

Wiltshire Council Planning Consultation Response

09 August 2016

Affordable Housing (North) -
Corsham, Malmesbury & Royal
Wootton Bassett Community Area
Julie Newitt
Development Officer
New Housing Team
Wiltshire Council

Officer's Name: Alex Smith
Officer's Title: Senior Planning Officer
Direct Line: 01249 706672

Application No: 16/07288/OUT

Outline planning application (all matters reserved except means of access) for residential development, including the construction of up to 71 dwellings, the creation of new vehicular access with footways and cycleways and ancillary road infrastructure, public open spaces, children's play area, landscape planting, surface water attenuation and associated infrastructure.

**Land South of Filands, Malmesbury, Wiltshire,
393536 Northings: 188595
Mr Jackson**

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

I would welcome any comments that you have about this particular application by **08 September 2016**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Comments:

Thank you for consulting the New Housing Team regarding planning application – our comments and observations are as follows:

From the information we have received, we note that the proposal is to develop 71 residential units of accommodation on the land South of Filands. It is noted that the site is located outside the framework boundary for Malmesbury and that the scheme is not being proposed as an exception site for 100% affordable housing within Core Policy 44 criteria. However, should this site be considered suitable/found to be acceptable in principle, for a residential development in this location - and for a scheme of this size - we can advise that the requirements in respect of affordable housing would be as follows:

The Wiltshire Core Strategy details a requirement in the Malmesbury Community Area for a 40% affordable housing contribution to be delivered in line with its Core Policies 43, 45 and 46 where there is demonstrable need for new affordable housing on sites of 5 or more dwellings.

- Core Policy 43 sets out when affordable housing will be required and indicates the proportion which will be sought from open market housing development.
- Core Policy 45 requires affordable housing to be well designed, ensuring a range of types, tenures and sizes of homes to meet identified affordable housing need to create mixed and balanced communities.
- Core Policy 46 requires affordable housing to meet the specific needs of vulnerable and older people.

We can confirm that there is demonstrable affordable housing need in the Malmesbury Community Area and that a 40% on-site affordable housing contribution at nil subsidy would be sought from these proposals, in line with policy approaches - with a tenure split requirement of 60% Affordable Rented and 40% Shared Ownership homes.

Based on a scheme of 71 units, 40% Affordable Housing would equate to 28 affordable units required on site with a tenure split of 60% Affordable Rent (17 units) and 40% Intermediate Housing* (11 units) in order to reflect current demonstrable need and policy approaches.

An indicative tenure mix and unit size breakdown (based on current demonstrable need) would be as follows:

Affordable Rent (60%) = 17 units

38% x 1 bed 2 person flats	(6)
10% x 2 bed 3 person bungalows	(2)
34% x 2 bed 4 person houses	(6)
12% x 3 bed 5 person houses	(2)
6% x 4 bed 7 persons house	(1)

Shared Ownership (Intermediate Housing)* (40%) = 11 units

60% x 2 bed 4 person houses	(7)
40% x 3 bed 5 person houses	(4)

Tenure mix details will need to be reviewed and confirmed prior to the submission of any Reserved Matters planning application.

Core Policy 45 of Wiltshire Core Strategy which requires affordable housing to be well designed, ensuring a range of types, tenures and sizes of homes to meet an identified affordable housing need in order to create mixed and balanced communities. The affordable housing should be pepper-potted throughout scheme in clusters of no more than 12-15 affordable units to ensure a mixed, sustainable and inclusive community.

The Wiltshire Core Strategy specifies that affordable housing is expected to meet high standards of design, quality and should be visually indistinguishable from open market housing. All affordable homes would need to be built to, at least, meet minimum sizes and minimum eligibility criteria detailed by the Homes & Communities Agency (or any other subsequent design guidance which may supersede).

Wiltshire Council recommends, as a guide, that all affordable dwellings meet the minimum space standards shown in the table below:

Number of bedrooms	Number of bed spaces	1 storey dwellings (sqm)	2 storey dwellings (sqm)	3 storey dwellings (sqm)	Built in storage (sqm)
Studio	1p	39			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

With regard to Wiltshire Core Policy CP46 - where there is a housing need identified for Extra Care, adapted properties for disabled residents or wheelchair adapted accommodation these units would be sought within the mix - built to Lifetime Homes Standards (or equivalent)/Adaptable standards (Building Regulations M4 Category 2: Accessible and adaptable dwellings standards). Based on current demonstrable need we can advise that, as well as general needs affordable homes within the 40% affordable housing contribution to be delivered on a nil subsidy basis, there is also a demonstrable need in this community area for at least 10% of these affordable homes to be built to meet the specific needs of vulnerable and older people or those with disabilities - ideally bungalows - to be built to M4(2) wheelchair accessible standards with wet rooms rather than bathrooms.

The affordable homes do not require garages but do require sufficient parking bays as per current policy guidance - areas ie: 1 x parking space for each 1 bed, 2 x parking spaces to be provided for each 2 or 3 bed affordable house and 3 parking spaces for each 4 bed house - in curtilage/designated parking bays rather than parking courts. We would not accept coach house style/car port layouts with drive through to a rear courtyard within the Affordable Housing mix or flats over garages.

When providing affordable housing, developers are advised to engage with a Registered Provider at the earliest opportunity, in order to ensure that the appropriate standards are met at the design stage. The completed affordable dwellings will be required to be transferred to a Registered Provider, approved by the Council, on a nil subsidy basis and secured via a S106 Agreement – a rent charge/management charge cap will be required for the affordable housing units and the Local Authority will have nomination rights to the affordable.

Julie Newitt
Principal Development Officer
New Housing Team
Wiltshire Council