

6th March 2026

Steven Sims
Principal Planner
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Dear Steve

RE: Application to Modify s106 Contribution – ref PL/2025/01523, Bugley Barton Farm, Land South of Victoria Road, Warminster

Please find enclosed application to Modify Planning s106 Contribution in respect of Bugley Barton Farm, Warminster.

Full planning consent for 227no dwellings was granted in October 2022 (17/01463/FUL) and the accompanying s106 Agreement requires the delivery of 30% affordable dwellings. Schedule 2, Paragraph 2 of the agreement requires no more than 50% of the open market dwellings to be occupied until the owners have entered an affordable housing agreement to transfer the affordable dwellings to a Registered Provider. (for the avoidance of doubt the Deed of Variation which accompanies s73 consent PL/2025/01523 does not amend this obligation).

Since 2024, representatives from Keepmoat have been speaking with a total of 13 Registered Providers to determine interest in acquisition of the s106 affordable dwellings. It is clear, that there is a consistent lack of interest in the acquisition of these homes amongst the Registered Providers. To this end, Keepmoat and advisers met with the Housing Enabling Team in December 2025 to discuss options to take this site forward whilst still providing affordable homes for local people. A potential solution has been identified which requires a reduction in the delivery of affordable dwellings through the s106 agreement, but which instead delivers “additional” affordable housing outside of the s106 agreement which will allow Homes England funding to be drawn down to support this delivery.

This application seeks to amend the necessary definitions and obligations within the s106 agreement and as requested by Housing Enabling is supported by an Affordable Housing Report prepared by Pioneer Property Services Ltd. A Deed of Variation to the s106 Agreement setting out the proposed changes has been instructed and will be provided as soon as possible.

We would like to arrange a meeting with relevant parties at Wiltshire Council to discuss this at the earliest opportunity.

I trust that this information is enough to process this application and I look forward to receiving some dates for a meeting from yourselves but in the meantime, please do not hesitate to contact me should you have any queries.

Yours sincerely

Katie Peters
Senior Planning Manager