

Wiltshire Council Planning Consultation Response – Housing Enabling Team

14th November 2025

Application No:	PL/2025/08648
Application Type:	Approval of reserved matters
Proposal:	Reserved Matters Application for appearance, landscaping, layout and scale for 55 Residential Dwellings following Outline Planning permission ref PL/2024/05435
Site Address:	Land North of Melksham Road, Holt

Thank you for consulting the Housing Enabling Team regarding this Reserved Matters planning application for up to 55 homes which relates to Outline Planning permission PL/2024/05435, and its s106 Agreement dated 17 October 2025. We note that the s106 Agreement details an Affordable Housing requirement of 40% (22 affordable units) at nil subsidy with a tenure split of 60% Social Rent and 40% Shared Ownership homes. The below affordable housing mix has been proposed which is acceptable and in line with the completed s106 Agreement:-

Social Rent (13 homes)

4 x 1 bed/2 person maisonettes including 2 x 1 bed ground floor maisonettes built to M4(2) Standard with level access showers.

5 x 2 bed/4 person houses

3 x 3 bed/5 person houses

1 x 4 bed/7 person house

Shared Ownership (9 homes)

6 x 2 bed/4 person houses

3 x 3 bed/5 person houses

From the information submitted by the Applicant it is noted that the affordable homes will meet at least 85% Nationally Described Space Standard requirements. The clustering of the Affordable Housing units is also acceptable. In terms of parking, we request that where possible in-curtilage parking is provided. Please could the applicant revisit plot 14 parking and swap one of the car parking spaces from either plot 11 or 12 with one of the car parking spaces for plot 14, so that plot 14 has at least one car parking space closer to the house.

We require a floor plans/elevation plans to be submitted for the 1-bed maisonettes and the 4-bed house as these appear to be missing from the submission. To avoid any confusion, it is requested that the applicant amend the error on the Accommodation Schedule which should show “Social Rent Totals” rather than “Affordable Rent Totals”. Again, for clarity, please could the applicant amend the Key on the Site Layout Plan so that it is clear the units are for Social Rent and Shared Ownership.

The Affordable Homes will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis. The Local Authority will have nomination rights to the Affordable Homes.

Belinda Kanzurovska MSc BSc (Hons)

Principal Development Officer – Housing Enabling Team

Tel: 07775 540837

Email: belinda.kanzurovska@wiltshire.gov.uk