

## Wiltshire Council Planning Consultation Response – Housing Enabling Team

7<sup>th</sup> May 2026

|                          |                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>PL/2026/02472</b>                                                                                                                                              |
| <b>Application Type:</b> | <b>Approval of reserved matters</b>                                                                                                                               |
| <b>Proposal:</b>         | <b>Details of Landscaping, Appearance, Layout and Scale pursuant to the outline planning permission PL/2023/01880 approved at appeal (APP/Y3940/W/24/3352160)</b> |
| <b>Site Address:</b>     | <b>Land Rear of 117, High Street, Dilton Marsh</b>                                                                                                                |

Thank you for consulting the Housing Enabling Team in relation to the above Reserved Matters planning application. Outline planning permission has been granted in connection with planning permission PL/2023/01880 and Affordable Housing has been secured in the completed s106 Agreement dated 17<sup>th</sup> January 2025. My comments and observations in respect of the Affordable Housing proposals in this Reserved Matters planning application 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. The Reserved Matters application proposes 16 affordable homes from the total of 54 homes, which equates to 30% Affordable Housing, this is acceptable.

### 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. The tenures being proposed i.e. 40% Affordable Rent, 15% Shared Ownership and 25% First Homes are acceptable and in line with the completed s106 Agreement.

### 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. The applicant has proposed the below affordable housing mix which is acceptable: -

#### Affordable Rented (10 units)

4 x 1 bed / 2 person (house-style maisonette) flats including 1 x ground floor flat built to M4(2) Standard  
 1 x 2 bed / 3 person bungalow built to M4(2) Standard  
 3 x 2 bed / 4 person houses  
 2 x 3 bed / 6 person houses

#### Shared Ownership (2 units)

1 x 2 bed / 4 person house  
 1 x 3 bed / 5 person house

#### First Homes (4 units)

2 x 1 bed/ 2 person (house-style maisonette) flats

1 x 2 bed / 4 person house

1 x 3 bed / 5 person house

Please could the applicant check all submitted documents relating to Affordable Housing in this Reserved Matters application to ensure for consistency/clarity that reference is made to Affordable Rent rather than Social Rent as Affordable Rent is being sought in line with the completed s106 Agreement. Please can the applicant also ensure the same for Shared Ownership.

It is noted that on Block 1 floor plans that only 2 bed houses are shown but 3 bed houses are being proposed, please can this error be amended.

There is a demonstrable need for adapted housing in Westbury. 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. It is noted that the applicant has proposed a 1 x 1 bed affordable rented ground floor flat and 1 x 2 bed affordable rented bungalow as adapted units, this is acceptable. However, the 2 x M4(2) Standard units should be referenced as M4(2) Standard on the floorplans.

#### 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 and on a scheme of this size, be in 2 clusters. The clustering proposed is acceptable.
- **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. The applicant's proposal is acceptable.
- **Distribution of 1 bed flats:** Any 1-bedroom flats should be provided in maisonette style flats, each with a dedicated garden space. The applicant's proposal for this property type is acceptable.
- **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). The parking arrangements proposed by the applicant are generally acceptable, however, it is our preference that the car parking spaces relating to plots 28 to 33 be located at the front of these houses. If possible, please could the applicant re-visit this arrangement.
- **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. The affordable homes size standards being proposed by the applicant are acceptable. The 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).

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

The Affordable dwellings (other than First Homes) 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 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.

## **Sale of First Homes**

Please note that First Homes must be discounted by a minimum of 30% against the market value, with the sale price, at first sale, no higher than £250,000 after the discount has been applied. They must be sold to qualifying first time buyers (with the discount and restrictions passed on to subsequent owners in perpetuity) in accordance with procedures and eligibility criteria set out in government guidance. Please see [First Homes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/first-homes) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply.

## **Nominations:**

The Local Authority will have nomination rights to the Affordable dwellings, secured through a S106 Agreement.

### **Belinda Kanzurovska BSc (Hons) MSc**

Principal Development Officer – Housing Enabling Team  
(Bradford-on-Avon, Devizes, Trowbridge, Warminster, Westbury)  
Major Projects and Enabling – Economy and Regeneration  
Tel: 07775 540837  
Email: [belinda.kanzurovska@wiltshire.gov.uk](mailto:belinda.kanzurovska@wiltshire.gov.uk)