

Wiltshire Council Planning Consultation Response – Housing Enabling Team

16th April 2026

Application No:	PL/2026/00902
Application Type:	Outline Planning Permission: Some matters reserved
Proposal:	Outline application for the redevelopment of the site, following demolition of buildings, to provide up to 31no. dwellings with matters of Access, Layout, and Scale to be considered
Site Address:	LEONORA HOME, WOOD LANE, CHIPPENHAM, SN15 3DY

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 40% on-site Affordable Housing provision within the 40% Affordable Housing Zone, on all sites of 10 or more dwellings. There is therefore a requirement to provide 12 Affordable units within a scheme of 31 dwellings. This would meet the policy requirement and would assist in addressing the need for Affordable Housing. The Affordable Housing should be secured, at nil subsidy, in a S106 Agreement.

Tenure Mix:

In accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy the tenure mix should reflect local need for Affordable Housing and should therefore be provided with a tenure mix of 60% of the units (7 units) being for Social Rented housing, and 40% of the units (5 units) being provided for Affordable home ownership that could comprise of Shared Ownership and First Homes. The specific home ownership tenures / split will be advised by the Housing Enabling Team at the time of application.

Unit Size Mix:

Core Policy 45 of the Wiltshire Core Strategy states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. An indicative mix which would reflect current need would be:

Social Rented: 7 units

- 25% (2 units) - 1 bed / 2 person (house-style maisonette) flat or bungalow
- 45% (3 units) – 2 bed / 4 person houses
- 30% (2 units) - 3 bed / 6 person house

Affordable Home Ownership: 5 units

(specific tenures to be advised by the Housing Enabling Team and included in the S106 Agreement):

- 70% (3 units) - 2 bed / 4 person house
- 30% (2 units) - 3 bed / 5 person house

However, I would welcome the opportunity to discuss and review the unit size mix as proposals develop.

There is also a demonstrable need for adapted housing in Chippenham. On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of Affordable units are provided as adapted units to help meet this need. These units should be provided as ground floor flats / bungalows to Building Regulations M4(2) standards. In this instance it would be appropriate to provide 1x 1 bed Ground floor flat as an adapted unit to meet demonstrable need.

The Affordable dwellings 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 dwellings, secured through a S106 Agreement (Local Authority to provide first draft of the S106 to meet its current format).

Financial Viability:

I note that the Applicant is stating that due to the viability of the scheme, it is not possible to deliver any S106 Affordable Housing units at nil subsidy. I also note that a Viability Statement has been submitted which infers that the development will not viably be able to provide any nil subsidy Affordable Housing contribution on site.

The viability information provided will need to be checked and agreed by an independent assessor, to determine if any Affordable Housing contribution on-site, or in the form of a commuted sum could still be achieved.

It is also noted that the Applicant has indicated that they may be able to deliver all 31 units as Affordable Housing with Homes England grant funding, via a Registered Provider.

Should this be the approach that is progressed, liaison between Homes England and the Council will be required to support the grant- funded delivery. The S106 Agreement should reference this potential delivery route, allowing a grant- funded mechanism to be used if Homes England support is confirmed. Although this approach is not a policy requirement, and the units would not be delivered as additionality, it would be appropriate to include a grant-funded option within the S106.

The Council would need to ensure that any grant funded units meet current demonstrable housing need, that the scheme be appropriately designed and that the homes are delivered in accordance with the Council's delivery and allocation procedures, as would normally be required for a 100% grant- funded Affordable Housing scheme.

Further comments will be provided once the independent Financial Viability Assessment has been completed and its findings agreed.

Design of Scheme (including Minimum Floorspace Standards):

Affordable Housing in Wiltshire is expected to meet high standards of design and quality, and to be visually indistinguishable from open market housing. When considering scheme design options, the following should be taken into account:

- **Clustering / Distribution:** The Affordable Housing units should be evenly dispersed, in at least two clusters, within mixed tenure developments.

- **Adjoining Properties:** To aid marketing/sales of Affordable tenures all Affordable tenures should, where possible, not be directly connected to the other Affordable/market tenures in semi-detached pairs or in terraces.
- **Distribution of 1 bed flats:** Any 1-bedroom flats should be provided in maisonette style flats, each with a dedicated garden space.
- **No Flats over Garages / Commercial Properties:** Please note that due to potential maintenance and management issues flats over commercial units or garages are considered unsuitable for Affordable units.
- **No 2-bedroom flats:** 2 bed flats above ground floor level are not considered suitable for Affordable units. Demand for these types of units is low as the majority of households on the Housing Register who are eligible to bid on a 2-bed property are families with children, for whom a 2-bedroom house with a garden is more suitable. The Council and its partner RPs are averse to this type of accommodation as it results in regular re-admittance to the Housing Register.
- **Parking:** Electric Vehicle Charging Points or infrastructure should be provided for each Affordable home to meet current building regulation and local requirements. The scheme layout should be designed to have as much in-curtilage parking as possible to facilitate the provision of on-plot Electric Vehicle Charging Points for the Affordable dwellings wherever possible. Parking courts are not considered suitable for Affordable homes (other than for blocks of flats).
- **Parking for M4(2):** Parking spaces for M4(2) units should meet the required standard with respect to location and width.

If, in accordance with the Wiltshire Design Guide, the market units are being provided to full Nationally Described Space Standard (NDSS), then the Affordable units should also be provided to that standard. If, however, full NDSS is not required for a specific scheme, we would require that all Affordable homes are built to meet at least 85% of the Nationally Described Space Standard (NDSS) relevant to the dwelling type and minimum person criteria, in order to ensure that the Affordable Housing units are eligible for inclusion in Homes England's Affordable Housing programme. NDSS and 85% NDSS are shown in the table below:

Number of bedrooms	Number of bed spaces	NDSS			Minimum 85% NDSS		
		1 storey (sqm)	2 storey (sqm)	3 storey (sqm)	1 storey (sqm)	2 storey (sqm)	3 storey (sqm)
Studio	1p	39 (37)*			34 (32)*		
1b	2p	50	58		43	50	
2b	3p	61	70		52	60	
	4p	70	79		60	68	
3b	4p	74	84	90	63	72	77
	5p	86	93	99	74	80	85
	6p	95	102	108	81	87	92
4b	5p	90	97	103	77	83	88
	6p	99	106	112	85	91	96
	7p	108	115	121	92	98	103
	8p	117	124	130	100	106	111

5b	6p	103	110	116	88	94	99
	7p	112	119	125	96	102	107
	8p	121	128	134	103	109	114
6b	7p	116	123	129	99	105	110
	8p	125	132	138	107	113	118

*Where a one person flat has a shower room rather than a bathroom the floorspace may be reduced from 39 sqm to 37 sqm (NDSS) or from 34 sqm to 32 sqm (85% NDSS).

The affordable homes do not require garages but do require sufficient parking bays as per current policy guidance i.e. 1 x parking space for each 1 bed, 2 x parking spaces to be provided for each 2 or 3 bed affordable home and 3 parking spaces for each 4-bed house - in curtilage/designated parking bays for houses rather than parking courts.

Kind Regards

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