

Wiltshire Council Planning Consultation Response – Housing Enabling Team

27th January 2026

Application No:	PL/2025/09484
Application Type:	Outline planning permission: Some matters reserved
Proposal:	Outline planning application with all matters reserved except for access for up to 135 dwellings, the creation of new vehicular access with footways from Swindon Road, provision of informal and formal open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure
Site Address:	Land North of Swindon Road, Lydiard Tregoze, Royal Wootton Bassett

Thank you for consulting the Housing Enabling Team on the above application. I note that the proposed development site falls outside the Settlement Framework Boundary (as referenced in Core Policy 2 of the Wiltshire Core Strategy) 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, of which this site falls within, on all sites of 10 or more dwellings. There is therefore a requirement to provide 54 Affordable Housing units within a scheme of 135 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. We can advise that there is not a current Rural Housing Needs Survey for Lydiard Tregoze Parish. There are still three households registered on the Council's Housing Register, seeking affordable housing in this Parish, as of January 2026. However, there is a recognised housing demand for affordable housing in the surrounding parishes and Royal Wootton Bassett community area of which Lydiard Tregoze falls within.

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 (32 units) being for Affordable Rented housing, and 40% of the units (22 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:

Affordable Rented (32 units)

25% (8 units) - 1 bed / 2 person flats*
13% (4 units) - 2 bed / 4-person Bungalow*
31% (10 units) - 2 bed / 4 person houses
25% (8 units) - 3 bed / 6-person house
6% (2 units) – 4 bed 8-person house

*On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of affordable units (5 units) are provided as adapted units to help meet need. In this instance it would be appropriate to provide these units as 3 x bungalows and 2 x 1 bed GF flats built to Building Regulations M4(2) to meet demonstrable need. Parking spaces for M4(2) units should meet the required standard with respect to location and width.

Affordable Home Ownership (22 units)

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

55% (12 Units) 2 bed / 4-person house
45% (10 units) - 3 bed / 5-person house

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 taken into account:

- **Clustering / Distribution:** The Affordable Housing units should be evenly dispersed, in at least two clusters, within mixed tenure developments.
- **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:** Flats should be provided in blocks of flats.
- **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 most 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 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).

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, 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 space for each 1 bed, 2 x parking spaces to be provided for each 2 or 3 bed affordable home and 3 parking spaces for each 4-bed house - in curtilage/designated parking bays for houses rather than parking courts.

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 makes contact with 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/government/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 to meet its current format).

Laurel Smith
Principle Development Officer
Major Projects and Enabling