

LAND WEST OF 24 RAWLENCE ROAD SALISBURY SP2 9DX

Approval of Full Planning Permission with Conditions

Application reference: PL/2024/09124

Decision date 17 February 2025

Discharge of Condition 4:

No development shall commence until a scheme for the provision of 100 percent Affordable Housing on the applications site has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON:

In order to ensure that all the dwellings proposed as part of the approved scheme will be provided as affordable housing.

LAND WEST OF RAWLENCE ROAD

SCHEME OF AFFORDABLE HOUSING

a) The numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided.

The development is planned on land west of 24 Rawlence Road, Salisbury SP2 9DX. Wiltshire Council is both the owner and developer of the land. 100% of the development will be affordable housing.

The development will consist of 6 dwellings of the following types:

Plot number	Type	SqM	Tenure
1	1 bed, 2 person ground floor flat	51.4	Social rent
2	1 bed, 2 person first floor flat	62.1	Social rent
3	2 bed, 4 person house	80.6	Social rent
4	2 bed, 4 person house	80.6	Social rent
5	1 bed, 2 person ground floor flat	51.4	Social rent
6	1 bed, 2 person first floor flat	62.1	Social rent

M4(2) apartment:

The ground floor flat for plot 1 is built to M4(2) accessibility standards, as set out in Building Regulations Part M.



b) The arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers.

The development has one tenure type, social rent. These homes will be available for social rent via the Homes4Wiltshire choice-based letting system. The rent will be calculated through the formula rent calculation based on an open market rental value of the completed dwellings. Social rent is approximately 50% of the open market rent rate.

c) Occupation of completed affordable homes shall be by nomination in line with the Council's current Allocation Policy and Procedures

For the first and subsequent occupiers the homes will be advertised on the Homes4Wiltshire website and allocated through their choice-based letting system in accordance with the Council's adopted allocations policy.

d) The arrangements for the transfer of the Affordable Housing to a Council-approved affordable housing Registered provider, or the management of the Affordable Housing (if no such Registered Provider is involved)

Wiltshire Council is both the owner and developer of the site. The homes will be managed within the Housing Revenue Account.

If, at any point in the future, the Council decides to seek transfer these dwellings to another provider, national guidance on stock transfers will be followed and the stock will be transferred to a Registered Provider approved by the Council. The agreement with the Registered Provider taking control of the transferred stock will include provision for nominations for these affordable homes to be allocated as follows:

i) at initial allocation – 100% Council nominations; and thereafter

ii) 75% Council nominations and 25% nominations by the chosen Registered Provider

unless otherwise agreed in writing with the Council.

Date 23/04/2026