

FEBRUARY 2026

AFFORDABLE HOUSING STATEMENT

**FORMER LEONORA HOME WOOD LANE, CHIPPENHAM
SN15 3DY**

ON BEHALF OF: **HORIZON HOMES**

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1. INTRODUCTION

- 1.1 This Affordable Housing Statement has been prepared by Stokes Morgan Ltd on behalf of Horizon Homes. It accompanies an application for the redevelopment of the site to provide 31no. self-contained flats. Adjacent to the scheme are also two separate proposals, by the same site owner, for 4no. and 5no. new houses respectively.
- 1.2 This report should be read in conjunction with the Design and Access Statement and Planning Statement, which provide an overview of the proposals. The purpose of this Affordable Housing Statement is to explain the approach to affordable housing provision, consistent with the relevant local and national policy context.

2. PROPOSED DEVELOPMENT

- 1.1. The proposals seek to redevelopment of the site and the provision of 31no. residential apartments across five blocks. The development also includes parking, and a modified access from Wood Lane.
- 1.2. The accommodation would consist of 22no. two-bedroom units and 9no. units, complete with 34no. parking spaces, 68no. cycle parking spaces, dedicated refuse/recycling storage, amenity space, and landscaping. See submitted plans and Design and Access Statement for full details.

3. AFFORDABLE HOUSING REQUIREMENTS

THE NATIONAL PLANNING POLICY FRAMEWORK

- 3.1 The National Planning Policy Framework (the Framework, 2024) makes it clear at Paragraph 65 that affordable housing should be sought for residential schemes that are major developments.
- 3.2 The Framework states that where policies around contributions have been set out in the plan, schemes that comply with them will be deemed to be viable. It is up to

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the Applicant to demonstrate that circumstances differ from the Local Plan assumptions, which require a viability assessment. Such examples would be particular existing uses that were not modelled at plan making stage, abnormal costs, or movement in the market since the plan was adopted.

- 3.3 Furthermore, paragraph 65 of the Framework states that “*where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount*” – which is referred to as Vacant Building Credit (VBC).

DEVELOPMENT PLAN

- 3.4 Wiltshire Core Strategy (2015) Policy requires 40% affordable housing, dispersed throughout the development and designed to a high quality, so as to be indistinguishable from other development, to be secured by way of planning obligation.
- 3.5 When considering the total number of dwellings across the wider ownership of the Applicant (31 + 4 + 5 + 2no. existing properties), this equates to 16no. homes (plus financial contribution if the existing dwellings are part of the calculation), of which 60% should be for social/affordable rent and 40% for shared ownership.
- 3.6 Factoring in the VBC, this requirement drops to 7.4 no. dwellings.

MATERIAL CONSIDERATIONS

- 3.7 Policy 76: Providing affordable homes of the ‘emerging’ Wiltshire Local Plan (September 2023) is a review of the adopted policy mentioned above. The Local Plan Review is currently under examination; therefore, this draft policy can only be afforded limited weight.

4. AFFORDABLE HOUSING RESPONSE

- 4.1 The Applicant has sought advice from specialists in relation to development costs and viability, and as a result, the application is supported by a Development

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Viability Report (Financial Viability Assessment, FVA), prepared by s106 Affordable Housing (Simon Corp). This concludes that the proposals cannot support the contribution of any affordable housing or a payment in lieu of onsite provision, which is a Framework-compliant position (paragraph 59) given the status of the Local Plan.

- 4.2 The FVA also takes into account the adjoining developments at Nos.90-92 and 90a Wood Lane, to ensure transparency, completeness, and avoid a singular assessment resulting in disaggregation.
- 4.3 The Applicant envisages that the Local Planning Authority will seek to have the FVA independently verified, to confirm this position.

5. CONCLUSIONS

- 5.1 The application triggers the provision of affordable housing, being major development.
- 5.2 Financial assessment of the proposals conclude that the scheme cannot viably deliver affordable housing and still incentivise redevelopment of the site.
- 5.3 In the absence of an up-to-date Local Plan; this is a Framework compliant position.