

Wiltshire Council Planning Consultation Response – Housing Enabling Team

5th February 2026

Application No:	PL/2025/09845
Application Type:	Wiltshire Council R3
Proposal:	The partial deconstruction, extension, refurbishment and change of use of an unlisted former care home (C2) to 20no. Affordable Housing independent living apartments (C3) for older people, with communal facilities.
Site Address:	Fives Court, Angel Lane, Mere, Warminster, BA12 6DH

Thank you for consulting the Housing Enabling Team on the above application. It is noted that this application is being made on behalf of Wiltshire Council's Residential Development Team and proposes a 100% Affordable Housing scheme aimed at people aged 60 years and over. The scheme will be utilised in the first instance to enable the redevelopment of Lynch Close, nearby in Mere. 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 30% on-site Affordable Housing provision within the 30% Affordable Housing Zone, on all sites of 10 or more dwellings. It is noted that the application makes use of a currently derelict former care home and proposes a second storey extension to the building to allow space for 20 flats 1- and 2-bedroom flats, however, as mentioned this application proposes that all 20 units are delivered as 100% Affordable Housing. This is supported by the Housing Enabling Team.

Affordable Housing would normally be secured in a s.106 Agreement. However, as this application is made by the Council the Affordable Housing should be secured through planning condition with a requirement to enter into an Affordable Housing Scheme (to be agreed with the Housing Enabling Team) in order to agree the detail of the AH provision. This should include:

- **The numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided,**
- **The arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers,**
- **The arrangements for the transfer of the Affordable Housing to a Council approved Affordable Housing Registered Provider, or the management of the Affordable Housing (if no such Registered Provider is involved),**
- **That occupation of the completed Affordable homes shall be by nomination in line with the Council's current Allocation Policy and Procedures,**
- **The arrangements to ensure that the age requirement is restricted in perpetuity.**

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. It is noted that the applicant intends to deliver all 20 units as Social Rented units, which is supported by the Housing Enabling Team and will meet the local need for this type

of older persons and / or adapted unit. It is also noted the units will not be subject to 'Right to Buy', due to their nature as older persons accommodation.

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. The unit size mix proposed within the application documents (and detailed in the table below) has been informed by housing need for this type of unit as well as the needs of the current residents of Lynch Close, who raised additional space / a second bedroom for carers as a priority. This is supported by the Housing Enabling Team.

Social Rent
10 x 1-bed / 2-person flat
10 x 2-bed / 4-person flat

It is noted that the first lets will be to current tenants at the nearby Wiltshire Council development of Lynch Close in Mere, with subsequent lets in line with the Wiltshire Council Allocations Policy. This is supported by the Housing Enabling Team.

Adapted Units Standards:

The application documents explain that all units will be built to M4(2) building standards, with the addition of a level access shower provided instead of a bath. This is supported by the Housing Enabling Team.

Parking and Electric Vehicle Charging Points (EVCP):

It is noted that the parking provisions will meet (and exceed) the quantities required by the Wiltshire Council Car Parking Strategy and will provide Electric Vehicle Charging Points to all parking bays where possible, subject to the root projection area west of the car park. This is supported by the Housing Enabling Team.

Design Standards & Nationally Described Space Standards (NDSS):

It is noted that the Affordable units will be made more affordable to the tenants by incorporating various design elements such as air source heat pumps (ASHP), solar panels and high levels of insulation. This is supported by the Housing Enabling Team.

The internal dimensions included within the application documents confirm that all the Affordable units will meet (and in most cases exceed) 100% Nationally Described Space Standards, which is supported by the Housing Enabling Team.

Transfer of Units to Registered Provider:

The Affordable dwellings will be required to be transferred to a Registered Provider, approved by the Council, or to the Council. It is understood that Wiltshire Council intends to maintain and manage these units internally, which is supported by the Housing Enabling Team.

Nominations:

The Local Authority will have nomination rights to the Affordable dwellings, secured through Planning Conditions and an associated Scheme of Affordable Housing.

Kind regards,

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Major Projects and Enabling

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