

Wiltshire Council Planning Consultation Response – Housing Enabling Team

2nd February, 2026

Application No:	PL/2025/09736
Application Type:	Outline planning permission: Some matters reserved
Proposal:	Outline planning application for up to 48 dwellings, a village shop (use class F2(a)) and associated green infrastructure (all matters reserved other than access).
Site Address:	Land Lying west of Semington Turnpike , Semington

Thank you for consulting the Housing Enabling Team regarding the above planning application - our comments and observations in respect of the Affordable Housing requirements are as follows:

From the details supplied, we note that the proposed development site falls outside the defined limited of development (as referenced in the Wiltshire Core Strategy). However, we also note that this site has been allocated for residential development under Policy SEM 10 of the 'made' Semington Neighbour Plan.

If this site is, therefore, considered suitable for the proposed residential development, we can advise that, the following policy requirements in relation to Affordable Housing would apply:

Policy Requirements:

Core Policy 43 of the Wiltshire Core Strategy (as amended by the National Planning Policy Framework) sets out a requirement for 30% on-site Affordable Housing provision for applications within the 30% 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. There is, therefore, a requirement to provide at least 14 Affordable units within a scheme of 48 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 adopted Wiltshire Core Strategy the tenure mix should reflect local need for Affordable Housing and should, therefore, be provided with a tenure mix of 60% (8 units) for Affordable Rented housing and 40% (6 units) for Affordable Home Ownership in a mix of First Homes and Shared Ownership homes (as detailed below) to meet current demonstrable need.

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 (8):

25.0% x 1 bed 2 person flats in house-style maisonettes* (2)

37.5% x 2 bed 4 person houses (3)

37.5% x 3 bed 6 person houses (3)

First Homes (3)

100% x 2 bed 3-4 person Flats (3)

Shared Ownership (3)

67.0% x 2 bed 4 person houses (2)

33.0% x 3 bed 5 person house (1)

NB: Shared Ownership houses should be delivered together and not directly attached to other tenures, to assist with the marketing of these units and enable them to transfer in line with policy.

Adapted Units:

Based on current demonstrable need and reflecting Core Policy 46, we can advise that within the Affordable Housing contribution to be delivered on a nil subsidy basis, there is the requirement for 10% of the affordable homes (1 x dwelling based on the current scheme proposals) to be built to meet the adapted needs of older people or those with disabilities. *The adapted unit should be provided as a 1 x 1 bed GF Maisonette.

This adapted units is required to at least meet Building Regulations M4(2) Category 2: Accessible and Adaptable dwellings standards, to be wheelchair accessible and provided with disabled parking bays. A detailed floor plan of these units would be required to be submitted in order to confirm these requirements will be met.

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 small clusters of no more than 15 units, within mixed tenure developments. The First Homes could 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 house style maisonette style flats, each with a dedicated garden space and in curtilage parking to integrate/blend in with other dwellings.
- 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 Rented or Shared Ownership units – but would be suitable for First Homes.
- No 2-bedroom flats in Affordable Rented or Shared Ownership tenures. 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.

- 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 small 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 space as per current policy guidance, for example, 1 x parking space for each 1 bedroom property, 2 x parking spaces to be provided for each 2 or 3 bed affordable home and 3 parking spaces 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 homes. Parking bays should be provided preferably in curtilage (to the side or immediately in front of their relevant plot) wherever possible.

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 makes contact with 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) 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).

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Major Projects & Enabling - Economy and Regeneration
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