

Wiltshire Council Planning Consultation Response – Housing Enabling Team

24th August 2026

Application No:	PL/2026/04365
Application Type:	Full planning permission
Proposal:	The construction of a new 60 bed Care Home with associated landscaping and car parking facilities on the former site of the Co-op store accessed from Mill Street. The development also includes 7 Assisted Living units to the north on the former car park accessed from The Pippen. Both sites are linked by existing pedestrian bridges across the River Marden. The demolition of the Co-op store has been approved under a separate application (PL/2025/02050).
Site Address:	Co-operative Food, Mill Street, Calne, SN11 0HT

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

Policy Requirements:

Core Policy 43 of the 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 to 9 dwellings if the area of the site is 0.5 hectares or greater. I note that this application proposes a 60-bed care home facility (C2 use) as well as 7 x terraced dwellings (C3 use). Whilst the 7 x self-contained units have been proposed as C3 use and occupy an area separated from the main care home facility by a river, it is understood that the applicant intends for these units to be owned and operated by Cedar Care and would be considered as an extension of the wider C2 care facility.

The applicant has confirmed that the 7 terraced dwellings will be restricted for use as a care facility by way of legal agreement and, as such, sale or rent on the open market will be precluded. With this in mind, the Housing Enabling Team are satisfied that there is no Affordable Housing requirement at this time and have no objection subject to legal agreement.

Kind regards,

Kieran Marsh

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