

Wiltshire Council Planning Consultation Response – Housing Enabling Team

25th March 2026

Application No:	PL/2025/08648
Application Type:	Approval of reserved matters
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 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

Previous Affordable Housing advice dated 11.3.26 requested floor plans/elevation plans to be submitted for the 1-bed maisonettes and the 4-bed house. It is noted that these have now been submitted and that the 2 x 1 bed ground floor maisonette floor plans show these units as M4(2) Standard units with level access showers. **It was previously also 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.**

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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