

## Wiltshire Council Planning Consultation Response – Housing Enabling Team

10<sup>th</sup> September 2026

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Application No:   | PL/2026/05401                                                                                                      |
| Application Type: | Modification of Planning Obligation                                                                                |
| Proposal:         | Modification of the Section 106 Agreement to permit Discount Market Units within the affordable housing provision. |
| Site Address:     | Land off High Street, Sutton Benger, Chippenham, SN15 4SP                                                          |

Thank you for consulting the Housing Enabling Team on the above application.

I note that the proposed Modification of the Planning Obligation relates to application PL/2023/06204 (Outline Planning Permission granted on 27 January 2025) and the associated S106 Agreement dated 19 December 2024. I also note PL/2025/09623 - Reserved Matters Application was approved on 09.09.2026.

The S106 Agreement secures an indicative affordable housing mix comprising:

- 14 Affordable Rent units
- 4 Shared Ownership units
- 6 First Homes

It is acknowledged that the developer has satisfactorily demonstrated a lack of Registered Provider interest in the Affordable Rent and Shared Ownership units and has exhausted all reasonable avenues to secure delivery through these tenures.

As such, the Housing Enabling Team supports a modification to the S106 Agreement to allow the provision of Discount Market Units (DMUs) as an option in place of the Affordable Rent and Shared Ownership units.

This amendment will need to be secured through a Deed of Variation to the existing S106 Agreement. The Deed of Variation should incorporate the Council's approved definition of a Discount Market Unit, together with all associated requirements.

The Discount Market Units should be provided at a 30% discount from the open market value, with this discount secured in perpetuity through the S106 Agreement.

Subject to the above, the Housing Enabling Team raises no objection to the proposed modification.

Kind Regards

*Alison Barnes*

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