

## Wiltshire Council Planning Consultation Response – Housing Enabling Team

30<sup>th</sup> March 2026

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| <b>Application No:</b>   | PL/2025/09200                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Application Type:</b> | Full Planning Permission                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Proposal:</b>         | Full: Redevelopment and renovation of the existing site to provide, within the retained buildings: 1 detached dwelling, 5 flats, A terrace comprising 4 dwellings, alongside the erection of 1 self-build detached dwelling. A new one-way access road, Parking areas and footpaths, External landscaping and associated works, Installation of photovoltaics and air source heat pumps and site drainage features. Outline: Construction of 6 detached self-build dwellings |
| <b>Site Address:</b>     | 49, 51 & 53 (Rowden Hill House), Rowden Hill, Chippenham, SN15 2AN                                                                                                                                                                                                                                                                                                                                                                                                           |

Having reviewed the additional information for the above proposal, my comments and observations regarding the Affordable Housing requirements remain as previously advised; however, please note that the financial calculations have been updated using the UK House Price Index and base date of December 2025.

### 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% Housing Zone, on all sites of 10 or more dwellings. However, in exceptional circumstances, where it can be proven that on-site delivery is not possible, a commuted sum will be considered in lieu of on-site Affordable Housing.

In this case, the proposed scheme involves the conversion of existing buildings under a Full Planning Application and the delivery of self-build units under an Outline Planning Application. It is unlikely that a Registered Provider would take transfer of the converted units, and self-build is not currently considered suitable for Affordable Housing due to the challenges in maintaining affordability and passing discounts to future purchasers.

It is therefore considered that a commuted sum is appropriate in this instance. The Affordable Housing contribution should therefore be in the form of a commuted sum which would be used to enable the provision of affordable housing within the Housing Market Area

### Commuted Sum Calculation

- Before applying Vacant Building Credit: £505,732.89 (index-linked to the UK House Price Index)
- After applying Vacant Building Credit: £205,026.85 (index-linked to the UK House Price Index)

The required Commuted Sum is therefore £205,026.85

The calculated sum is based on the following mix:

8 x 2 bed units

3 x 3 bed units

6 x 4+ bed units

Please note that this figure should be updated prior to completion of the S106 Agreement to reflect any changes in average house prices within the Wiltshire Local Authority Area, as indicated by the UK House Price Index.

The Commuted Sum should be secured in the S106 Agreement and paid prior to commencement on site.

Should you require any further clarification, please do not hesitate to contact me.

Kind Regards

*Alison Barnes*

**Alison Barnes  
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**Housing Enabling Team  
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Wiltshire Council**

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