



Land at Stones Farm, West Mill Lane,
Cricklade SN6 6JL

Reserved Matters Application

Planning Statement

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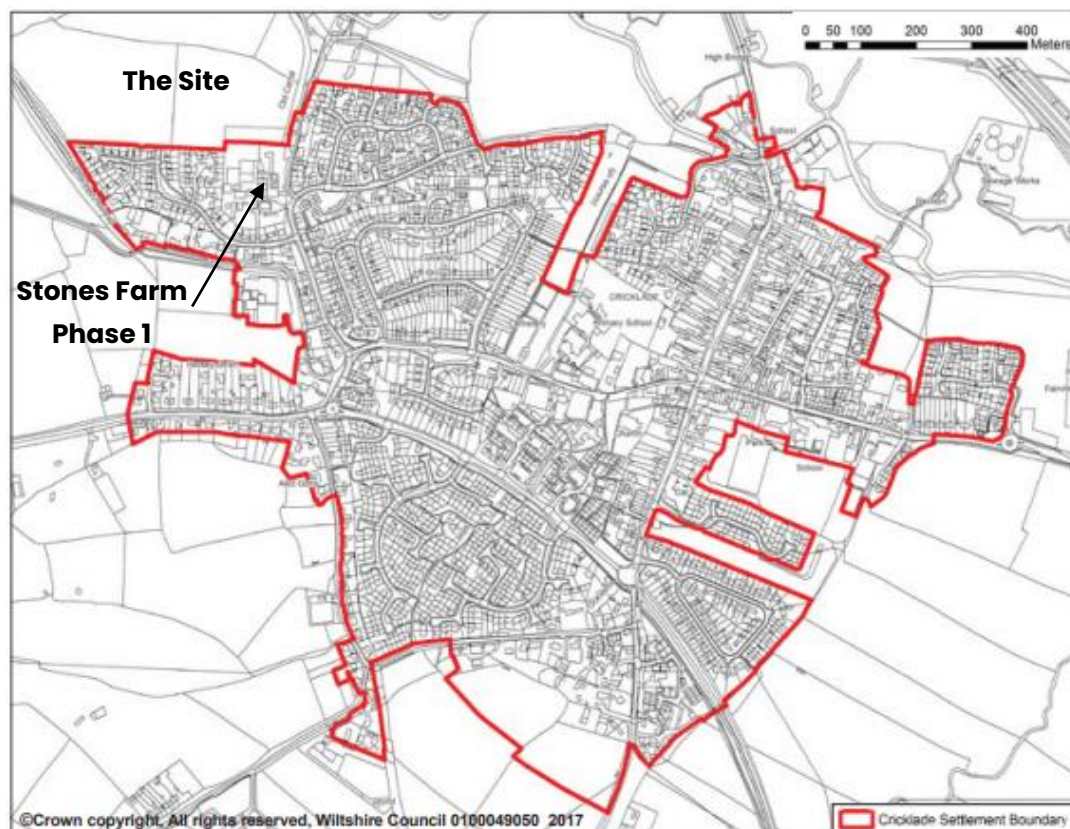
1 Introduction

- 1.1 Vision Planning is instructed by the applicant, Newland Homes Limited, to prepare and submit a *“reserved matters application relating to appearance, layout, scale and landscaping, pursuant to PL/2022/02452, for the erection of 140 dwellings and a habitat support area.”*
- 1.2 This follows the approval of outline planning permission for the same development at appeal (reference APP/Y3940/W/24/3351265) on 23 January 2025.
- 1.3 The outline permission reserved all matters except access. This application therefore deals with appearance, layout, scale and landscaping, in order to discharge condition 3 in the appeal decision letter, as well as seeking to comply with conditions 4, 7 and 12.

2 Site Description and Development Proposal

- 2.1 The Stones Farm phase 2 site ("the Site"), identified on the accompanying *Location Plan* (ref 247-01), is located on the north-western edge of Cricklade. It adjoins Cricklade's settlement boundary, as defined in the made Cricklade Neighbourhood Plan, March 2018.

