

Wiltshire Council Planning Consultation Response – Housing Enabling Team

2nd October 2026

Application No:	PL/2026/05915
Application Type:	Modification of Planning Obligation
Proposal:	Modification of Schedules 1 and 5 relating to application PL/2022/06612
Site Address:	Land at Saltersford Lane, Chippenham

Thank you for consulting the Housing Enabling Team on the above application, which has been submitted to amend the Affordable Housing occupation trigger contained within Schedule 1, Clause 8 of the S106 Agreement dated 20 October 2023, to enable timely delivery of the site.

Schedule 1, Clause 8 currently states:

"Not Occupy more than 50% of the Market Housing Units until the Affordable Housing Units have been completed in accordance with the Planning Permission and made available for Occupation and transferred to the Transferee in accordance with paragraph 7 of this Schedule 1 and to provide to the Council on demand documentary evidence of the existence of the transfer(s) of the Affordable Housing Units."

The Housing Enabling Team is supportive of amending the existing occupation trigger to introduce a revised two-stage trigger as follows:

1. 50% of the affordable housing units to be transferred prior to the occupation of 50% of the market dwellings; and
2. 100% of the affordable housing units to be transferred prior to the occupation of 80% of the market dwellings.

The Housing Enabling Team considers these revised triggers to be acceptable and proportionate. The proposed amendment would ensure that the delivery of the affordable housing remains aligned with the occupation of the market dwellings throughout the development.

On this basis, the Housing Enabling Team supports the proposed amendments and is supportive of the changes being secured through a Deed of Variation to the existing S106 Agreement.

Kind Regards

Alison

Alison Barnes
Principal Development Officer – Housing Enabling (Chippenham)
Planning, Economy and Climate

Email: alison.barnes@wiltshire.gov.uk