 1 bed flats, 5 x 2 bed houses & 5 x 3 bed houses) which I understand will comprise 10 x social rented/affordable rented homes (tenure dependent upon Homes England grant funding) and 4 x shared ownership homes. This follows the demolition of 36 flats which I understand from the information submitted by the applicant are now vacant and are considered, by the applicant, to be uneconomic to repair/refurbish. There is a current demonstrable need for the 14 x new homes being proposed and therefore the Housing Enabling Team would be supportive of this proposed scheme.

In line with Core Policy 43 of the Wiltshire Core Strategy we would normally require 30% on-site affordable housing provision in this location i.e. 4 affordable homes, 2 of which should be for social rent/affordable rent and 2 for shared ownership. **However**, this scheme is being proposed as a **100% affordable housing scheme** by Registered Provider, Selwood Housing, and we understand that this is dependent upon Homes England grant funding availability. This will need to be clarified with the applicant after which the details can be worked into the s106 Agreement should this proposed scheme progress.

It appears that the entirety of the proposed scheme is to remain in Selwood Housing ownership. It should be noted that **if** the existing units to be demolished formed part of the Large-Scale Voluntary Transfer of stock from the former West Wiltshire District Council to Selwood Housing, the Council's Legal team will need to consider the legal implications, for example, any existing nomination rights which will need to be preserved following the replacement of the demolished existing affordable housing stock. The related original LSVT Agreement(s)/Covenants will need to be reviewed/details checked by our Legal Team. It is expected that the Council will retain nomination rights for all proposed 14 affordable new homes, although this will need to be confirmed by the Council's Legal department.

Regard should be given to Core Policy 45 of the Wiltshire Core Strategy which requires affordable housing to be well designed, ensuring a range of types, tenures and sizes of homes to meet identified affordable housing need and to create mixed and balanced communities. Normally, preference is for in-curtilage parking, however, it is recognised in this instance, given the narrowness of the site that this would not be achievable for all the plots. Please could the applicant re-visit the Site Plan as it appears that some of the parking spaces have been incorrectly numbered.

In addition to complying with the Homes and Communities Agency's Design and Quality standards (or any other subsequent design guidance which may supersede); and in line with Homes England's requirement, Wiltshire Council recommends as a guide that all the affordable dwellings meet the minimum 85% NDSS space standards: -

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
5b	6p	103	110	116	88	94	99
	7p	112	119	125	96	102	107
	8p	121	128	134	103	109	114
6b	7p	116	123	129	99	105	110
	8p	125	132	138	107	113	118

*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).

With regard to Wiltshire Core Policy CP46, where there is a housing need identified for Extra Care or adapted properties, these units will be sought within the affordable housing mix. Adapted units will be required to be built to Building Regulations M4 Category 2: Accessible and adaptable dwellings standards, with ground floor units provided with level access showers (rather than bathrooms) and a ground floor bedroom with level access shower in 3 bed and larger houses. Based on current demonstrable need we would seek 1 x 1 bed social rented/affordable rented ground floor maisonette built to M4(2) Standard with level access shower. This home should be located on a topography suitable for the needs of future occupiers of this home.

Any affordable housing provided should be in perpetuity. If Selwood Housing does not retain ownership of the affordable housing, these homes will need to be transferred to another Registered Provider approved by Wiltshire Council or to Wiltshire Council and should remain as affordable housing in perpetuity.

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