

Wiltshire Council Planning Consultation Response – Housing Enabling Team

28th April 2026

Application No:	PL/2025/03672
Application Type:	Full Planning Permission
Proposal:	Full Planning Application for Residential Development to Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure And Ancillary Works
Site Address:	Land East of Biddestone Lane, Yatton Keynell

Thank you for consulting the Housing Enabling Team on the above application.

Further to the Affordable Housing consultation response dated 13 January 2026, and following review of the recent revised proposals / re-submission, I note that the developer has not amended the Site Layout Accommodation Schedule in relation to the attachment of differing affordable housing tenures (Plots 11, 17 and 37).

We would advise that adjoining mixed tenures can be difficult for a Registered Provider to market. While it is disappointing that this amendment has not been accommodated, I have no further comments at this stage.

Transfer of Social Rented and Shared Ownership Units to Registered Provider:

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.

It is strongly recommended that the applicant contacts Registered Providers and Wiltshire Council's Residential Development Team as soon as possible in order to discuss the best option for the Affordable dwellings including an indication of transfer prices that can be expected. A list of Registered Providers who work in partnership with Wiltshire Council, and contact details for Wiltshire Council's Residential Development Team, can be provided on request.

Nominations:

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 in order to meet its current format).

Kind Regards

Alison Barnes

Alison Barnes
Housing Enabling Team
Major Projects and Enabling

Email: alison.barnes@wiltshire.gov.uk