

Affordable Housing Statement

In respect of:

**Former RAF Rudloe
Manor, Westwells
Road, Hawthorn,
Corsham**

Prepared by:

Pioneer Property Services Ltd

On behalf of:

Taylor Wimpey

Date:

3rd July 2026



Contents:

Page:

1	INTRODUCTION	2
2	POLICY AND APPLICATION BACKGROUND.....	2
	2.1 LOCAL ADOPTED POLICY AND PRE-APPLICATION COMMENTS	2
	2.2 NATIONAL PLANNING POLICY FRAMEWORK	3
3	AFFORDABLE HOUSING PROPOSALS	5
	3.2 QUANTUM	5
	3.3 TENURE	5
	3.4 DWELLING MIX	5
	3.5 DESIGN	6
4	CONCLUSIONS	6
	APPENDIX 1 – PRE-APPLICATION COMMENTS.....	7
	APPENDIX 2 – PROPOSED SITE LAYOUT PLAN.....	8

1 Introduction

- 1.1 This Affordable Housing Statement (“AHS”) has been prepared by Pioneer Property Services Ltd to accompany a full planning application for a proposed development at the former RAF Rudloe Manor, Westwells Road, Hawthorn, Corsham (“the application site”), where a significant number of vacant buildings currently sit. The application site lies within the administrative boundary of Wiltshire Council (“the Council”).
- 1.2 A total of 167no. dwellings will be provided across the application site, and it is proposed that 33no. (20%) will be delivered as affordable housing. The proposed affordable housing quantum at 20% is proposed due to the Vacant Building Credit (“VBC”) position on this site as set out in the Planning Statement.
- 1.3 The affordable dwellings will assist in meeting locally assessed affordable housing need, whilst reflecting the site characteristics and the development as a whole.
- 1.4 Section 2 of this Statement provides an overview of local and national policy relevant to affordable housing and an overview of the pre-application comments received to date from the Principal Development Officer (Corsham and Melksham) (as attached at Appendix 1 of this AHS), section 3 sets out the affordable housing proposals in more detail and section 4 draws conclusions.

2 Policy and Application Background

2.1 Local Adopted Policy and Pre-application Comments

- 2.1.1 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 within the 30% Affordable Housing Zone, on all sites of 10 or more dwellings; or on sites of 5 - 9 dwellings if the area of the site is 0.5ha or greater, within the Corsham Community Area.
- 2.1.2 Core Policies 43 and 45 of the adopted Wiltshire Core Strategy state that the tenure and dwellings mix of affordable housing on new developments should reflect local need. A pre-application response from the Principal Development Officer (Corsham and Melksham) at Wiltshire Council (attached at Appendix 1 of this AHS) confirms that the affordable housing at the application site should be provided with a tenure mix of 60% of the units being for

Affordable Rented housing, and 40% of the units being provided for Affordable Home Ownership. The pre-application comments also include an indicative dwelling mix as follows:

Affordable Rent 60% (31 units)

29% x 1 bed 2 person flats

7% x 2 bed 4 person bungalows

39% x 2 bed 4 person houses

23% x 3 bed 6 person houses

3% x 4 bed 7 person houses

Affordable Home Ownership 40%:

70% x 2 bed / 4 person houses

30% x 3 bed / 5 person houses

- 2.1.3 Core Policy 43 of the adopted Wiltshire Core Strategy also states that affordable housing units should be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development.

2.2 National Planning Policy Framework

- 2.2.1 The national planning policy approach to the provision of housing and affordable housing is set out within the National Planning Policy Framework ("NPPF" – December 2024 – as amended in February 2025) and accompanying online National Planning Practice Guidance (initially published in March 2014, updated from time to time ("NPPG")).
- 2.2.2 The NPPF specifies within paragraph 65 that 'where vacant buildings are being reused or redeveloped, any affordable housing due should be reduced by a proportionate amount'.
- 2.2.3 Annex 2 of the National Planning Policy Framework defines affordable housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:
- a. Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future

eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

- b. Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.'

2.2.4 National planning guidance on the Vacant Building Credit ("VBC") is provided within the NPPG and this confirms that where a vacant building is demolished and replaced by a new building, developers should be 'offered a financial credit'.

3 Affordable Housing Proposals

3.1 This section sets out the affordable housing application proposals in line with pre-application discussions and adopted policy.

3.2 Quantum

3.2.1 The Applicant is proposing to deliver 33 affordable dwellings as part of the overall development of 167 dwellings. This equates to approximately 20% of the total number of dwellings and is consistent with the application of Vacant Building Credit, as referenced in the submitted Planning Statement.

3.3 Tenure

3.3.1 In accordance with the pre-application comments made by the Principal Development Officer (Corsham and Melksham) at Wiltshire Council (attached at Appendix 1 of this AHS) the applicant is proposing that the tenure split for the affordable housing provision at the application site is 60% affordable rent and 40% shared ownership.