Figure 1: Cricklade Settlement Boundary



Source: Cricklade Neighbourhood Plan

- 2.2 The Site is bordered on its southern and eastern edges by residential development. To the south is the Reeds residential development, built by Persimmon Homes (Wessex) Ltd in the mid 1990s. To the south east is a development of 25 homes by Newland Homes¹ which we refer to as "Stones Farm Phase 1".
- 2.3 The Site consists of three agricultural fields, currently grazed.

¹ Permitted via applications referenced 15/01159/OUT and 19/02537/REM

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- 2.4 The River Thames borders the northern edge of the two northern fields, and beyond the River Thames lies the North Meadows Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR), which forms part of the North Meadows and Clattinger Farn Special Area of Conservation (SAC). These designations relate primarily to the abundance of snake's head fritillary on the site, which draws crowds to the area in Spring.
- 2.5 As indicated on the Planning Layout submitted with the approved outline application (ref 824-06), the two northern fields will be kept free from built development in order to create a Habitat Support Area (HSA). The southern field is to be developed for residential development.
- 2.6 The North Wilts Branch of the Wilts & Berks Canal formerly ran along the eastern edge of the southern field before crossing the two northern fields, approximately parallel with the River Thames. Remnants of part of the canal remain along the eastern edge of the Site, and a footpath runs along the remainder of the former alignment across the Site.
- 2.7 The former Midland and South Western Junction Railway, which ran towards Cirencester, abuts the Site's western boundary. The line was closed in 1961 but now forms part of the Sustrans Route Cycleway 45 and joins Bridleway 46/3 further north.

3 Planning history

- 3.1 This application relates to application reference PL/2022/02452, for an *“outline application for the erection of up to 140 dwellings, a habitat support area and associated landscaping and works. Access not reserved.”*
- 3.2 PL/2022/02452 was refused by Wiltshire Council on 13 March 2024, and then granted on appeal (reference APP/Y3940/W/24/3351265) on 23 January 2025.
- 3.3 The outline permission reserved all matters except access. This reserved matters application therefore provides details of the proposed appearance, layout, scale and landscaping, in order to discharge conditions 3 and 7 on the appeal decision letter, as well as seeking to comply with conditions 4 and 12.
- 3.4 Condition 3 is as follows:
- “3) No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:*
- a. The scale of the development;*
 - b. The layout of the development;*
 - c. The external appearance of the development;*
 - d. The landscaping of the site (including strategic landscaping).*
- The details shall be carried out in accordance with the approved details.”*
- 3.5 Condition 7 is as follows:
- “7) At reserved matters stage, as part of the scheme layout, a scheme of pedestrian / cycle links on the north-west to south-east boundary and West Mill Lane fully connecting with the cycle access points, shall be submitted, and approved in line with the masterplan for the site. The scheme of pedestrian / cycle links shall be implemented in accordance with a timetable agreed with the local planning authority.”*

3.6 Condition 4 relates to the timing of the submission of the reserved matters details, and condition 12 sets further requirements about the detail to be submitted. These two conditions are set out below.

“4) An application for the approval of all of the reserved matters shall be made to the local planning authority before the expiration of one year from the date of this permission.”

“12) At reserved matters stage, the proposal shall come forward with car parking provision in accordance with the Wiltshire Car Parking standards.”

4 Relevant planning policy context

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70 (2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 4.2 The current adopted development plan for the application site comprises:
- the Wiltshire Core Strategy, adopted January 2015;
 - the Wiltshire Housing Site Allocations Plan, adopted February 2020;
 - the Cricklade Neighbourhood Plan 2026, made March 2018; and
 - saved policies from the North Wiltshire Local Plan 2011.
- 4.3 The emerging Wiltshire Local Plan is at examination, so has limited weight in planning decisions.
- 4.4 Other material considerations include the Wiltshire Design Guide, adopted as a supplementary planning document on 25 March 2024, and the National Planning Policy Framework (NPPF).

The Development Plan

- 4.5 The Wiltshire Interactive Policy Map sets out the site specific policies relevant to the Site and to Cricklade, from the Core Strategy, Housing Site Allocations Plan and the saved North Wiltshire Local Plan.
- 4.6 As an outline planning application has been approved, the principle of developing up to 140 dwellings on the site is accepted, so the policies relevant to this application are those that deal with matters relating to the proposed scale, layout, appearance and landscaping. These are described below.

