

Wiltshire Council Planning Consultation Response – Housing Enabling Team

13th May 2026

Application No:	PL/2021/04084
Application Type:	Full planning permission
Proposal:	Residential development of 49 no. new dwellings comprising development on land to the west of Roger Way (Areas A&F), alongside the change of use of the vacant ground floor unit at Block C of the Old Sarum Local Centre (Area G), to provide for 7no. affordable apartments.
Site Address:	Land to the west of Roger Way and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire

Thank you for consulting the Housing Enabling Team on the amended plans relating to the above application. My comments and observations in respect of the Affordable Housing requirements follow on from previous comments made by the Housing Enabling Team (most recently 23rd March 2026, 31st March 2025 and 24th September 2024) and are as follows:

Tenure and Unit Type Mix:

The amended tenure and unit size/type mix has adhered to requests made in previous consultation requests and is supported by the Housing Enabling Team. The amended mix is summarised below:

<u>Roger Way</u>	<u>Block C</u>
<u>Affordable Rent</u>	<u>Affordable Rent</u>
2 x 1-bed / 2-person flats	1 x 1-bed / 2-person flat
3 x 2-bed / 4-person houses	4 x 2-bed 4-person flats
1 x 3-bed / 5-person houses	
1 x 4-bed / 6-person house	
<u>Shared Ownership</u>	<u>Shared Ownership</u>
4 x 2-bed / 4-person houses	1 x 2-bed / 4-person flat
2 x 3-bed / 5-person houses	1 x 1-bed / 2-person flat

Layout & Distribution:

It has been previously requested that the 2 x 1-bed flats on Roger Way be changed from Shared Ownership to Affordable Rent, with flats F & G in Block C in turn changed from Affordable Rent to Shared Ownership in order to match the corresponding flats on the floors above (a request supported by the Registered Provider currently in contract on the floors above). It is noted that these amendments have now been made which is supported by the Housing Enabling Team.

M4(2) Dwellings & Associated Parking:

I have noted that the M4(2) provision has been amended, with flats B & C (both 2-bed) of Block C now being delivered to M4(2) standards. It should be noted that any unit built to M4(2) standards should be provided with step-free access. The amended plans also show that the associated parking spaces for these M4(2) units will be amended to be meet the required standards in respect to location and width. These amendments are supported by the Housing Enabling Team.

Floorplans & Nationally Described Space Standards (NDSS):

Previous comments by the Housing Enabling Team have requested confirmation of the internal dimensions (sqm) in order to confirm conformity with Nationally Described Space Standards (NDSS) requirements. This has now been provided within the cover letter for these amended plans, and I can confirm that all units do meet a minimum of 85% NDSS, which is supported by the Housing Enabling Team.

Kind regards,

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Major Projects and Enabling

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