

Wiltshire Council Planning Consultation Response – Housing Enabling Team

11th March 2026

Application No:	PL/2025/08648
Application Type:	Approval of reserved matters – Amended Plans & Additional Information
Proposal:	Reserved Matters Application for appearance, landscaping, layout and scale for 55 Residential Dwellings following Outline Planning permission ref PL/2024/05435
Site Address:	Land North of Melksham Road, Holt

Thank you for consulting the Housing Enabling Team regarding this Reserved Matters planning application- Amended Plans/Additional Information for up to 55 homes which relates to Outline Planning permission PL/2024/05435, and its s106 Agreement dated 17 October 2025. We note that the s106 Agreement details an Affordable Housing requirement of 40% (22 affordable units) at nil subsidy with a tenure split of 60% Social Rent and 40% Shared Ownership homes. The below affordable housing mix has been proposed which is acceptable and in line with the completed s106 Agreement: -

Social Rent (13 homes)

4 x 1 bed/2 person maisonettes including 2 x 1 bed ground floor maisonettes built to M4(2) Standard with level access showers.
5 x 2 bed/4 person houses
3 x 3 bed/5 person houses
1 x 4 bed/7 person house

Shared Ownership (9 homes)

6 x 2 bed/4 person houses
3 x 3 bed/5 person houses

It is noted that in line with our previous request, plot 14 now has one car parking space closer to the plot.

As previously requested, we require floor plans/elevation plans to be submitted for the 1-bed maisonettes and the 4-bed house as these appear to be missing from the submission. The 2 x 1 bed ground floor maisonettes to be provided as M4(2) Standard units with level access showers should be clearly shown on the floor plans. It was previously requested that the applicant amend the error on the Accommodation Schedule which should show “Social Rent Totals” rather than “Affordable Rent Totals”; it doesn’t appear that this amendment has been submitted. It is noted that the Site Layout Plan is now clearer showing Social Rent and Shared Ownership.

The Affordable Homes will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis. The Local Authority will have nomination rights to the Affordable Homes.

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