Wiltshire Core Strategy

- 4.7 Core Policy 43 deals with affordable housing, which will be relevant for the proposed layout of the development.

Core Policy 43

Providing affordable homes

Provision

On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.

The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development. All affordable housing will be subject to an appropriate legal agreement with the council.

This level of provision should be delivered with nil public subsidy, unless otherwise agreed by the council.

- 4.8 Core Policy 45 deals with housing type, mix and size, which will be relevant to the proposed layout of the development.

Core Policy 45

Meeting Wiltshire's housing needs

Type, mix and size

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source.

In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

- 4.9 Core Policy 50 relates to biodiversity, and specifically to the expectation

that ecological features shall be retained, buffered and managed. This has some relevance to the proposed layout.

Core Policy 50

Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided
- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

- 4.10 Core Policy 51 relates to Landscape, both in the context of designated landscapes, which is not relevant to this application, but also via it prescribing that development should protect, conserve and possibly enhance landscape character. This is relevant to the proposed scale, layout, appearance and landscaping.

Core Policy 51

Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.

- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

- 4.11 Core Policy 52 relates to Green Infrastructure – both the retention and enhancement of existing green infrastructure, and the delivery of new green infrastructure. This is relevant to the proposed layout of the development.

Core Policy 52

Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. retain and enhance existing on site green infrastructure
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards

- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development¹⁰⁷ should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

- 4.12 Core Policy 57 relates to design, so is a key policy in the consideration of this application. It will be relevant to the proposed scale, layout, appearance and landscaping of the development.

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

4.13 Core Policies 60 and 61 will be relevant to the proposed layout in relation to pedestrian and cycle paths.

Core Policy 60

Sustainable transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

This will be achieved by:

- i. planning developments in accessible locations
- ii. promoting sustainable transport alternatives to the use of the private car
- iii. maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community
- iv. promoting appropriate demand management measures
- v. influencing the routing of freight within and through the county
- vi. assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.

Core Policy 61

Transport and new development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

As part of a required transport assessment, the following must be demonstrated:

- i. That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy:
 - a. Visually impaired and other disabled people
 - b. Pedestrians
 - c. Cyclists
 - d. Public transport
 - e. Goods vehicles

f. Powered two-wheelers

g. Private cars.

ii. That the proposal is capable of being served by safe access to the highway network.

iii. That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.

Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.

- 4.14 Core Policy 62 will also be relevant in relation to the proposed layout of the scheme.

Core Policy 62

Development Impacts on the transport network

Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.

Wiltshire Housing Site Allocations Plan

- 4.15 The Housing Site Allocations Plan includes no policies relevant to this application.

Cricklade Neighbourhood Plan

- 4.16 The Cricklade Neighbourhood Plan 2026 was made in March 2018.

- 4.17 Policy H3 relates to the design of new housing.

Policy H3: Design of New Housing

Proposals for new housing development in the Plan area should be designed in a way that integrates them effectively into the existing fabric of the town and its footpath network. Development proposals will be supported where they include good quality design that responds to the character of its immediate locality and, as appropriate to the site concerned,

incorporates measures to:

- Provide cycle and pedestrian routes with connectivity to existing adjacent areas; and
- Ensure that the informal and varied nature of existing developments should be continued in new developments; and
- Ensure that the height of new build should be in keeping with the elevations of any existing neighbouring properties, especially where the new development has a high visual impact; and
- Ensure that the integrity of historic burgage plots remains intact; and
- Ensure that infill developments within the town safeguard the amenities of surrounding residential properties; and
- Incorporate open spaces, play areas and hard landscaping to be of a scale suited to the existing built form; and
- Ensure that new housing provides private outdoor space with individual gardens or shared areas commensurate with the size and type of dwelling.

4.18 Policy H4 relates to housing mix. It favours the provision of 1, 2 and 3 bedroom dwellings.

Policy H4: Housing Mix on Sites

New housing developments should demonstrate the extent to which they address current and future housing needs in the Plan area. New residential developments that meet other policies in this Plan will be supported where they have a concentration on the provision of 1, 2 and 3-bedroom dwellings.

