

Wiltshire Council Planning Consultation Response – Housing Enabling Team

12th January 2026

Application No:	PL/2025/09623
Application Type:	Approval of Reserved Matters
Proposal:	Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the Erection of 60 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission PL/2023/06204.
Site Address:	Development site known as 'Land off High Street, Sutton Benger'

Thank you for consulting the Housing Enabling Team on the above application.

Our comments and observations in respect of the affordable housing requirements are as follows:

Policy Requirements and Tenure Mix:

The S106 agreement (dated 19/12/2024) relating to application PL/2023/06204 requires that at least 40% of the units are delivered as Affordable Housing, with the following tenure mix:

- 60% Affordable Rented – 14 units (including 2 adapted units to M4(2) standards)
- 15% Shared Ownership – 4 units
- 25% First Homes – 6 units

I note that the tenure mix proposed within the Reserved Matters application differs from the S106 agreement, reducing the number of Affordable Rented units from 14 to 13 (with 2 x 3B6P Affordable Rented units instead of 3 x 3B6P units) and increasing the number of First Homes from 6 to 7 units (2 x 3B5P First Home units instead of 1 x 3B5P unit).

To ensure the tenure mix meets current demonstrable need and remains policy compliant, 60% of the Affordable Housing units must be provided as Affordable Rented tenure (14 units). Therefore, the tenure mix requires amendment to reflect the indicative mix set out in the S106 agreement and as shown in the table below.

S106 Indicative Mix	Proposed Mix	Required Mix
Affordable Rent (14 units) 4 x 1 bed, 2P maisonette style flats 6 x 2 bed 4P houses 3 x 3 bed 6P houses 1 x 4 bed 7P house	Affordable Rent (13 units) 4 x 1 bed, 2P maisonette style flats 6 x 2 bed 4P houses 2 x 3 bed 6P houses 1 x 4 bed 7P house	Affordable Rent (14 units) 4 x 1 bed, 2P maisonette style flats 6 x 2 bed 4P houses 3 x 3 bed 6P houses 1 x 4 bed 7P house

<u>Shared Ownership (4 units)</u> 2 x 2 bed 4P houses 2 x 3 bed 5P houses <u>First Homes (6 units)</u> 2 x 2 bed 3P Flats 3 x 2 bed 4P houses 1 x 3 bed 5P houses	<u>Shared Ownership (4 units)</u> 2 x 2 bed 4P houses 2 x 3 bed 5P houses <u>First Homes (7 units)</u> 2 x 2 bed 3P Flats 3 x 2 bed 4P houses 2 x 3 bed 5P houses	<u>Shared Ownership (4 units)</u> 2 x 2 bed 4P houses 2 x 3 bed 5P houses <u>First Homes (6 units)</u> 2 x 2 bed 3P Flats 3 x 2 bed 4P houses 1 x 3 bed 5P houses
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Proposed Affordable Housing Layout Plan

The distribution of Affordable Housing units is largely acceptable from a design perspective; however, a new Affordable Housing Layout Plan will be required to reflect the required tenure mix.

I note discrepancies between the Key Table shown on the Affordable Housing Layout Plan and the unit sizes / House Types / Tenure. The following amendments are required:

- The Key Table shows Shared Ownership House -Type Haldon as 3 bed unit, this should be a 2-bed unit
- The Key Table shows Shared Ownership House- Type Rendlesham as a 4-bed unit, this should be a 3-bed unit.
- The Legend on the Affordable Housing Plan refers to the Affordable Housing units as ‘Social Rented units’ – this requires amendment to ‘Affordable Rented units’.

With regards to specific plots, please note the following comments for amendment and incorporation into the revised Affordable Housing Plan:

Plot	Unit	Comment
37	2B4P House Affordable Rent	2 parking bays should be provided in curtilage or adjacent to the property. At present, the parking bays do not meet these criteria and are not acceptable.
39, 40	2B3P Flats First Homes	2 x parking bays are required for each of the 2 bed, 3 person flats (First Homes). At present, only one parking bay is provided for each flat.
43, 49	1B2P Flats (Adapted M4(2)) Affordable Rent	Parking spaces for M4(2) units should meet the required standard with respect to location and width and be shown on the Plan.
52	2B4P House First Homes	2 x parking bays should be provided in curtilage or adjacent to the property. At present the parking bays do not meet these criteria and are not acceptable.

House Type Floorplans

All Affordable Homes must meet at least 85% of the Nationally Described Space Standard (NDSS), relevant to the dwelling type and minimum person criteria, to ensure that the affordable housing units are eligible for inclusion in Homes England's Affordable Housing programme.

To ensure each house type complies with at least 85% NDSS, and where applicable complies with M4(2) adapted standards, revised floorplans are required for each house type as listed below, showing the total internal floor area (Sqm) and bedspaces. (The floorplans submitted to date do not provide this information).

Audley – 1B2P Maisonette Flats, require measurements (sqm), bedspaces, M4(2) compliance for ground floor units (plots 43, 49)

Haldon – 2B4P Houses, require measurements (sqm) and bedspaces.

Rendlesham – 3B6P Houses, require measurements (sqm) and bedspaces.

Ennerdale – 4B7P Houses, require measurements (sqm) and bedspaces

2BM – 2B3P Flats, require measurements (sqm) and bedspaces

Alnmouth – 2B4P Houses, require measurements (sqm) and bedspaces

Danbury – 3B5P Houses, require measurements (sqm) and bedspaces

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).

Further Submissions Required

Documents:

Revised Affordable Housing Layout Plan with the following amendments

- Corrected Key Table,
- Corrected Legend
- Revised tenure mix
- Plot specific amendments (as detailed above) for Plots 37, 39, 40, 43, 49, 52

Floorplans:

Updated House-Type Plans for all Affordable Housing units, demonstrating compliance with at least 85% of the NDSS, showing total internal floor area (Sqm), bedspaces, and M4(2) compliance for 1 bed adapted units.

Transfer of Affordable 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 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/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.

Kind regards,

Alison Barnes

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