

Wiltshire Council Planning Consultation Response – Housing Enabling Team

28th September 2026

Application No:	PL/2026/05293
Application Type:	Modification of Planning Obligation
Proposal:	Deed of Variation to the original s106 Agreement dated 17th October 2024
Site Address:	Spirewood Grange, Odstock Road, Salisbury, SP2 8AD

Thank you for consulting the Housing Enabling Team on the above application, which I understand relates to application ref 20/00337/FUL and its associated S106 agreement. It is noted that this Modification of Planning Obligation application proposes to amend the definition of Affordable Housing to include Discount Market Units and to introduce a new definition for Discount Market Units, which will in turn allow Discount Market Units to be used as an alternative tenure to Shared Ownership, due to an inability to secure a Registered Provider for this tenure.

It is understood that the developer has satisfactorily demonstrated a lack of Registered Provider interest in the 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 as an option in place of the Shared Ownership units.

This amendment will need to be secured through a Deed of Variation to the existing S106 Agreement, which should incorporate the Council's approved definition of a Discount Market Unit as well as 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. It is noted that the applicant has provided an initial draft for the Deed of Variation which incorporates a 30% discount secured in perpetuity, which is supported by the Housing Enabling Team. The details of this draft Deed of Variation can be further assessed and agreed should this application be found acceptable through the planning process.

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

Kind regards,

Kieran Marsh
Principal Development Officer – Housing Enabling
Planning, Economy & Climate
Email: Kieran.marsh@wiltshire.gov.uk
Phone: 01225712580