

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name: Brian Johnson Dip Arch, Senior Urban Design Officer, Wiltshire Council

Date: 13.03.2026

Application No: PL/2026/00347

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.

Case Officer: Joe Richardson

Policy and guidance:

Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping' (Abbreviated CP57) ; Wiltshire Design Guide – Wiltshire Council Supplementary Planning Document adopted 25th March 2024 (abbreviated WDG) ; Building for a Healthy Life (Homes England June 2020) (referenced in the NPPF) (BfHL).

Objection

The proposed design would not accord with the high quality of design and place shaping required by CP57 for the following reasons:

Planning Layout (sheet 1 of 2) 247-06-01:

The following plots would not adhere to WDG page 74, expectation 9.2.2 '*minimum garden areas for all houses should be equivalent to the footprint of the house*' and as set out in the 'Guidance on minimum standards table' page 75. These are rear gardens of plots 43, 44, 47, 48, 49, 50, 82, 90, 123, 124, 125, and 126.

Plot 45 and plots 87 to 91 inclusive as 2 storey houses with north facing rear gardens would not adhere to WDG expectation 9.2.2 that for a typical 2 storey house this should be a minimum of 12m long.

The rear garden of plot 108 and of plot 123 would not meet WDG expectation 9.2.4 that these should create usable garden shapes avoiding irregular pointed corners and narrow strips.

The parking bay to plot 48 is across the face of house 47. This would not adhere to WDG page 77 expectation 9.3.7 '*any parking close to a habitable window should be allocated to the resident of that home, in order to minimise noise disturbance*'.

Boundary & Enclosure Key Plan 247-09:

Numerous brick boundary walls to rear gardens facing the street and parking closes (and public open space) are shown. These adjoin and continue from the rc stone and render facades facing the street. Brick is not a characteristic feature of the town and local area whereas stone is an intrinsic feature ,and as conveyed in the Design & Access Statement. It would be reasonable to expect these boundaries to also be in the rc stone in order to adhere to WDG page 76 expectation 9.3.1.

The rear garden boundary of dwellings 9/10 and 11 facing onto the close and parking bays and similarly the rear garden boundary of dwellings 84, 85/86 ,99,100 and 101 facing onto the close and car bays as timber fencing would not adhere to WDG page 77 expectation 9.3.5 that these should use robust masonry as opposed to timber fencing, and that this should be in rc stone and not brick to adhere to WDG expectation 9.3.1.