4.19 Policy H5 repeats the requirement for 40% affordable housing set out in Core Policy 43, but also favours some affordable homes being for intermediate home ownership.

Policy H5: Affordable Housing

Proposals for development that result in a net gain of eleven or more dwellings and which have a combined floorspace of more than 1000 square metres (gross internal area) will be expected to provide a minimum of 40% affordable housing on the site. Proposals for development should consider local housing need and should normally provide a mix of tenure including some affordable homes being for intermediate home ownership schemes.

4.20 Policy H6 supports housing for older people.

Policy H6: Housing for the Elderly and Disabled

A range of housing options will be supported that promote and maintain housing choice and independence for local older people. Proposals for more care options will be supported if they are of a scale suited to the size and needs of Cricklade.

The conversion or adaptation of an existing building or dwelling, including the sub-division of a dwelling, to enable occupancy by older or disabled persons will be supported where the proposed development accords with other policies in the Plan.

Proposals for new residential development should address the local need for housing older and disabled people. The provision of single storey accommodation or other suitable housing types for elderly or disabled persons will be supported.

4.21 Policy H7 sets out design standards for residential car parking provision.

Policy H7: Residential Car Parking

Residential development should meet the Wiltshire Council parking standards.

The design and landscaping of car parking spaces or areas should respect the character of the development and its immediate area and minimise visual intrusion. The following design guidelines should be complied with:

- Parking provision to the front of a dwelling should be designed to minimise the visual impact and keep some appearance of garden space; and
- Communal parking areas should serve no more than 6 homes.
- Communal parking areas should integrate with the surrounding development and be low maintenance without loose surfacing materials.

4.22 The Neighbourhood Plan also repeats Wiltshire's Parking Standards, as follows.

Bedrooms in dwelling	Minimum Spaces	Note: Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal)
1	1	
2 or 3	2	
4 or more	3	
Unallocated (for visitors)	0.2 per dwelling	

Figure 10: Wiltshire Council Parking Standards (March 2015)

4.23 Policy TT2 seeks improvements to existing pedestrian and cycle routes in Cricklade.

Policy TT2: Off-road routes in Cricklade

Where appropriate and viable, new residential developments should provide improved pedestrian and cycle routes to the town centre, schools, leisure centre and other facilities and put the emphasis on improving the pedestrian experience. The existing network of paths should be extended and improved wherever possible.

4.24 Policy LAF5 seeks the enhancement and promotion of the National Cycle Route 45, which runs along the western boundary of the Site, and the Thames Path National Trail, which runs along the north eastern boundary of the Site.

Policy LAF5: Sustrans Cycleway 45 and Thames Path National Trail

Proposals that will enhance and promote the Sustrans Cycleway 45 and the Thames Path National Trail and their use in the Plan area will be supported where they comply with other policies in this Plan.

- 4.25 Policy LAF6 supports the creation of a new Cricklade Canal to the east of Cricklade. Restoring the existing route has been discounted, as explained in paragraph 4.4.12: *“The original route of the canal through Cricklade has been built upon and it is therefore not possible to restore it. An alternative route has been identified to the east of the town and this is detailed in the Wiltshire Core Strategy.”*

Policy LAF6: Cricklade Canal

Proposals for the formation of a new Cricklade Canal will be supported. Proposals for recreational and nature conservation measures along its route will be particularly supported.

North Wiltshire Local Plan

- 4.26 One of the most relevant saved policies from the North Wiltshire Local Plan is policy TM4. This relates to the Thames Path National Trail which runs along the northern bank of the River Thames, immediately to the north of the Site.

TM4 THE THAMES PATH NATIONAL TRAIL

In connection with the establishment and enhancement of the proposed Thames long distance path, development will not be permitted where proposals are likely to result in a significant adverse effect on the amenities and open landscape along the river and footpath route.

