

Wiltshire Council Planning Consultation Response – Housing Enabling Team

12th May 2026

Application No:	PL/2024/09976
Application Type:	Outline planning permission: Some matters reserved
Proposal:	Outline planning permission with all matters reserved apart from details of access from Southampton Road, for a residential development of up to 28 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments
Site Address:	Land off Southampton Road and Junction Road, Alderbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the amended plans relating to the above application. It is noted that the amendments relate to a reduction in total units proposed, which has lead to a reduction in Affordable units. My comments and observations in respect of the Affordable Housing requirements follow on from previous comments made most recently 26/11/24, 16/04/25 and 13/01/26 and 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. It is noted that the overall quantum of dwellings has reduced from 47 units down to 28. As such, the Affordable Housing requirement has reduced from 19 units to 11, in accordance with the 40% Affordable Housing Zone. This has been echoed within the amended application, which is supported by the Housing Enabling Team. 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. Following on from previous comments, the Affordable dwellings should be provided with a tenure mix of 60% of the units (7 units) being provided for Affordable Rented housing, 25% of the units being provided as First Homes (3 units) and the remaining percentage of the units (1 unit) being provided for Shared Ownership. It is noted that whilst these three tenures have been included within the amended plans, a slightly different percentage split had been proposed.

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. With the change in the proposed quantum of units and subsequent reduction in Affordable Housing provision, I have updated the requested unit size mix accordingly in order to meet the demonstrable needs of the community most appropriately. With these amendments in mind, an indicative mix which would reflect current need would be:

Affordable Rented (7):

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

3 units – 2 bed / 4 person houses

2 units - 3 bed / 6-person house

First Homes (3):

2 units - 2 bed / 4-person house

1 unit - 3 bed / 5-person house

Shared Ownership (1):

1 unit – 2 bed / 4-person house

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

M4(2) Units and Associated Parking:

As highlighted in previous comments, there is a demonstrable need for adapted housing in the Alderbury and Salisbury areas. On all schemes which provide more than 10 Affordable Housing units, it is requested that 10% of Affordable units are provided as adapted units in order to help meet this need. Following the reduction in Affordable units from 19 to 11, our request for M4(2) units has also reduced from 2 to 1. It is therefore requested that the 1 x 1-bed ground floor flat is built to M4(2) standards in order to meet this request.

It should also be noted that parking spaces for M4(2) units are expected to meet the required standard with respect to location and width.

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. Any First Homes should be distributed across the whole site.
- **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.
- **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 in order 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).

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).

Transfer of Affordable 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 makes contact with 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.

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 (Local Authority to provide first draft of the S106 in order to meet its current format).

Kind regards,

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Major Projects and Enabling

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