

Wiltshire Council Planning Consultation Response – Housing Enabling Team

15th June 2026

Application No:	PL/2026/02966
Application Type:	Outline planning permission: Some matters reserved
Proposal:	Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common
Site Address:	Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Thank you for consulting the Housing Enabling Team on the above planning application - our comments and observations in respect of the Affordable Housing requirements are as follows:

It is noted that the proposed development site falls outside the Settlement Framework Boundary and is outside the defined limits of development (as referenced in Core Policy 2 of the Wiltshire Core Strategy) and may be contrary to Planning Policy. The Applicant is referring to this site in the submitted supporting documents as Land East of Blackmore Farm. We also note that this site is immediately adjacent to the approved Blackmore Farmland site (s106 dated 9.5.2025, PL/2023/11188 - Outline permission granted for up to 500 dwellings). However, if through the planning process this development site is considered suitable for the proposed residential development, the following policy requirements in relation to Affordable Housing would now apply:

Policy Requirements:

Core Policy 43 of the adopted Wiltshire Core Strategy (as amended by the National Planning Policy Framework) sets out a requirement for 30% on-site Affordable Housing provision for applications within the 30% Affordable Housing Zone, on all sites of 10 or more dwellings or on sites of 5 to 9 dwellings if the area of the site is 0.5 hectares or greater. The scheme now being proposed would include up to 275 dwelling and based on a 30% Affordable Housing contribution there would be a requirement to provide 83 affordable dwellings on this site. We note the Applicant has confirmed 30% (83 Affordable Housing units) will be included in their overall housing mix. 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 adopted Wiltshire Core Strategy the tenure mix should reflect local need for Affordable Housing and should therefore be provided with a tenure mix of 60% of the units (50) being for Social Rented housing, and 40% of the units (33) being provided for Shared Ownership.

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. An indicative mix which would reflect current need would be:

Social Rented 60% (50):

28% x 1 bed 2 person flats/maisonettes* (14)
10% x 2 bed 4 person bungalows* (5)
32% x 2 bed 4 person houses (16)
24% x 3 bed 6 person houses (12)
4% x 4 bed 7 person houses (2)
2% x 5 bed 8 person houses (1)

Shared Ownership 40% (33):

70% x 2 bed / 4 person houses (23)
30% x 3 bed / 5 person houses (10)

NB: Shared Ownership houses should be delivered in small terraced or detached pairs with in-curtilage parking, and not directly attached to other tenures, to assist with marketing these units and enable them to transfer in line with policy.

Adapted Units:

Based on current demonstrable need and reflecting Core Policy 46, we can advise that within the Affordable Housing contribution to be delivered on a nil subsidy basis, there is the requirement for 10% of the affordable homes (8 dwellings based on the current scheme proposals) to be built to meet the adapted needs of older people or those with disabilities.

*The adapted units should be provided as Social Rented tenure in a mix of 6 x 1 bed GF Maisonettes and 2 x 2 bed Bungalows. These units are required to at least meet Building Regulations M4(2) Category 2: Accessible and Adaptable dwellings standards, to be wheelchair accessible and provided with disabled parking bays. A detailed floor plan of these units would be required to be submitted in order to confirm these requirements will be met. The details of the adapted units would also be reviewed and confirmed at the time of the planning application.

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 small clusters of no more than 15 units, within mixed tenure developments.
- **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 2 storey blocks of 6 units each or in maisonette style flats, each with a designated garden space and in-curtilage parking to integrate/blend in with other dwellings. If there are multiple blocks of flats, they should be dispersed across the site not located together.
- **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:** 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 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 small blocks of flats).
- **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. 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).

The affordable homes do not require garages but do require sufficient parking space as per current policy guidance, for example, 1 x parking space for each 1 bedroom property, 2 x parking spaces to be provided for each 2 or 3 bed affordable home and 3 parking spaces for each 4 bed house. Small parking courts are accepted for small blocks of flats only and in curtilage/designated parking bays should be provided for the affordable homes. Parking bays should be provided preferably in curtilage (to the side or immediately in front of their relevant plot) wherever possible.

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

The Affordable dwellings 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.

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).

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Major Projects & Enabling - Economy and Regeneration
15.06.2026