3.3.2 This equates to 20 affordable rent dwellings and 13 shared ownership dwellings.

Affordable Rent	Shared Ownership
20 (60.61%)	13 (39.39%)

3.3.3 The tenure split laid out above reflects the nature of the development and local needs, in accordance with Core Policies 43 and 45 of the adopted Wiltshire Core Strategy.

3.4 Dwelling Mix

3.4.1 Wiltshire's adopted planning policy does not specify an affordable housing dwelling mix to be provided on new developments. The proposed dwelling mix below broadly reflects that which was recommended in pre-application comments from the Principal Development Officer (Corsham and Melksham) (attached at Appendix 1 of this AHS), while taking account of the proposed layout of the application site, as shown on the proposed site layout (drawing ref: SL.01 Rev A) attached at Appendix 2 of this AHS:

Dwelling Type	Sqft	Sqm	Affordable Rent	Shared Ownership	Total
1-bed apartment	558	51.8	9	0	9
2-bed house	864	80.3	6	7	13
3-bed house	1015	94.3	4	6	10
4-bed house	1166	108.3	1	0	1
			20	13	33

3.5 Design

- 3.5.1 In accordance with Core Policy 43 of the adopted Wiltshire Core Strategy, the affordable housing units should be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development, as shown on the proposed site layout plan (drawing ref: SL.01 Rev A) attached at Appendix 2 of this AHS.
- 3.5.2 All affordable dwellings will be provided to meet Nationally Described Space Standards ("NDSS"), exceeding the standard of 85% of NDSS which is typically sought by the Council.

4 Conclusions

- 4.1 This Statement has been prepared to detail the affordable housing provision within the planning application for 167 dwellings at the Former RAF Rudloe Manor, Westwells Road, Hawthorn, Corsham.
- 4.2 A total of 167no. dwellings will be provided across the application site and it is proposed that 33no. (20%) will be delivered as affordable housing. This level of on-site affordable housing reflects the associated Vacant Building Credit applied to the site as set out in the Planning Statement.
- 4.3 In respect of tenure, 60% of these affordable dwellings will be delivered as affordable rent and 40% will be delivered as shared ownership.
- 4.4 The affordable properties will be indistinguishable from the open market dwellings in terms of design and are distributed across the site.
- 4.5 Accordingly, the affordable housing proposals have been prepared to respond to the applicable policy context for Wiltshire Council, the pre-application comments received to date, and the site-specific Vacant Building Credit position.

Appendix 1 – Pre-application Comments

Wiltshire Council Planning Consultation Response – Housing Enabling Team

4th February, 2026

Application No:	
Application Type:	Pre-Application enquiry
Proposal:	Demolition of buildings, erection of 170 no. dwellings, access, landscaping, supporting infrastructure and associated works
Site Address:	RAF RUDLOE MANOR, WESTWELLS ROAD, HAWTHORN

Thank you for consulting the Housing Enabling Team regarding this application - our comments and observations are as follows:

From the information received, we note that this pre-planning application relates to a proposed residential development of up to 170 dwellings on previously developed land south of the Bradford Road on the edge of the existing settlement of Corsham. Should this site be considered suitable for residential development in this location, and be brought forward by the appropriate planning processes, we can advise that the requirements in respect of Affordable Housing would be as follows:

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 within the 30% Affordable Housing Zone, on all sites of 10 or more dwellings; or on sites of 5 - 9 dwellings if the area of the site is 0.5ha or greater, within the Corsham Community Area. There would, therefore, be a requirement to provide 51 affordable units within a scheme of 170 dwellings. This would meet the policy requirement and would assist in addressing the need for Affordable Housing. 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 (31 units) being for Affordable Rented housing, and 40% of the units (20 units) being provided for Affordable Home Ownership that could comprise of Shared Ownership and First Homes. The specific Affordable Home Ownership tenures / split will be advised by the Housing Enabling Team at the time of the actual planning application.

Unit Size Mix:

Core Policy 45 of the adopted 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 and policy approaches would be as follows:

Affordable Rent 60% (31 units)

29% x 1 bed 2 person flats**	(9)
7% x 2 bed <u>4</u> person bungalows*	(2)
39% x 2 bed 4 person houses	(12)
23% x 3 bed <u>6</u> person houses	(7)
3% x 4 bed <u>7</u> person houses	(1)

Affordable Home Ownership 40% (20)

(Specific tenures to be advised by the Housing Enabling Team and included in the S106 Agreement):

70% x 2 bed / 4 person houses (14)

30% x 3 bed / 5 person houses (6)

*The indicative tenure mix details above would need to be reviewed and confirmed at the time of any actual planning application.

