



Development Management
Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Bellway Homes
Wessex Division
Embankment Way
Castleman Business Centre
Hampshire, BH24 1EU

Delivered by Email

13/08/2026

Dear Sir/Madam,

Request to Modify a s106 Agreement, Planning Application Ref: 20/00337/FUL – Land at Odstock Road, Salisbury, SP2 8AD

Bellway Homes Limited hereby requests a modification to the Section 106 Agreement pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended). The application relates to the Section 106 Agreement dated 17 October 2024 associated with planning permission ref. 20/00337/FUL at land off Odstock Road, Salisbury.

Background and Context

Bellway has actively engaged with Registered Providers in seeking to deliver the affordable housing required by the Section 106 Agreement. Despite extensive marketing and discussions with affordable housing providers, it has not been possible to secure an offer based on the affordable housing tenure provisions set out in the existing agreement.

Through ongoing discussions with interested Registered Providers, it has become clear that greater flexibility in the affordable housing tenure mix is required to facilitate delivery of the affordable housing obligations and secure an affordable housing partner for the scheme.

Variation Sought

The proposed Deed of Variation seeks to amend the definition of Affordable Housing by introducing a new tenure category, “Discount Market Housing Units”, and to amend the Affordable Housing Mix Schedule so that references to “Shared Ownership” are replaced by “Shared Ownership and/or Discount Market Housing Units.”

The proposed new definition of Discount Market Housing Units is:

“Housing to be constructed or provided as part of the Development as dwellings for sale to eligible persons subject to a covenant imposed to restrict the sale and resale price to a discount of a minimum of 30% below the value they would be sold on the open market in perpetuity.”

The amendment would provide additional flexibility in the affordable housing tenure mix whilst maintaining the affordability objectives of the original agreement.

Benefits of the Variation

The proposed variation offers several key benefits:

- Facilitates the delivery of the affordable housing obligations through widening the affordable tenure
- Maintains affordable housing provision within the development.
- Secures a number of affordable homes that remain available at a minimum 30% discount below market value in perpetuity.
- Supports continued delivery of the wider development without unnecessary delay.

No other planning obligations contained within the Section 106 Agreement would be altered by this application.

Supporting Documentation

This application is accompanied by the following documents:

- Completed application form
- Draft Deed of Variation
- Amended Affordable Housing Plan

- Copy of the existing Section 106 Agreement
- Appropriate application fee

We respectfully request that Wiltshire Council gives favourable consideration to this application and progresses the Deed of Variation at the earliest opportunity to ensure the affordable housing can be delivered in a practical and viable manner.

Should you require any additional information or clarification, please do not hesitate to contact me.

Yours faithfully,

Lynn Pack

Lynn Pack

Senior Planning Manager

cc Planning Administration Team