

## Wiltshire Council Planning Consultation Response – Housing Enabling Team

26<sup>th</sup> February 2026

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No:   | PL/2026/00347                                                                                                                                                                                               |
| Application Type: | Approval of reserved matters                                                                                                                                                                                |
| Proposal:         | Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) Following Outline Planning Permission PL/2022/02452 for 140 Dwellings, a Habitat Support Area and Associated Landscaping and Works |
| Site Address:     | Land at Stones Farm, West Mill Lane, Cricklade                                                                                                                                                              |

Thank you for consulting the Housing Enabling Team in relation to this Reserved Matters planning application. Our comments on the Affordable Housing provision are set out below:

This Reserved Matters application relates to PL/2022/02452 and its associated S106 Agreement dated 16 December 2024. The s106 secures 34 Affordable Rented & 14 First Homes & 8 Shared Ownership homes. I can confirm that the tenure mix appears acceptable from the indicative mix as per the s106 agreement.

### Parking Courts

Most of the affordable homes are served by parking courts, whereas many of the market homes benefit from in-curtilage parking beside the unit. For consistency and integration, we normally seek in-curtilage parking for affordable homes wherever possible. We would therefore encourage a redesign to bring parking forward and locate spaces adjacent to the homes they serve.

### Adjoining Tenures

Plots 35 and 36 appear to pair Affordable Rent and Shared Ownership in a semi-detached arrangement. To support effective marketing, we generally ask that different affordable tenures are not attached to one another. Ideally, each affordable tenure type should sit within its own small cluster to ensure clarity for residents, registered providers, and prospective purchasers.

### Parking provision for accessible units

Several M4(2) plots rely on parking within courts rather than on plot. It may be difficult for residents with mobility needs to use rear courts. These units would benefit from dedicated on-plot or immediately adjacent parking spaces.

Laurel Smith  
Principle Development Officer  
Major Projects and Enabling