

Wiltshire Council Planning Consultation Response – Housing Enabling Team

23rd March 2026

Application No:	PL/2021/04084
Application Type:	Full planning permission
Proposal:	Residential development of 49 no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.
Site Address:	Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the amended plans relating to the above application. It is noted that the revisions that make up these amended plans largely look to address comments made by the Public Protection Team, however, it should be noted that a number of amendments requested within previous comments made by the Housing Enabling Team remain unaddressed. As such, my comments and observations in respect of the Affordable Housing requirements follow on from previous comments (most recently made 24th September 2024 as well as 31st March 2025) and are as follows:

Affordable Housing Mix:

As I have detailed in the below table, an amended Affordable Housing mix was requested as part of my comments made 24th September 2024. This requested mix would meet the demonstrable need of the community in which the development is situated, as is required by Core Policies 43 and 45 of the Wiltshire Core Strategy. However, this request was not addressed by the amended plans submitted in March 2025 and unfortunately has not been addressed within the current amended plans either.

	Requested Mix	Mix Proposed by Applicant
	<u>Affordable Rent</u>	<u>Affordable Rent</u>
1-bed flat	3	2
2-bed flat	0	5
2-bed house	7	3
3-bed house	1	1
4-bed house	1	1
	<u>Shared Ownership</u>	<u>Shared Ownership</u>
1-bed flat	1	0
2-bed flat	1	2
2-bed house	4	4
3-bed house	2	2

The elements highlighted in red in the above table should be addressed in further amended plans in order to reflect the mix requested in previous comments.

Layout & Distribution:

Further to my above comments, my response dated 24th of September 2024 included a request that flats F & G (both within Block C) should be delivered as Shared Ownership units (rather than Affordable Rent) in order to mirror the arrangement that has already been implemented on the 1st floor of Block C. Alongside this request, confirmation was also provided that this is a strong preference for our Partner Registered Provider already in contract with the 1st floor units. This has not been addressed and should be included within future amended plans.

It should also be noted that the key included at the top right of the amended Affordable Housing Key Plan appears to confuse some of the housing types, with the 'Rendlesham' house type (which appears to be a 3-bed semi-detached house) being listed as both a 2-bed house and a 3-bed house. This detail should be addressed to confirm the correct housing distribution being proposed. Furthermore, the Affordable Housing Key Plan lists the two Affordable tenures as 'Shared Ownership' and 'Rented'. The latter tenure should be clarified, with Affordable Rent having been the tenure requested in my original comments.

Electric Vehicle Charging Points (EVCP):

It is noted that a superfluous Electric Vehicle Charging Point has been removed from Plot 18 (Affordable Rented), which is supported by the Housing Enabling Team.

M4(2) Standards:

Comments made by the Housing Enabling Team (as part of my response dated 24th September 2024) requested that, in order to meet the demonstrable need of the local community, 2 Affordable dwellings should be delivered to M4(2) standards. More specifically, it was requested that these 2 units should be ground floor flats. It was also advised at that time that the applicant should identify which units are being delivered to such standards in future plans. This point was subsequently highlighted within my response to the amended plans submitted in March of 2025, where still no units had been identified as being delivered to M4(2). Whilst this detail has not been included within these current amended plans, email confirmation has been provided (by Barnaby Harris, dated 11th March 2026) that Plots 21 and 22 will be delivered to M4(2) standards. It should be noted that the applicant has proposed these plots as 3-bedroom houses for Shared Ownership tenure. These units are not considered to be appropriate for M4(2) buildings standards. This is also in contradiction to the previous request made by the Housing Enabling Team whereby the two units built to M4(2) standards were requested to be ground-floor flats. This should be addressed in future amended plans.

Floorplans and Nationally Described Space Standards (NDSS):

I have previously requested confirmation of minimum persons criteria and detailed internal dimensions for each unit type. Whilst email confirmation (by Barnaby Harris, dated 11th March 2026) has confirmed that each Affordable unit will meet 85% NDSS, minimum persons criteria and internal dimensions (Gross Internal Area in sqm) are still required to confirm suitability. These details should be confirmed by the applicant as part of future amended plans.

Kind regards,

Kieran Marsh

Principal Development Officer

Major Projects and Enabling

Email: Kieran.marsh@wiltshire.gov.uk

Phone: 01225712580