

Wiltshire Council Planning Consultation Response – Housing Enabling Team

10th April 2026

Application No:	PL/2026/00782
Application Type:	Full planning permission
Proposal:	The erection of 8 dwellings and associated infrastructure.
Site Address:	Land at Sling Road, Bulford, Wiltshire, SP4 9AP

Thank you for consulting the Housing Enabling Team on the above application. My comments and observations in respect of the Affordable Housing requirements are as follows:

Policy Requirements:

Core Policy 43 of the Wiltshire Core Strategy (as amended by the National Planning Policy Framework) sets out a requirement for 30% on-site Affordable Housing provision within the 30% Affordable Housing Zone, on all sites of 10 or more dwellings or on sites of 5 to 9 dwellings if the area of the site is 0.5 hectares or greater. I note that this application is for 8 units and that the site area is 1.1 hectares in size. As such, the Affordable Housing requirements of Wiltshire's Core Strategy would usually apply. However, it is noted that the application proposes that all 8 dwellings will be provided as Service Personnel Housing. Internal discussions have confirmed that, as this is an application for Service Personnel Accommodation being provided by the Ministry of Defence, the Council will not seek an Affordable Housing contribution in order to reflect the approach taken in the Army Rebasing Programme in Wiltshire (2016).

In addition to the above, the associated S106 agreement will be expected to include a requirement to provide an Affordable Housing contribution in lieu of any Affordable dwellings which are subsequently sold on the open market, as was the case with the S106 related to the Army Rebasing Programme in Wiltshire (2016).

Monitoring of Affordable Housing Units:

Affordable Housing is expected to be monitored by Registered Providers, with 'Start on Site' and 'Practical Completion' details reported to Wiltshire Council on a monthly basis. Should the NPPF include Military Housing under the definition of Affordable Housing at the time that this development is built out, then this requirement will be applicable to this scheme. As the units proposed will not be transferred to a Registered Provider, it will therefore be the responsibility of the DIO / MOD to monitor these details and report to Wiltshire Council.

Kind regards,

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