

Wiltshire Council Planning Consultation Response – Housing Enabling Team

23rdth June 2026

Application No:	PL/2025/09486
Application Type:	Approval of reserved matters (Amended Plans/Additional Information)
Proposal:	Reserved Matters Application for a) The scale of the development; b) The layout of the development; c) The access road and the 'foot-cycleway' connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing; d) The external appearance of the development; e) The landscaping of the site.
Site Address:	Land South of Trowbridge

Thank you for consulting the Housing Enabling Team regarding this Reserved Matters planning application (Amended Plans/Additional Information) for up to 180 homes which relates to Outline Planning permission 20/00379/OUT, and its Unilateral Undertaking dated 12 October 2023.

We note that the Unilateral Undertaking details an Affordable Housing requirement of 30% (54 affordable units) at nil subsidy with a tenure split of 60% Affordable Rent (32 units) and 25% Shared Ownership homes (22 units). The below Affordable Housing mix is proposed, which is generally acceptable, however, please note our requirements in *italics*: -

Affordable Rent (32 units) *

9 x 1 bed/2 person flats including 3 x 1 bed flats built to M4(2) Standard. We note that shower rooms have been provided to the 3 x ground floor flats and this acceptable.

12 x 2 bed/4 person houses – We note that the ensuite has been removed, this is acceptable. *There should be a reduction of 1 unit so that 11 x 2 bed houses are provided with the 1 unit being a bungalow.*

9 x 3 bed/5 person houses - We note that the ensuite has been removed and this house-type is now shown as a 5-person, this is acceptable. *There should be a reduction of 1 unit so that 8 x 2 bed houses are provided with the 1 unit being a bungalow.*

2 x 4 bed/6 person houses.

**Notes: 2 x 2 bed/3 person bungalows are our preferred requirement, and the mix should be adjusted accordingly i.e. 1 x less 2 bed house and 1 x less 3 bed house, so that there are 11 x 2 bed houses and 8 x 3 bed houses and 2 x 2 bed/3 person bungalows. 5 x units are required as M4(2) Standard units. Other than the 3 x 1 bed affordable rented ground floor flats, please can the applicant confirm which 2 x other units will be provided as affordable rented M4(2) homes, in line with the completed Unilateral Undertaking.*

Shared Ownership (22 homes)

14 x 2 bed/4 person houses - We note that the ensuite has been removed, this is acceptable.

8 x 3 bed/5 person houses - We note that the ensuite has been removed, this is acceptable.

From the information submitted by the Applicant it is noted that the affordable homes will meet the at least 85% Nationally Described Space Standard requirements, which is acceptable. The clustering of the Affordable Housing shown on the Affordable Housing Layout Plan is also acceptable as are the parking arrangements for the affordable homes. As requested, the Legend on the Affordable Housing Plan has been amended to show Affordable Rent rather than Social Rent.

There is a demonstrable need for Adapted housing in this location and in line with the completed Unilateral Undertaking at least 10% of the Affordable units i.e. at least 5 affordable rented units should be provided as Adapted units. It is noted that 3 x 1 bed affordable rented flats are proposed as M4(2) units, and these are now shown on the floor plans as now having level access showers rather than baths, this is acceptable. However, a further 2 x Adapted units are required, please can the applicant confirm which 2 x further affordable rented units will be provided as M4(2) Standard homes.

The Affordable Homes will be required to be transferred to a Registered Provider, approved by the Council, or to the Council, on a nil subsidy basis. The Local Authority will have nomination rights to the Affordable Homes.

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