

Wiltshire Council Planning Consultation Response – Housing Enabling Team

19th December 2025

Application No:	PL/2025/03672
Application Type:	Full Planning Permission
Proposal:	Full Planning Application For Residential Development To Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure And Ancillary Works
Site Address:	Land East of Biddestone Lane, Yatton Keynell

Thank you for consulting the Housing Enabling Team on the above application. I have also reviewed the earlier Affordable Housing Consultation response dated 19th May 2025 and have taken this into consideration when forming the comments below.

I note that the proposed development site falls outside the Settlement Framework Boundary and may therefore be contrary to Planning Policy. However, if through the planning process the development site is considered suitable for the proposed residential development, 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% Affordable Housing Zone, on all sites of 10 or more dwellings or on sites of 5 to 9 dwellings if the area of the site is 0.5 hectares or greater. I note that this application is for 55 units. There is therefore a requirement to provide 22 Affordable units within a scheme of 55 dwellings. This would meet the policy requirement and would assist in addressing the need for Affordable Housing. The Affordable Housing should be secured, at nil subsidy, in a S106 Agreement.

Tenure Mix:

In accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy the tenure mix should reflect local need for Affordable Housing and should therefore be provided with a tenure mix of 60% of the units (13 units) being for Social Rented housing, and 40% of the units (9 units) being provided for Affordable home ownership that could comprise of Shared Ownership and First Homes. The specific home ownership tenures / split will be advised by the Housing Enabling Team at the time of S106 drafting.

Unit Size Mix:

Core Policy 45 of the Wiltshire Core Strategy states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. An indicative mix which would reflect current need would be:

Social Rented: (13 units)

15% (2 units) - 1 bed / 2 person (maisonette style) flats*

8% (1 units) - 2 bed / 4 person bungalow*

46% (6 units) – 2 bed / 4 person houses

31% (4 units) - 3 bed / 5 person house

Affordable Home Ownership (Shared Ownership / First Homes) (9 units)

(specific tenures to be advised by the Housing Enabling Team and included in the S106 Agreement):

67% (6 units) - 2 bed / 4 person house

33% (3 units) - 3 bed / 5 person house

There is also a demonstrable need for adapted housing. On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of Affordable units are provided as adapted units to help meet this need. These units should be provided as 1 x ground floor flat and 1 x 2 bed bungalow to Building Regulations M4(2) standards. The adapted units should be provided as a mix of unit sizes of the Social Rented accommodation to meet demonstrable need. Disabled parking bays should also be provided for these units.

Design of Scheme (including Minimum Floorspace Standards):

Affordable Housing in Wiltshire is expected to meet high standards of design and quality, and to be visually indistinguishable from open market housing. When considering scheme design options, the following should be considered:

- **Clustering / Distribution:** The Affordable Housing units should be evenly dispersed, in small clusters of no more than 15 unit, within mixed tenure developments. Any First Homes should be distributed across the whole site.
- **Adjoining Properties:** To aid marketing/sales of Affordable tenures all Affordable tenures should, where possible, not be directly connected to the other Affordable/market tenures in semi-detached pairs or in terraces.
- **Distribution of 1 bed flats:** Any 1-bedroom flats should be provided in blocks of 6 to 8 units in maisonette style flats, each with a dedicated garden space.
- **No Flats over Garages / Commercial Properties:** Please note that due to potential maintenance and management issues flats over commercial units or garages are considered unsuitable for Affordable units.
- **No 2-bedroom flats:** 2 bed flats above ground floor level are not considered suitable for Affordable units. Demand for these types of units is low as the majority of households on the Housing Register who are eligible to bid on a 2-bed property are families with children, for whom a 2-bedroom house with a garden is more suitable. The Council and its partner RPs are

averse to this type of accommodation as it results in regular re-admittance to the Housing Register.

- **Parking:** Electric Vehicle Charging Points or infrastructure should be provided for each Affordable home to meet current building regulation and local requirements. The scheme layout should be designed to have as much in-curtilage parking as possible in order to facilitate the provision of on-plot Electric Vehicle Charging Points for the Affordable dwellings wherever possible. Parking courts are not considered suitable for Affordable homes (other than for blocks of flats).
- **Parking for M4(2):** Parking spaces for M4(2) units should meet the required standard with respect to location and width.

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).

