

Wiltshire Council Planning Consultation Response

18 October 2017

Wiltshire Council Affordable Housing
Julie Newitt
(covering Malmesbury, Royal Wootton
Bassett, Chippenham, Corsham,
Melksham, Bradford on Avon)

Officer's Name: Richard Sewell
Officer's Title: Planning Officer
Direct Line: 01249 706689

Application No: 17/08735/FUL
Provision of new public open space, footpath, play area, nine homes and associated infrastructure.
Land at Church Place, Lydiard Millicent, Swindon, Wiltshire, SN5 3LR
409166 Northings: 186211
Mr & Mrs Kershaw

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 **19 October 2017**. 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 Housing Enabling Team regarding this planning application – our comments and observations are as follows:

From the details supplied we note that the proposal is to develop 9 new dwellings on land at Church Place, Lydiard Millicent. The Wiltshire Core Strategy classifies Lydiard Millicent as a “small village” without a settlement boundary which limits new development. We also note that the proposal is not being put forward as an Exception Site (Core Policy 44) for Affordable Housing only.

We can advise that the Wiltshire Core Strategy details the following Affordable Housing policies:

- 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.

Core Policy 43 states that on sites of 5 or more dwellings, affordable housing provision of at least 40% will be provided. On 19th May 2016, however, the Government amended the Planning Practice Guidance by stating that contributions for affordable housing and tariff style planning obligations should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1000 sqm.

We can advise that, as long as it is confirmed that the maximum combined gross floor space of the new development/9 units is no more than 1000 sqm, the Affordable Housing policies would not apply to this application and no affordable housing contribution would be sought. However, we believe that the applicant has now confirmed that the maximum combined gross floor space would be more than 1000 sqm in which case an affordable housing contribution would be required.

We can confirm that there is demonstrable need for affordable housing in this community area and a 40% on-site affordable housing contribution at nil subsidy will be required from these proposals in line with policy approaches. Based on scheme of 9 units proposed, 40% Affordable Housing would equate to 4 affordable units required on site:

Affordable Rent (2)

1 x 2 bed 4 person house

1 x 3 bed 5 person house

Shared Ownership (2)

1 x 2 bed 4 person house

1 x 3 bed 5 person house

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 size standards of the Homes & Communities Agency (or any other subsequent design guidance which may supersede), as well as to meet required minimum person eligibility criteria. Wiltshire Council also 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 (sq m)	2 storey dwellings (sq m)	3 storey dwellings (sq m)	Built in storage (sq m)
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
	8p	125	132	138	

Preferred sizes are highlighted

The affordable homes do not require garages but do require sufficient parking bays as per current policy guidance ie: 2 x parking spaces to be provided for each 2 or 3 bed affordable home - in curtilage/designated parking bays for houses rather than parking courts.

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 and the Local Authority will have nomination rights to the affordable dwellings.

Any concerns raised regarding scheme viability due to the required affordable housing policy contribution sought would need to be verified/determined via a full open book financial assessment process carried out in line with the Council's viability procedures to determine what level of affordable housing contribution might be possible.

Julie Newitt
Principal Development Officer
New Housing Team
Wiltshire Council