

Wiltshire Council Planning Consultation Response – Housing Enabling Team

6th January 2026

Application No:	PL/2025/09486
Application Type:	Approval of reserved matters
Proposal:	Reserved Matters Application for a) The scale of the development; b) The layout of the development; c) The access road and the 'foot-cycleway' connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing; d) The external appearance of the development; e) The landscaping of the site.
Site Address:	Land South of Trowbridge

Thank you for consulting the Housing Enabling Team regarding this Reserved Matters planning application for up to 180 homes which relates to Outline Planning permission 20/00379/OUT, and its Unilateral Undertaking dated 12 October 2023.

We note that the Unilateral Undertaking details an Affordable Housing requirement of 30% (54 affordable units) at nil subsidy with a tenure split of 60% Affordable Rent (32 units) and 25% Shared Ownership homes (22 units). The below Affordable Housing mix is proposed, which is generally acceptable, however, please note our requirements in bold: -

Affordable Rent (32 units) *

9 x 1 bed/2 person flats including 3 x 1 bed flats built to M4(2) Standard. **The 3 x M4(2) flats should all be ground floor and have level access showers instead of baths.**

12 x 2 bed/4 person houses – **ensuite facilities are not required. There should also be a reduction of 1 unit so that 11 x 2 bed houses are provided with the 1 unit being a bungalow.**

9 x 3 bed/5 person houses - **ensuite facilities are not required and these homes should be shown as 5 person houses. There should be a reduction of 1 unit so that 8 x 2 bed houses are provided with the 1 unit being a bungalow.**

2 x 4 bed/6 person houses.

***Notes:** The 3 x 1 bed flats should be ground floor level, built to M4(2) Standard and have level access showers rather than baths and this should be shown clearly on the floor plans. The 3 bed houses should be shown as 5 person houses on the floor plans. The 2 bed houses and 3 bed houses do not require ensuite facilities as they create additional costs to Registered Providers and owners. 2 x 2 bed/3 person bungalows are required, and the mix should be adjusted accordingly i.e. 1 x less 2 bed house and 1 x less 3 bed house, so that there are 11 x 2 bed houses and 8 x 3 bed houses and 2 x 2 bed/3 person bungalows.

Shared Ownership (22 homes)

14 x 2 bed/4 person houses - **ensuite facilities are not required.**

8 x 3 bed/5 person houses - **ensuite facilities are not required.**

From the information submitted by the Applicant it is noted that the affordable homes will meet the at least 85% Nationally Described Space Standard requirements, which is acceptable. The clustering of the Affordable Housing shown on the Affordable Housing Layout Plan is also acceptable as are the parking arrangements for the affordable homes. An amendment to the Legend on the Affordable Housing Plan is required as currently reference is made to Social Rent, this should be corrected to Affordable Rent.

There is a demonstrable need for Adapted housing in this location and in line with the completed Unilateral Undertaking at least 10% of the Affordable units i.e. at least 5 affordable rented units should be provided as Adapted units. It is noted that 3 x 1 bed affordable rented flats are proposed as M4(2) units, these units should be ground floor with have level access showers rather than baths, and this should be shown on the floor plans. In line with need and the completed Unilateral Undertaking, a further 2 x Adapted units are required and these should be 2 x 2 bed/3 person affordable rented bungalows built to M4(2) Standard and having level access showers rather than baths.

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.

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