The affordable homes do not require garages but do require sufficient parking bays as per current policy guidance - i.e. 1 x parking bay for each 1 bed, 2 x parking bays to be provided for each 2 or 3 bed house, 3 parking bays for each 4-bed house. Small parking courts are accepted for small blocks of flats only and in curtilage/ designated parking bays should be provided for the affordable houses (not bays in solid rows or blocks of shared use parking bays). Parking bays should be provided preferably in curtilage (to the side or immediately in front of their relevant plot) wherever possible.

Scheme Specific Comments

We note that the Applicant has included the policy requirement of 40% (22 units) of Affordable Housing within the scheme proposed and the correct tenure mix and unit sizes are presented on the Site Layout Accommodation Schedule. However, the following points require amendment and further submissions:

Adjoining Properties

To aid marketing/sales of Affordable tenures all Affordable tenures should, where possible, not be directly connected to the other Affordable/market tenures in semi-detached pairs or in terraces.

I note the following issues:

- Plots 11 and 37, (Affordable Homeownership) are attached to Social Rented units,
- Plot 17 (Social Rented) is attached to a terrace of Affordable Homeownership units.

These units should be reconfigured or amended (without changing the overall tenure mix / unit sizes) to avoid direct attachment between Affordable Homeownership and Social Rented units, in line with best practice for tenure integration and marketability.

NDSS Amendments / Requirements

- **2 x 1 bed 2 person Maisonettes, House Type A1M (GF 51m² + FF 60.9m²):**

Sizes are acceptable and 85% NDSS compliant.

The GF unit needs to be adapted to the standards mentioned above and a detailed floor plan is required showing compliance with M4(2). The Site Layout Accommodation Schedule needs to show a disabled parking bay for this unit (Plot 18).

- **1x 2 bed 4 Bungalow, A2 Bung (60.2m²):**

Size is acceptable and 85% NDSS compliant.

The floorplan however shows this unit with 1 double and 1 single bed. This needs to show 4 bed spaces. This unit also needs to be M4(2) compliant. A revised floorplan is required showing 4 bed spaces and M4(2) compliance.

The Site Layout Accommodation Schedule needs to show a disabled parking bay for this unit (Plot 20).

- **2 bed 4 person houses, House Type A2 (67.2m2):**

Size is unacceptable and does not meet 85% NDSS standards.

The recently submitted floorplans (December 2025) and Site Layout Accommodation Schedule (December 2025) show that this house type is too small and does not meet minimum 85% NDSS. These units need to be 68m2 or more for RP funding requirements. The size suggested (67.2m2) would fall into the 2B3P house size, and we do not accept this unit size in our Affordable Housing mix. A revised floor plan and Site Layout Accommodation Schedule are required showing the above amendments.

- **3 bed 5 person houses, House Type A3 (80m2):**

The size shown on the floor plan (80m2) meets the minimum 85% NDSS size, however I note that the size of 79.8m2 size is shown in the table on the recently submitted Site Layout Accommodation Schedule. This would not meet minimum 85% NDSS and therefore the Site Layout Accommodation Schedule needs to be amended to reflect the 80m2 floor plan size.

Further Submissions Required

Documents:

Revised Site Layout Accommodation Schedule with the following amendments;

- Include disabled parking bays for Plots 18 and 20
- Show 2B4P house as at least 68m2
- Show 3B5P house as at least 80m2
- Ensure Plots 11,17, 37 are not attached to other tenures (to aid marketing and tenure integration)

Floorplans

- Revised Floorplan for A1M Ground Floor Maisonette (1B2P) showing M4(2) adapted
- Revised Floorplan for A2 Bungalow (2B4P) showing 4 x bedspaces and M4(2) adapted
- Revised Floorplan for A2 House (2B4P) (Semi-detached and Terraced) showing at least 68m2

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 strongly recommended that the applicant contacts Registered Providers and Wiltshire Council's Residential Development Team as soon as possible in order to discuss the best option for the Affordable dwellings including an indication of transfer prices that can be expected. A list of Registered Providers who work in partnership with Wiltshire Council, and contact details for Wiltshire Council's Residential Development Team, can be provided on request.

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) 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 to meet its current format).

Kind Regards

Alison Barnes

Alison Barnes
Principal Development Officer
Major Projects and Enabling

Email: alison.barnes@wiltshire.gov.uk

Mobile: 01249 706164