

Wiltshire Council Planning Consultation Response – Housing Enabling Team

30th September 2026

Application No:	PL/2025/09484
Application Type:	Outline planning permission: Some matters reserved
Proposal:	Outline planning application with all matters reserved except for access for up to 135 dwellings, the creation of new vehicular access with footways from Swindon Road, provision of informal and formal open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure
Site Address:	Land North of Swindon Road, Lydiard Tregoze, Royal Wootton Bassett

Thank you for consulting the Housing Enabling Team on the above application. My comments and observations relate to recent queries regarding the Affordable Housing requirements and follow on from previous comments made 27th January 2026.

Tenure Mix:

It is understood that previous comments made by the Housing Enabling Team (27/01/26) requested a mix of Affordable Rent and 'affordable home ownership' which could comprise of Shared Ownership and First Homes. I confirm that Affordable Rent is still considered acceptable for the 32 rented units on this site as this is the tenure already requested in previous consultation comments. Regarding the affordable home ownership provision, the Housing Enabling Team would be supportive of Shared Ownership being utilised for the 22 affordable home ownership units.

Unit Size Mix:

It is noted that the applicant has queried the possibility of delivering the 4 x 2-bed / 4-person bungalows as flats. The 2-bed bungalows were requested by the Housing Enabling Team as they assist in meeting a demonstrable need for 2-bed accessible dwellings in the Royal Wootton Bassett area; however, I would accept a lower provision of 2 x 2-bed / 4-person bungalows. In turn, the 2-bed house and 3-bed house provisions should be increased by 1 unit respectively.

It should also be noted that previous comments made by the Housing Enabling Team did advise that 2-bed flats, especially above ground-floor, are not considered acceptable for Affordable Housing in Wiltshire, due to low demand and regular re-admittance to the Housing Register.

M4(2) Building Standards:

As advised in previous consultation comments, Core Policy 45 requires all developments to reflect the demonstrable need of the community in which the site is located. As such, it has been requested that 5 Affordable Rented units are delivered to M4(2) standards in order to meet this demonstrable need in the Royal Wootton Bassett area. As previously mentioned, 2 of these M4(2) units should be delivered as 2-bed / 4-person bungalows with the remaining 3 x M4(2) units delivered as 1-bed ground floor flats.

It should be noted that M4(2) Building Standards requires step-free access to the dwelling's entrance. As such, any unit delivered to M4(2) standards is expected to be provided as a ground-floor unit, whether a flat or bungalow.

Kind regards,

Kieran Marsh

Principal Development Officer – Housing Enabling

Planning, Economy & Climate

Email: Kieran.marsh@wiltshire.gov.uk

Phone: 01225712580