

Wiltshire Council Planning Consultation Response – Housing Enabling Team

16th February 2026

Application No:	PL/2026/00135
Application Type:	Approval of reserved matters
Proposal:	Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), 15 (Landscape Ecological Management Plan), 16 (Lighting), 17 (Wildlife Features) and 18 (Noise Assessment) of outline planning permission PL/2022/07893
Site Address:	Land off Spitfire Road, Calne. SN11 8TE

Thank you for consulting the Housing Enabling Team on the above reserved matters application. My comments and observations in respect of the Affordable Housing requirements follow on from comments made in relation to the relevant Outline application (PL/2022/07893), in relation to the pre-application enquiry (ENQ/2025/01223) as well as the signed S106 agreement (dated 28/01/25). My comments 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 number of residential dwellings proposed has not changed from Outline stage (90 units), nor has the policy compliant proposals for 27 Affordable units. This is supported by the Housing enabling Team.

Tenure Mix:

As advised during the Outline application process, the tenure mix should be in accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy and reflect local need for Affordable Housing. A tenure mix has been agreed wherein 60% of the Affordable dwellings (16 units) will be provided as Affordable Rented housing, and 40% of the Affordable dwellings (11 units) will be provided for Shared Ownership housing. This tenure mix, which has been included within the signed S106, has been echoed within the reserved matters application documents, which is supported by the Housing Enabling Team.

Unit Size Mix:

A unit size mix has been previously agreed and included within the signed S106 agreement, however, it is noted that this reserved matters application has deviated from this agreed mix in a number of ways. Primarily, the proposed mix has amalgamated both the 4 x 1-bedroom and 2 x 2-bedroom provision of flats into 6 x 1-bedroom flats, which has now been proposed to be delivered in one block of flats with 2 units per floor. This is not supported by the Housing Enabling Team and should be revised in future amended plans.

It should be noted that amalgamating the flat units into one block as per the proposals would in turn mean that:

- The agreed provision of 2-bedroom units is not being provided.
- No flat units are being delivered in house-style maisonettes as previously agreed, including the dedicated garden spaces also agreed.
- The total provision of ground-floor flats is reduced from 3 to 2, which in turn reduces the quantum of units delivered to M4(2) standards, which is a provision previously agreed and included within the S106 agreement.
- The new provision of 6 x 1-bedroom flats would equate to over 30% of the Affordable Rented provision. We have previously agreed with our Partner Registered Providers that we will not secure over 30% of the Affordable Rented units as 1-bedroom flats due to management issues.

Whilst it is noted that written agreement has been provided to allow the 1-bed flat provision to be delivered as blocks rather than house-style maisonettes, I have not seen any such agreement relating to the 2-bed flats. As such, the units coloured red within the below table should be reinstated to reflect the mix agreed as part of the S106. The Affordable Housing Layout Plan should also be amended to reflect this mix and be resubmitted as amended plans. Furthermore, it has been noted that the reserved matters documents do not include the minimum persons criteria for the proposed dwellings. From assessing the floorplans provided it does appear that the correct minimum persons criteria is being met, however, this detail should be confirmed with the Housing Enabling Team and included in future plans.

<u>Affordable Mix Secured by S106</u>	<u>Affordable Mix Proposed by REM</u>	<u>Affordable Mix as per REM's Layout Plan</u>
Affordable Rent (16)	Affordable Rent (16)	Affordable Rent (15)
4 x 1-bed / 2-person flat*	6 x 1-bed flat*	6 x 1-bed flat*
2 x 2-bed / 3-person flat**	0 x 2-bed flat	0 x 2-bed flat
5 x 2-bed / 4-person house	5 x 2-bed house	3 x 2-bed house
4 x 3-bed 5-person house	4 x 3-bed house	5 x 3-bed house
1 x 4-bed / 6-person house	1 x 4-bed house	1 x 4-bed house
Shared Ownership (11)	Shared Ownership (11)	Shared Ownership (12)
6 x 2-bed / 4-person house	6 x 2-bed house	8 x 2-bed house
5 x 3-bed / 5-person house	5 x 3-bed house	4 x 3-bed house

*2 x ground-floor flats to be delivered to M4(2) standards.

