

Affordable Housing Statement

LAND AT BLIND LANE, SOUTHWICK

Prepared on behalf of
WAIN HOMES

January 2026

BLACKBOXPLANNING.CO.UK

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1 Introduction

- 1.1 This Affordable Housing Statement has been prepared by Black Box Planning and is submitted in support of a full planning application made by Wain Homes ('the Applicant') To Wiltshire Council in respect of residential development at Blind Lane, Southwick:

'The development of 90 dwellings with new access from Blind Lane internal roads and footpaths, areas of open space (including play space), drainage, landscaping and associated plant and works.'

- 1.2 This statement forms part of a suite of information comprising the planning application submission. A site plan is provided at Appendix 1 which shows the location of the affordable homes within the scheme.

SUMMARY OF AFFORDABLE HOUSING PROVISION

- 1.3 The proposal enables the delivery of 90no. homes across a range of types and sizes in Wiltshire, which has confirmed a shortfall of in the supply of land for housing. Of these, 27no. new homes (30%) will be provided as affordable homes in accordance with local policy and responding to needs identified on the local housing register.
- 1.4 The 16no. Affordable Rented properties will be comprised of:
- 6no. 1-bedroom maisonette flats;
 - 5no. 2-bedroom houses;
 - 4no. 3-bedroom houses;
 - 1no. 4-bedroom house
- 1.5 The 11no. Shared Ownership will be comprised of:
- 7no. 2-bedroom houses,
 - 4no. 3-bedroom houses
- 1.6 The proposed tenures meet the definitions of affordable housing as set out at Annex 2 of the National Planning Policy Framework (NPPF).
- 1.7 The Affordable Rented homes will be secured via a S106 agreement to be transferred to a registered provider or as otherwise agreed in writing.
- 1.8 This Affordable Housing Statement will set out the policy and guidance context in relation to affordable housing, summarise the proposal in terms of affordable housing provision and assess the planning application in the context of the relevant affordable housing policy and guidance.

2 Policy and Housing Needs Context

- 2.1 The relevant planning policy context for affordable housing is contained within the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy, and the emerging Wiltshire Local Plan.

NATIONAL PLANNING POLICY FRAMEWORK.

Delivering a sufficient supply of homes

- 2.2 To support the Government's objective of significantly boosting the supply of homes, paragraph 61 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.
- 2.3 NPPF Paragraph 63 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to those who require affordable housing (including Social Rent); families with children; looked after children; older people; students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes).
- 2.4 NPPF Paragraph 64 states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum portion of Social Rent homes required) and expect it to be met on-site unless: (a) Off-site provision or an appropriate financial contribution in lieu can be robustly justified; (b) The agreed approach contributes to the objective of creating mixed and balanced communities.
- 2.5 NPPF Paragraph 65 suggests that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
- 2.6 NPPF Paragraph 66 expects that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

WILTSHIRE CORE STRATEGY

- 2.7 The Wiltshire Core Strategy sets out the local policy position in relation to affordable housing provision.
- 2.8 Core Policy 43 'Providing Affordable Homes' states that on sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone, and at least 40% will be provided on sites within the 40% affordable housing zone. In assessing the relevant policy map, the Site sits within the 30% affordable housing zone.

- 2.9 CP43 expects that the provision of affordable housing may vary on a site-by-site basis, taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development. The units should be dispersed throughout a proposed development and designed to a high quality so as to be indistinguishable from other development.
- 2.10 Core Policy 45 'Meeting Wiltshire's Housing Needs' states that new housing, both market and affordable, must be well designed to address local housing need, incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.
- 2.11 CP45 further sets out that housing size and type, will be expected to reflect that of the demonstrable need for the community within which a site is located. For affordable housing, the Wiltshire Strategic Housing Market Assessment, Wiltshire Council's Housing Register and Local Needs Survey are cited as being sources of credible evidence in this matter.

EMERGING LOCAL PLAN

- 2.12 Wiltshire has an emerging Local Plan which is currently undergoing examination. Under the emerging Local Plan, Policy 76 requires an affordable housing provision of at least 40% (net) on sites of 10 or more dwellings.
- 2.13 Paragraph 49 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections, and the degree of consistency of the relevant policies in the emerging plan to the NPPF.
- 2.14 On 17th November, the Inspectors' initial stage 2 hearing letter highlighted a number of concerns regarding the emerging plan's housing need and housing requirement for the plan period. Requesting that further hearing sessions be postponed to allow further work to be completed.
- 2.15 As such, in accordance with Paragraph 49 of the NPPF, very minimal weight can be attributed to the emerging local plan, as a result of unresolved objections relating to housing need and housing requirement.

