

PROPOSED ERECTION OF UP TO 80 DWELLINGS LAND NORTH OF DEVIZES ROAD, HILPERTON AFFORDABLE HOUSING STATEMENT

On behalf of our client Redcliffe Homes Ltd we are applying for an outline planning permission for up to 80 dwellings at the above site. Policy compliant levels of affordable housing are included in these proposals which at 30% equates to 24 units to be provided on-site and distributed throughout the development and designed to a high quality, so as to be indistinguishable from other development. This is in compliance with Core Policy 43 of the Wiltshire Core Strategy (WCS).

The following affordable housing mix has been suggested on site, this is consistent with the policy requirements set out within Core Policies 43 and 45:

- 70% Social Rent – 17 homes
- 30% Shared Ownership – 7 homes

Design

All house types will be built to the same high quality design standards and will be visually indistinguishable between social rent and shared ownership. Homes will meet the Nationally Described Space Standards (NDSS). A Schedule of Accommodation has been prepared by Thrive and is included within the Sketch Layout-01 (Ref: SKL-01) submitted with this planning application that confirms the size of all open market and affordable homes. Homes will comply with the Council's main policies relating to the sustainability and energy performance of new developments found within Core Policies 41 and 57.

The proposals will also exceed Part L of the 2021 Building Regulations and move towards net-zero performance in operation including a fabric-first approach and maximisation of PV and Electric Heat Pumps amongst other measures.

Delivery and Phasing

Affordable Homes to be built out on site in line with agreed triggers within the s106 Agreement, with the aim being to deliver in one phase.