

Wiltshire Council Planning Consultation Response – Housing Enabling Team

8th June 2026

Application No:	PL/2026/00135
Application Type:	Approval of reserved matters
Proposal:	Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), 15 (Landscape Ecological Management Plan), 16 (Lighting), 17 (Wildlife Features) and 18 (Noise Assessment) of outline planning permission PL/2022/07893
Site Address:	Land off Spitfire Road, Calne. SN11 8TE

Thank you for consulting the Housing Enabling Team on the amended plans as they relate to the above application. My comments and observations in respect of the Affordable Housing requirements follow on from previous comments (most recently made 16/02/26) and are as follows:

Tenure and Unit Size Mix:

It is noted that the applicant now intends to deliver the scheme as 100% Affordable Housing, with 30% of the units continuing to be provided as Affordable Housing at Nil Subsidy and the remaining 70% provided as additional Affordable Housing. Although this scheme consists of 90 dwellings and therefore exceeds the quantum of units usually considered acceptable for 100% Affordable Housing delivery, the proposals are viewed as appropriate following consideration of the sustainable location and the level of local need. Therefore, the Housing Enabling Team would be supportive of 100% Affordable Housing being provided as a mix of Social Rent and Shared Ownership. It is understood that this tenure mix is also a preference of the prospective Partner Registered Provider.

The mix proposed by the applicant (and detailed in the table below) meets the demonstrable need of the local community and is supported by the Housing Enabling Team, with the exception that the rented tenure is delivered as Social Rent.

<u>Social Rent</u>	<u>Shared Ownership</u>	<u>Add. Social Rent</u>	<u>Add. Shared Ownership</u>
1-bed flat x 6	2-bed house x 6	2-bed house x 6	2-bed house x 5
2-bed house x 5	3-bed house x 5	3-bed house x 23	3-bed house x 22
3-bed house x 4		4-bed house x 4	4-bed house x 3
4-bed house x 1			

Distribution and Layout:

It has been previously requested that the 1-bed flats be delivered as maisonette-style flats, each with a dedicated garden space. It is noted, however, that the layout plan continues to propose that these units are delivered as a block of flats (3 floors of 2 units each), which, besides the loss of garden space, means that there are now only 2 x ground floor flats (to be delivered to M4(2) standards), short of the 3 x M4(2)

ground-floor flats that has been secured within the S106 agreement. This should be amended in further amended plans. Alternatively, a 2-bed house delivered to the required standards of M4(2) could also be supported as the third M4(2) unit.

Parking and Electric Vehicle Charging Points (EVCP):

It is noted that the required amount of parking spaces are now allocated to plot 11, which is supported by the Housing Enabling Team. However, it should be noted that a number of parking provisions across the site are viewed as unsuitable in regard to their placement. Several plots, such as 8, 22, 51 and 52, find their allocated parking spaces placed far away from their dwelling's entrance. The parking provision for plot 75 is considered particularly unsuitable, with the parking provision placed around the corner from the dwelling's entrance and in the middle of two other spaces. The provision for plot 9 is placed to the rear of the associated dwelling with a visitors parking space placed where a footpath should link the dwelling's entrance to its parking space. Plots 83 and 84's parking provisions have been placed in such a way that a large void has been left around the two dwellings. It is requested that the parking locations across the site are reconsidered in further amended plans.

It has been previously advised that Electric Vehicle Charging Points (or infrastructure) should be provided for each Affordable dwelling and that the locations of such infrastructure be detailed on layout plans provided. This has not yet been provided and should be considered alongside an amended parking plan.

Floorplans and Nationally Described Space Standards (NDSS):

It is noted that all but one unit type meets 100% NDSS, with the remaining unit type meeting 85% NDSS. This is supported by the Housing Enabling Team and ensures that the Affordable dwellings are eligible for inclusion in Homes England's Affordable Housing programme. However, it should be noted that the Fulford unit type (effecting 17 additional rented dwellings) does not meet the minimum person criteria requested for Affordable Housing in Wiltshire. It is our preference that the Fulford unit type be removed and replaced with either the Morley, Oatley or Radford unit types (which do meet the 3-bed / 5-person criteria).

M4(2) Units and Associated Parking:

Although it has not been made explicitly clear by the layout plan provided, it is viewed that plots 12 and 13 (the two ground floor flats) are those being proposed to be delivered to M4(2) standard. It has been flagged up in previous comments that these units should be provided with level access showers, however, it is noted that this has not been provided.

It is also noted that the associated parking provisions for plots 12 and 13 have not been labelled as M4(2) compliant spaces, nor do they appear to display any additional width as is required by Building Regulations M4(2) standards. This should be addressed as part of future amended plans. The locations for these spaces do appear to be well positioned to their associated dwellings, which is supported by the Housing Enabling Team.

Kind regards,

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