LOCAL AFFORDABLE HOUSING NEEDS

- 2.16 Wiltshire has a significant need for affordable housing across the Authority Area.
- 2.17 Average house prices in Wiltshire are at a very high level, being 8.87 times average Wiltshire earnings in 2024, with a 5-year average of 9.62 times average earnings, according to the Government Office for National Statistics (ONS) data¹.
- 2.18 This ultimately leads to housing needs not being comprehensively met by the market. For example, in 2025 there were approximately 3,999 no. households registered on the housing waiting list in the Wiltshire authority area²
- 2.19 ONS data suggests that the Wiltshire authority area has significantly higher than average house prices compared with the national picture. The median house price in Wiltshire to the year

¹ Table 5c - House price to workplace-based earnings ratio - Office for National Statistics (ons.gov.uk)

² Table 600 - Live tables on rents, lettings and tenancies - <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

ending September 2024 was £312,000 compared with the South West at £302,000 and across England at £289,995³.

- 2.20 Pre-application advice received confirmed that housing type and size is expected to reflect that of a demonstrable need for the community, recommending housing mix should provide 33% 1-bedroom homes, 33% 2-bedroom homes, 25% 3-bedroom homes and 9% 4-bedroom home.

³ Table 1a - House price to workplace-based earnings ratio - Office for National Statistics (ons.gov.uk)

3 Affordable Housing Provision

- 3.1 This proposal relates to the delivery of 90 new homes at land off Blind Lane, Southwick.
- 3.2 A full planning application is submitted with a proposed description of development as follows:

‘The development of 90 dwellings with new access from Blind Lane internal roads and footpaths, areas of open space (including play space), drainage, landscaping and associated plant and works.’

Housing Mix and types

- 3.3 The proposal will provide for a mix of different house types with a variety of number of bedrooms and will deliver a total of 27no. affordable homes.
- 3.4 Of the 27no. affordable homes, 16no. will be made available for Affordable Rent (60%), and 11no. (40%) will be made available for Shared Ownership. All of the affordable homes will be transferred to a Registered Provider.
- 3.5 The 27no. affordable properties will be comprised of:

UNIT TYPE	BEDS	GIA	NO. UNITS
AFFORDABLE RENT			
Mooring GF	1B2P	50.7	3
Moring FF	1B2P	59.0	3
28WC	2B4P	71.3	1
Glenside	2B4P	80.5	2
Lakeshore	2B4P	84.5	2
Heatherwood	3B6P	105.1	4
Hollyview	4B7P	118.0	1
Total Affordable rented (60%)			16
SHARED OWNERSHIP			
Glenside	2B4P	80.5	7
Heatherwood	3B6P	105.1	4
Total Shared Ownership (40%)			11
Total Affordable Homes			27

- 3.6 The proposed tenures meet the definitions of affordable housing as set out at Annex 2 of the National Planning Policy Framework (NPPF), and are reflective of the desired policy mix.

- 3.7 All units are provided in accordance with Nationally Described Space Standards (NDSS), 2no. units are provided fully in accordance with M4(2) requirements, and all units have been designed to allow for an internal layout which is fully compliant with M4(2) standards. In addition, 1no. unit has been designed to M4(3) standards.
- 3.8 In summary, the affordable housing element of the proposal is considered to represent a suitable and appropriate development scheme for meeting the needs of specific groups within the community.

4 Conclusions

- 4.1 This Affordable Housing Statement has been prepared by Black Box Planning and is submitted in support of a full planning application made by Wain Homes (the Applicant) to Wiltshire Council in respect of residential development at land off Blind Lane, Southwick.

‘The development of 90 dwellings with new access from Blind Lane internal roads and footpaths, areas of open space, drainage, landscaping and associated works.’

- 4.2 This statement forms part of a suite of information comprising the planning application submission. A site plan is provided at Appendix 1 which shows the location of the affordable homes within the scheme.

SUMMARY OF AFFORDABLE HOUSING PROVISION

- 4.3 The proposal enables the delivery of 90no. homes in Southwick, Wiltshire. Of these, 27no. will be made affordable homes in accordance with Core Policy 43 ‘Providing Affordable Homes’ of the Wiltshire Core Strategy. This equates to 30% of overall provision.
- 4.4 Of the 27no. affordable homes, 16no. will be made available for Affordable Rent, and 11no. will be made available for Shared Ownership.
- 4.5 The 16no. Affordable Rented properties will be comprised of:
- 6 x 1-bedroom 2 person maisonettes;
 - 5 x 2-bedroom 4 person houses;
 - 4 x 3-bedroom 6 person houses
 - 1 x 4-bedroom 7 person house
- 4.6 The 11no. Shared Ownership will be comprised of:
- 7 x 2-bedroom 4 person houses
 - 4 x 3-bedroom 6 person houses
- 4.7 The proposed tenures meet the definitions of affordable housing as set out at Annex 2 of the National Planning Policy Framework (NPPF).
- 4.8 In summary, the affordable housing element of the proposal is considered to represent a suitable and appropriate proposal for meeting the needs of specific groups within the community.