13.5 The Secretary of State for the Environment approved, in September 1989, the proposals of the Countryside Commission for a Thames long distance footpath, submitted under Section 51 of the National Parks and Access to the Countryside Act 1949. The route mainly follows existing rights of way, but in certain areas, new rights of way will need to be created to complete the route. The riverbanks and adjoining open areas are important in creating a green living corridor of nature conservation and landscape value. Such measures as tree planting and water habitats, involving the creation of bays and backwaters in certain suitable locations to create still water areas for plants and nesting will be encouraged.

- 4.27 Another relevant saved policy is CF3, which seeks the provision of open space as part of any new residential development.

CF3 PROVISION OF OPEN SPACE

Proposals for new housing development will be required to make provision for open space on site, to provide 15m² for Local Parks and 3m² for play areas per person. The Council will accept in the appropriate circumstances, financial payments from

developers for provision of open space according to the following order of preference:

- i) Provision of open space elsewhere which is appropriately located in relation to the development;
- ii) Contributions towards the upgrading of existing nearby open spaces.

Development will be required to make contributions to remedy local deficiencies in the quantity and/or quality of open space and the future maintenance of open space provided to meet needs arising from the new development as set out in North Wiltshire's Open Spaces Study.

Material Considerations

National Planning Policy Framework

4.28 The most relevant sections from the current 2024 NPPF are:

- 8: Promoting healthy and safe communities
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

Wiltshire Design Guide

4.29 The Design Guide was adopted 25 March 2024, and it will be a relevant material consideration in terms of all aspects of this reserved matters application.

Emerging Wiltshire Local Plan

4.30 The Wiltshire Local Plan was submitted for examination on 28 November 2024, and that examination began in June 2025.

4.31 The examination Inspectors wrote to Wiltshire Council on 17 November 2025, explaining that further work was needed in relation to the Sustainability Appraisal, Habitats Regulations Assessment, housing need/requirement and employment land, together with the plan period and that remaining hearing sessions should be postponed pending this further work.

4.32 The emerging Local Plan has limited weight at this stage.

5 Planning Assessment

- 5.1 This application seeks the approval of reserved matters relating to the scale, layout, appearance and landscaping of the proposed development.
- 5.2 These matters are set out in the drawings that accompany this application.
- 5.3 Access details were approved via the outline permission referred to in paragraph 3.1.
- 5.4 Condition 4 on the outline approval requires this reserved matters application to be submitted within one year from the date of the outline permission. The outline permission was granted on 23 January 2025, so this application has been submitted within that year.

Scale

- 5.5 The outline permission specified the scale of the development as being “up to 140 dwellings”. This application is for 140 dwellings, so the proposal is compliant and reflects the number of homes permitted at outline stage.
- 5.6 The scale of the proposed dwellings within the site development is set out in the *Building Height Key Plan* (ref 247-07), with further details provided in the *Design and Appearance* section of the *Design Statement*.
- 5.7 This detail reflects the *Building Height Key Plan* (ref 824-07), submitted with the outline application, which was supported by the Council’s Urban Design Officer.
- 5.8 The scale of the dwellings is described by the various house type plans and elevations, and these take forward the principles set out in 824-07.
- 5.9 The proposed dwelling mix is as follows:

No. of beds	Type of dwelling					Total
	Open market	Affordable			Total	
		Rented	First Homes	Shared Ownership		
1	0	6	2	0	8	8
2	9	14	9	6	29	38
3	38	13	3	2	18	56
4	26	1	0	0	1	27

No. of beds	Type of dwelling					Total
	Open market	Affordable				
		Rented	First Homes	Shared Ownership	Total	
5	11	0	0	0	0	11
All	84	34 (60.7% of affordable)	14 (25.0% of affordable)	8 (14.3% of affordable)	56 (40% of total)	140

5.10 We explain how the affordable element of the scheme meets the requirements set by the outline permission in the *Affordable Housing* section.

5.11 On that basis, the scale of the development proposed full complies with the outline permission.

Layout

5.12 The principle of the residential development being in the southern portion of the site, with the Habitat Support Area being in the north, nearer to North Meadow, was set by the outline permission.

5.13 The definitions of Habitat Support Area (HSA), HSA Biodiversity Area and HSA Recreation Area are given in the S106 agreement, with reference to Plan 3 in appendix 1 of the S106 agreement. Plan 3 shows these elements in the locations now shown in the reserved matters application drawings.

