

Wiltshire Council Planning Consultation Response – Housing Enabling Team

6th June 2025

Application No:	PL/2025/02874
Application Type:	Full planning permission
Proposal:	Change of Use of land and proposed buildings associated with Implemented Phase IV holiday accommodation to Class C3 Residential Use for Independent Older Persons, together with formalisation of footpath connection, car parking and associated works (alteration to previously approved phase IV)
Site Address:	OAKSEY PARK GOLF AND LEISURE, WICK ROAD, OAKSEY, MALMESBURY, SN16 9SB

Thank you for consulting the Housing Enabling Team on the above application. 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% Housing Zone, on all sites of 10 or more dwellings. However, in exceptional circumstances, where it can be proven that on-site delivery is not possible, a commuted sum will be considered in lieu of on-site Affordable Housing. As the nature of this scheme makes it unlikely that a Registered Provider would take transfer of the units, it is considered that a commuted sum is appropriate in this instance.

The affordable housing contribution should therefore be in the form of a commuted sum which would be used to enable the provision of affordable housing within the Housing Market Area. I have calculated that the commuted sum representing the full Affordable Housing provision would be **£347,734.55** (index linked to the UK House Price Index). The calculated sum is based on the provision of 12 x 3 bed units. It should be noted that this figure should be updated prior to completion of the S106 Agreement to take account of any changes in average house prices within the Wiltshire Local Authority Area, as indicated by the UK House Price Index.

Laurel Smith
Development officer