

Wiltshire Council Planning Consultation Response – Housing Enabling Team

5th March 2026

Application No:	PL/2026/00843
Application Type:	Full planning permission
Proposal:	Detailed Planning application for the Erection of 9no. dwellings including 4 Affordable Homes with associated infrastructure
Site Address:	Land at Whitlocks, Bishopstone, Wiltshire

Thank you for consulting the Housing Enabling Team on the above application. I note that the proposed development site falls outside the defined limits of development (as referenced in Core Policy 2 of the Wiltshire Core Strategy) and may therefore be contrary to Planning Policy. However, if through the planning process the development site is considered suitable for the proposed residential development, 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 40% on-site Affordable Housing provision within the 40% Affordable Housing Zone, on all sites of 10 or more dwellings or on sites of 5 to 9 dwellings if the area of the site is 0.5 hectares or greater. I note that this application is for 9 units. However, as the site is 1.29 hectares, the Affordable Housing requirements of the Wiltshire Core Strategy would apply. There is therefore a requirement to provide 4 Affordable units within a scheme of 9 dwellings. This would meet the policy requirement and would assist in addressing the need for Affordable Housing. The Affordable Housing should be secured, at nil subsidy, in a S106 Agreement.

It is noted that the applicant has held discussions with Whitehorse Housing, who has expressed an interest in the Affordable element of the scheme, and has proposed a policy compliant scheme including 4 Affordable dwellings. This is supported by the Housing Enabling Team.

Tenure & Unit Size Mix:

In accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy the housing size, type and tenure mix should reflect local need for Affordable Housing. In this instance, it would be appropriate to deliver the units as 75% Social Rent (3 units) and 25% Shared Ownership (1 unit). It is noted that the applicant has proposed 2 x 2-bedroom / 4-person houses and 2 x 3-bedroom / 5-person houses, which is supported by the Housing Enabling Team. The unit size, type and tenure mix is summarised below:

Social Rent (3 units):

1 x 2-bedroom / 4-person house
2 x 3-bedroom / 5-person house

Shared Ownership (1 unit):

1 x 2-bedroom / 4-person house

Parking & Electric Vehicle Charging Points (EVCP's):

Electric Vehicle Charging Points or infrastructure should be provided for each Affordable home to meet current building regulation and local requirements. It is noted that, as per the Planning Statement and Transport Assessment provided, Electric Vehicle Charging Points will be provided as one per dwelling. It should be noted that the Charging Points should be allocated to a particular dwelling and be metered back to that associated dwelling in order to avoid separate service charges for usage. The applicant should confirm that this is possible from the current parking location or provide alternative arrangements in order to accommodate this provision. It is also expected that the locations for the Electric Vehicle Charging Points will be detailed within a parking layout plan.

Whilst the Housing Enabling Team has no objection to the use of carports, it is noted that the plans submitted do not appear to provide a sufficient parking provision for the Affordable dwellings. It is expected that 2- and 3-bedroom properties will be provided with 2 parking spaces per dwelling, whereas the current plans appear to provide 1 parking space per dwelling. This should be addressed in amended plans alongside the details requested for Electric Vehicle Charging Points mentioned above.

Site Layout:

It is noted that the layout plan provided places the 4 Affordable units together at the front of the scheme and avoids adjoining the Affordable units with open market dwellings, which is supported by the Housing Enabling Team.

Floorplans & Nationally Described Space Standards (NDSS):

We require that all Affordable homes are built to meet at least 85% of the Nationally Described Space Standard (NDSS), relevant to the dwelling type and minimum person criteria, in order to ensure that the Affordable Housing units are eligible for inclusion in Homes England's Affordable Housing programme. It is noted that this criteria has been met by the proposals, with the 3-bedroom / 5-person units meeting 85% NDSS and the 2-bedroom / 4-person units meeting full NDSS.

Transfer of Social 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 noted that discussions have been held with Whitehorse Housing who have expressed an interest in the Affordable Housing units.

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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