5.14 The S106 definitions also require the delivery of 12,500m² of open space, including the former canal. This open space is shown on the *Planning Layout* (ref 247-06).

5.15 The S106 requires the delivery of a play area based on the formula included in the definitions. Based on this formula, the proposed dwelling mix set out at paragraph 5.9 requires a play area of 792m².

5.16 As this required play area is less than 1,000m², the definition of Play Area set out in the S106 explains that a LEAP is required. This is shown on the *Planning Layout* (ref 247-06).

5.17 In terms of the proposed layout of the residential part of the development, we would note that the Case Officer's Report for PL/2023/02452 refers to comments from "WC Urban design" as an update as follows:

"The latest revised Illustrative Layout 824.05 is indexed August 2023 and is now incorporated in an updated Design and Access Statement July

2023 Rev A. This revision has satisfactorily addressed my comments dated 29.06.2023."

- 5.18 For the avoidance of doubt, the plan referred to above is the revision of 824-05 dated June 2023 and included in the Officer's Report for the outline application.
- 5.19 The submitted reserved matters *Planning Layout* (ref 247-06) is almost identical to the revision of 824-05 supported by the Council's Urban Design Officer.
- 5.20 Further detail about the site layout is described in the *Design Statement*.
- 5.21 Additionally, condition 7 requires, as part of the reserved matters stage, for the submitted layout to include "...pedestrian/ cycle links on the north-west to south-east boundary and West Mill Lane..." These links are shown and annotated in the *Design Statement* (points 11 and 24, page 20/21) and on the *Planning Layout* (ref 247-06).
- 5.22 Finally in relation to layout, condition 12 requires the proposal to "...come forward with car parking provision in accordance with the Wiltshire Car Parking Standards."
- 5.23 The *Parking Allocations Plan* (ref 247-105) demonstrates that this condition is met.

Appearance

- 5.24 Elevation drawings were not submitted with the outline application, so nothing can be inferred from the consideration of the outline application in this regard.
- 5.25 This reserved matters application is accompanied by a series of site wide drawings that describe the appearance of the site: *Building Height Key Plan* (ref 247-07); *Boundary & Enclosure Key Plan* (ref 247-09) and *External Material Finishes Key Plan* (ref 247-10), as well as a series of elevation drawings for each house type. In some cases, the same house type has a choice of two elevation details.
- 5.26 The application is supported by a *Design Statement* which explains the rationale for the appearance of proposed buildings. Reference is made to local character and the Wiltshire Design Guide 2024.

Landscaping

- 5.27 The officer report for the outline application explains that the Council's landscape officer considered that:

"...the resulting visual effects of the proposed development will be limited and localised. The illustrative layout shows that new tree planting and enhanced and new hedgerows are proposed within the urban development area and the HSA land which could help reinforce characteristic urban enclosure at the lower level across this lower vale landscape character area and could help provide a visually filtered partially screened new urban edge to sympathetically transition with adjoining open rural countryside, however this is very much dependent on the detailed scheme..."

- 5.28 Separate landscaping details are provided for the residential part of the scheme (drawing ref 26/591/01) and for the HSA (drawings ref 2917-RDJWL-ZZ-00-DR-A-0001, 2917-RDJWL-ZZ-00-DR-A-0002 and 2917-RDJWL-ZZ-00-DR-A-0003).
- 5.29 The submitted details relating to the residential part of the development show a newly planted hawthorn hedge running along the northern edge of the residential development, and substantial new planting within the residential development.
- 5.30 The submitted details relating to the HSA reflect the distinction between the HSA Recreation Area and the HSA Biodiversity Area, as defined in the S106 agreement for the outline application. As such, the HSA Recreation Area includes a gravel path and a number of pedestrian gates, along with new planting, whereas the HSA Biodiversity Area is designed to restrict public access other than along the public footpath, and the new landscaping features are intended to deliver ecological enhancements.
- 5.31 In combination, these proposals deliver the points that the landscape officer indicated that they would expect to be delivered at this reserved matters stage.

