

Wiltshire Council Planning Consultation Response – Housing Enabling Team

29th May 2026

Application No:	PL/2025/09623
Application Type:	Approval of reserved matters
Proposal:	Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the Erection of 60 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission PL/2023/06204.
Site Address:	Development site known as 'Land off High Street, Sutton Benger'

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

Affordable Housing Tenure

Evidence has been provided demonstrating a lack of Registered Provider interest in the proposed Affordable Housing units (Affordable Rent and Shared Ownership). On this basis, the Housing Enabling Team accepts the proposed tenure change to 100% First Homes across all 24 Affordable Housing units, in accordance with the unit size mix set out in the S106 Agreement, as follows:

First Homes (24 units):

- 4 × 1 bed flats
- 2 × 2 bed flats
- 11 × 2 bed houses
- 6 × 3 bed houses
- 1 × 4 bed house

Parking Layout

Further to the Affordable Housing consultation response dated 12 January 2026, I can confirm that the following matters have now been addressed and are considered acceptable:

- Plots 39 and 40 (2 bed flats): Two parking spaces have been provided for each unit.

In addition, I note the applicant's comments in relation to Plots 37 and 52 and can confirm that the proposed parking arrangements for these plots are acceptable.

Floorplans – Floorspace Requirements

Floorplans have been submitted for most Affordable Housing house-types; however, the floorplan for the Birkdale (3 bed house) is not included and the Gross Internal Area for each unit has also not been included.

We require submission of floorplans for all house-types, including Gross Internal Area (GIA) measurements, for the following:

- Audley

- 2BM
- Alnmouth
- Haldon
- Danbury
- Rendlesham
- Birkdale (not currently included in the recently submitted house type booklet)
- Ennerdale

We also require GIA measurements for equivalent market units of the same size (where possible), to allow for comparison.

Kind regards,

Alison Barnes

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