** to be delivered as house-style maisonettes with 1 x ground-floor flat delivered to M4(2) standards.

It should also be noted that, as referenced in the above table, the Affordable Housing Layout Plan provided within the reserved matters application does not match the provision suggested elsewhere in the application nor the mix previously agreed within the S106 agreement. It is not clear whether this layout plan has been provided in error, however, it does not appear to be aligned with the previously agreed mix at all and should be amended and resubmitted as part of an amended plans consultation.

Distribution & Scheme Layout:

As previously mentioned, the Affordable Housing Layout Plan provided does not denote a mix compliant with policy nor the signed S106 agreement and should be revised as part of future amended plans. Whilst this is the case, it is noted that the current distribution of Affordable dwellings does not include any instances of conflicting tenures adjoining and avoids clustering more than 15 Affordable units together in any one place. These elements are supported by the Housing Enabling Team and should be carried forward into future amended plans that address aforementioned issues.

Parking and Electric Vehicle Charging Points (EVCP):

The Planning Statement advises that Electric Vehicle Charging Points will be provided for each dwelling, which is supported by the Housing Enabling Team. However, it is expected that the locations for each of these charging points will be detailed within a parking / EVCP layout plan, which does not appear to have been provided. This should be included in future amended plans.

The parking provision for the Affordable dwellings is mostly acceptable, with the correct number of spaces having been provided to all units except for plot 11 ('The Totley' unit type). As per the Wiltshire Council Car Parking Strategy a dwelling of this size should provide 3 parking spaces. This detail should be revised in future amended plans.

It is also viewed that the placement of parking allocations for some of the Affordable units could be improved during amended plans. Whilst it is noted that parking spaces placed to the rear of the associated dwelling is a trait common across Affordable and market tenures, it does appear that the Affordable tenures (particularly those placed around the Local Centre) often have their parking spaces placed either to the rear of the dwelling or on the other side of their neighbouring dwelling, which is not the case for the comparable market units. This also restricts the ability to meter the EVCP's back to their associated dwelling which is a preference for our Partner RP's. It is requested that parking spaces for Affordable dwellings are either placed immediately to the side of the associated dwelling, immediately in front of the associated dwelling or immediately behind the garden of the associated dwelling wherever possible (with the possible exception of the flat units). This is the case with the market units, and, as per agreements within the S106, the Affordable dwellings should be materially indistinguishable from the market units.

In regard to plots 12 and 13 (believed to be the flat units being delivered to M4(2) standards), it is not denoted via the layout plan whether the associated parking spaces meet any enhanced standards in relation to width and accessibility. As part of future amended plans, it is requested that the parking spaces allocated to M4(2) units are labelled as such and show details as to their required width. It is noted, however, that the parking spaces for these plots have been located close to the dwelling entrance, which is supported by the Housing Enabling Team.

Floorplans & Nationally Described Space Standards (NDSS):

As previously mentioned, the proposals have not included the relevant minimum persons criteria details for the Affordable dwellings, however, it is noted from assessing the floorplans provided that all Affordable units appear to meet the correct criteria and meet full NDSS, which is supported by the Housing Enabling Team and will ensure eligibility for inclusion in Homes England's Affordable Housing Programme. As previously requested, the minimum persons criteria details should be confirmed in future amended plans. It has also been noted that the floorplans provided for plots 12 and 13 (the ground-floor flat units being provided to M4(2) standards) show that these units are being provided with bath units, rather than the

level access shower units that have been previously agreed in writing with the applicant. This detail should be revised and included in future amended plans.

Transfer of Affordable Rented and Shared Ownership 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, 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.

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).

Kind regards,

Kieran Marsh

Principal Development Officer

Major Projects and Enabling

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