Affordable Housing

- 5.32 The current *Wiltshire Validation Checklist* (August 2025) requires affordable housing details to be submitted with reserved matters applications. This section of the *Planning Statement* is intended to meet those requirements.

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- 5.33 Schedule 1, part 1 of the S106 agreement specifies the required affordable housing mix at 4.1 and 4.2, as follows:
- At least 40% of the dwellings should be affordable homes
 - 60% of the affordable homes should be affordable rented, 15% should be shared ownership and 25% should be First Homes.
- 5.34 The proposed mix, as set out in the table at paragraph 5.9, meets these requirements.
- 5.35 The S106 also includes an indicative mix for the affordable homes, at schedule 1 part 2, as follows:
- Affordable Rented: 60% of affordable units
 - 1 bed/ 2 person flat or bungalow: 15% (5 units) – 6 flats are proposed
 - 2 bed/ 4 person house or bungalow: 41% (14 units) – 14 houses are proposed
 - 3 bed/ 6 person house: 41% (14 units) – 13 x 3 bed/5 person houses are proposed
 - 4 bed/ 7 person house: 3% (1 unit) – 1 x 4 bed/6 person house is proposed
 - First Homes: 25% of affordable units
 - 1 bed/ 2 person bungalow: 14% (2 units) – 2 flats are proposed
 - 2 bed/ 4 person house: 64% (9 units) – 9 houses are proposed
 - 3 bed/ 5 person house: 22% (3 units) – 3 houses are proposed
 - Shared Ownership: 14% of affordable units
 - 2 bed/ 4 person house: 75% (6 units) – 6 houses are proposed
 - 3 bed/ 5 person house: 25% (2 units) – 2 houses are proposed
- 5.36 The only difference between the above mix and the mix now proposed is that a 3 bed house is replaced by a 1 bed flat. This is because the 1 bed affordable units are maisonettes in two storey buildings, so an even number of 1 bed units delivers a more efficient layout, and this is to ensure that the development makes efficient use of land, as required by paragraph 129 of the NPPF.

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- 5.37 Two benefits of the scheme are that the proposal goes beyond the S106 requirements in relation to the Nationally Described Space Standards (NDSS) and M4(2) of the Buildings Regulations 2010 (Part M).
- 5.38 The definition of “Standards” in the S106 agreement, along with part 4 of schedule 1 of the agreement, confirm that the GIA of the affordable homes should be a minimum of 85% of the NDSS GIA. The *Affordable Housing Schedule of Accommodation* on drawing ref 247-08 confirms that the affordable homes would meet the NDSS GIA requirement in full.
- 5.39 Schedule 1, Part 2 of the S106 specifies that one of the 1 bed/2 person affordable rented units should be a ground floor flat built to M4(2) standards, and one of the 2 bed 3 person units should be a bungalow built to M4(2) standards. The *Affordable Housing Schedule of Accommodation* on drawing ref 247-08 specifies that all of the affordable housing units, other than the first floor 1 bed flats, are to be built to M4(2) standards.
- 5.40 This overprovision of NDSS GIA and M4(2) homes should be considered as a benefit of the proposal beyond that permitted at outline.
- 5.41 The *Affordable Housing Key Plan* (ref 247-08) demonstrates that the affordable homes are located so as to avoid clusters of no more than 15 affordable units, as specified by schedule 1, part 1 of the S106 agreement.

6 Conclusion

- 6.1 This reserved matters application sets out the proposed scale, layout, appearance and landscaping of the residential development approved via application reference PL/2022/02452, approved at appeal, in compliance with condition 3 of that appeal decision.
- 6.2 The appeal decision also included three conditions, numbered 4, 7 and 12, that specify particular requirements to be met by the reserved matters application.
- 6.3 This application meets those requirements, and sets out a high quality, well designed and Low-Zero Carbon development that meets the requirements of the Wiltshire Design Guide and both national and local planning policy.
- 6.4 Newland Homes are a SME developer with a track record for delivering both open market and affordable homes across Wiltshire. Delivery of this site is expected to commence towards the end of 2026 with the delivery of new homes expected earlier in 2027.
- 6.5 On that basis, we trust that the Council will approve this application.