

Wiltshire Council Planning Consultation Response – Housing Enabling Team

25th November 2025

Application No:	PL/2025/08543
Application Type:	Approval of reserved matters
Proposal:	Approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage and approval for pursuant to conditions 10, 20 and 22 of PL/2022/09532
Site Address:	Land at Romsey Road, Whiteparish, Salisbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the above Reserved Matters application. My comments and observations in respect of the Affordable Housing requirements will follow on from comments made at Outline application stage, as well as the resulting S106 agreement which was signed 07/06/24. My comments are as follows:

Policy Requirements:

As per the extant S106 for this development, as well as Core Policy 43 of the Wiltshire Core Strategy (as amended by the National Planning Policy Framework), There is a requirement for a 40% on-site Affordable Housing provision within the 40% Affordable Housing Zone in which this scheme is situated. It is noted that this requirement has been adhered to within this Reserved Matters application, with 10 units being provided as Affordable Housing at nil subsidy. This is supported by the Housing Enabling Team.

Tenure and Unit Size Mix:

The tenure and unit size mix which was secured within the S106 has largely been adhered to, however, there does seem to be one deviation. It is noted that the schedule of accommodation describes the 1st floor flat (plot 21) as a 2-bedroom / 3-person property, with the floorplans for the plot echoing this. It is not clear whether this is an error or a deliberate deviation from the secured mix, but an amended schedule of accommodation, as well as related plans, should be provided which clearly details this flat as a 1-bedroom / 2-person property as secured within previous consultations and the extant S106 agreement. It should also be noted that previous consultation responses have advised that 2-bedroom above ground floor flats are not considered appropriate for Affordable Housing in Wiltshire.

As part of the pre-application enquiry ahead of this Reserved Matters application, I had requested clarification for the minimum persons criteria for each dwelling, which has now been provided. The criteria provided does meet our requested mix (with plot 21 being the exception, as mentioned), which is appreciated.

In summary, the table below details the Affordable Housing mix as proposed within the applicant's Reserved Matters documents. This mix largely echoes the mix agreed within the signed S106; however, comments are provided where revisions are required.

Proposed Mix	Comments
Affordable Rent (6):	
1 x 1-bed / 2-person flat	
1 x 2-bed / 3-person flat	This should be amended to 1 x 1-bed / 2-person flat
3 x 2-bed / 4-person house	
1 x 3-bed / 5-person house	
First Homes (3):	
2 x 2-bed / 3-person house	
1 x 3-bed / 4-person house	
Shared Ownership (1):	
1 x 2-bed / 4-person house	

Distribution and Clustering:

It has been requested as part of previous comments provided by the Housing Enabling Team that the Affordable dwellings not be clustered together at the front of the scheme as it was viewed that these dwellings were being used as a belt in between the market units and the main road. It is noted that this amendment has not been made, however, I am reassured that there will be a tree belt in between the Affordable dwellings and the main road to create separation, which is supported.

It should be noted that plots 3 (Shared Ownership) and 4 (First Homes) are directly adjoining. To aid the marketing and sales of Affordable tenures, it has previously been advised that applicants should avoid adjoining Affordable tenures to the other types of Affordable or market tenures in semi-detached pairs or in terraces. Whilst it is a preference for the Housing Enabling Team that Shared Ownership units do not adjoin First Homes units, this is the developer's decision and ultimately, in this instance, is not a significant issue for the Housing Enabling Team.

Parking and Electric Vehicle Charging Points (EVCP):

It is noted that the number of parking spaces allocated to each Affordable unit will be in line with the Wiltshire Local Transport Plan, which is supported. I also note that the parking space for plot 20 (to be built to M4(3) standards) appears to conform to required standards relating to width and proximity to the associated dwelling, which is also supported.

As part of the comments made at pre-app stage ahead of this Reserved Matters application, it was requested that the parking arrangements for the Affordable dwellings be improved due to various awkward provisions. Plots 21 to 23 were particularly highlighted as awkward placements. It is noted that this has been amended within the current plans, however, the awkward placement has now been passed along to plots 24 and 25. It is viewed that this is not an improvement on the issue. Further issues are the parking provisions for plots 3 and 4, wherein the allocated parking spaces have been positioned far away from the front doors of the associated dwellings and around the rear of the properties, with plot 4's parking arrangement being placed against the access to plot 3's garden gate.

Further to the above issues, it has been highlighted in previous comments that a provision should be made for Electric Vehicle Charging Points at every Affordable dwelling. The EVCPs should be metered back to the associated dwelling wherever possible as to avoid the Registered Provider requiring separate service and maintenance charges for charging points that do not meter back to the associated property. This looks to be difficult to provide on a number of plots on this scheme under the current design due to the lack of in-curtilage parking. A revised plan should be provided which details the amendments requested above.

M4(2) and M4(3) Standards:

It is noted that all Affordable units will be delivered to M4(2) standards, save for the adapted unit (plot 20) which will be delivered to M4(3) standards. This is supported by the Housing Enabling Team.

Floorplans and Nationally Described Space Standards (NDSS):

The floorplans provided appear to be acceptable in terms of layout, except for plot 21 which has been highlighted previously in my response. The measurements provided alongside these floorplans, however, require some clarification before comments can be provided. Whilst measurements have been provided for each Affordable dwelling, it is not detailed what these measurements refer to specifically. Confirmation should be provided to clarify whether these measurements refer to structural, finish or gross internal area (in sqm), the latter being our requirement.

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. If, however, 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
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).

Transfer of Social 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 noted from the Design and Access Statement that Vivid appear to be linked as Registered Provider. As Vivid are not currently part of Wiltshire's Registered Provider Partnership Programme, written permission should be sought from the Housing Enabling Team in order for Vivid to take these units.

Sale of First Homes

Please note that First Homes must be discounted by a minimum of 30% against the market value, with the sale price, at first sale, no higher than £250,000 after the discount has been applied. They must be sold to qualifying first time buyers (with the discount and restrictions passed on to subsequent owners in perpetuity) in accordance with procedures and eligibility criteria set out in government guidance. Please see [First Homes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/first-homes) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply.

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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Major Projects and Enabling

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