Adapted Units:

Based on current demonstrable need and reflecting Core Policy 46, we can advise that within the 30% Affordable Housing contribution to be delivered on a nil subsidy basis, at least 10% of the affordable rented homes (5 units based on the scheme proposals) would be sought to meet the adapted needs of older people or those with disabilities (built to meet Building Regulations M4(2) Category 2: Accessible and adaptable dwellings standards).

These units should be provided as 3 x Ground Floor 1 bed 2 person flats and 2 x 2 bed 4 person bungalows ** built to the required standards, to be wheelchair accessible and provided with disabled parking bays. Detailed floorplans should be provided to show these requirements will be met. Details of adapted units would also be reviewed and confirmed at the time of any actual 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. Any First Homes should be distributed across the whole site with market units.
- **Adjoining Properties:** To aid marketing/sales of tenures all affordable tenures should, where possible, not be directly connected to the other affordable/market tenures and provided in semi-detached pairs or in terraces eg: Shared Ownership homes should be supplied in semi-detached pairs or small terrace of 3 units together and not linked to other tenures eg including the Affordable Rented homes. First Homes should be distributed across the whole site and not attached to the Affordable Rented or the Shared Ownership units but blended in with the market units.
- **Distribution of 1 bed units:** Any 1-bedroom flats should be provided in blocks of 6 to 9 units or in maisonette style flats (2 units), provided with individual gardens and in curtilage parking in order to integrate with surrounding houses.
- **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:** 2 bed flats above ground floor level are not considered suitable for affordable units. 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 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 floor space 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/car ports but do require sufficient parking bays as per current policy guidance - ie: 1 x parking bay for each 1 bed affordable home; 2 x parking bays to be provided for each 2 or 3 bed affordable home, 3 parking bays for each 4 or 5 bed affordable home. Parking bays should be provided in curtilage (ie: to the side or immediately in front of their relevant plot) and shared parking courts should be avoided for the affordable houses.

Should it be considered appropriate to apply Vacant Buildings Credit to this proposal, the Planning Case Officer will need to consider, confirm and then advise the Housing Enabling Team regarding the information they will require ie: confirmation of the total gross internal areas for the existing and the proposed floor space, in order that the Affordable Housing provision can be re-calculated in line with the council's procedures and then formally confirmation can be given regarding the Affordable Housing contribution required by the Housing Enabling Team.

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

The affordable dwellings (other than First Homes) 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.

Sale of First Homes

Please note that First Homes must be discounted by a minimum of 30% against the market value, with the sale price, at first sale, no higher than £250,000 after the discount has been applied. They must be sold to qualifying first time buyers (with the discount and restrictions passed on to subsequent owners in perpetuity) in accordance with procedures and eligibility criteria set out in government guidance. Please see [First Homes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/first-homes) for more information. First Homes should be marketed to households with a local connection to Wiltshire for the period that local eligibility criteria apply.

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).

Julie Newitt
Principal Development Officer (Corsham and Melksham)
Housing Enabling Team - Major Projects & Enabling
04/02/2026

Appendix 2 – Proposed Site Layout Plan



Accommodation Schedule						
Open Market						
House Type	Occupancy	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
EMA22	283P	72.3	778	24	1734.7	18672
EMA33	364P	90.3	972	40	3612.1	38880
EMT31	385P	98.3	1058	15	1474.4	15870
EMT32	385P	98.3	1058	2	196.6	2116
EMT41	486P	116.3	1252	11	1279.5	13772
EMA42	486P	116.3	1252	18	2093.7	22536
EMA44	487P	126.3	1359	8	1010.0	10872
EMA46	487P	127.6	1374	2	253.5	2748
EMG44	488P	142.8	1537	10	1427.9	15370
EMG45	488P	163.1	1756	2	326.3	3512
EMT45	487P	134.7	1450	2	269.4	2900
Open Market Totals				134	13679.8	147248
Affordable Rent						
House Type	Occupancy	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
Apartment (EMF12)	182P	51.8	558	9	466.6	5022
EMAP22	284P	80.3	864	6	481.6	5184
EMAP32	385P	94.3	1015	4	377.2	4060
EMAP41	486P	108.3	1166	1	108.3	1166
Affordable Rent Totals				20	1433.7	15432
Shared Ownership						
House Type	Occupancy	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
EMAP22	284P	80.3	864	7	561.9	6048
EMAP32	385P	94.3	1015	5	471.5	5075
EMTP31	385P	94.3	1015	1	94.3	1015
Shared Ownership Totals				13	1127.7	12188
Site Totals				167	16241.1	174818

KEY

Site Application Boundary

*

Affordable Housing - Rented

*

Affordable Housing - Shared Ownership

G

Garden Gate

Existing trees / hedges - Root Protection Zones