

## Wiltshire Council Planning Consultation Response – Housing Enabling Team

20<sup>th</sup> May 2026

|                          |                                                                                                                                                                                                                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | <b>PL/2026/02895</b>                                                                                                                                                                                                                                                                                       |
| <b>Application Type:</b> | <b>Approval of reserved matters</b>                                                                                                                                                                                                                                                                        |
| <b>Proposal:</b>         | <b>Application for the approval of reserved matters relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure on the land west of Marlborough Road, Royal Wootton Bassett</b> |
| <b>Site Address:</b>     | <b>Land West of Marlborough Road, Royal Wootton Bassett</b>                                                                                                                                                                                                                                                |

Thank you for consulting the Housing Enabling Team on the above application. Our comments in respect of the affordable housing requirements are set out below:

We note that the submitted plans do not currently distinguish between the different affordable tenures and instead show only the overall affordable housing provision. We would be grateful if these could be updated to clearly identify each tenure.

To support an appropriate clustering and distribution, we would encourage the affordable housing to be evenly dispersed across the site within mixed-tenure areas. This should be provided in small clusters of no more than 15 units, with at least two clusters across the development.

Any First Homes should ideally be distributed throughout the site.

To assist with the effective marketing and sale of affordable homes, we recommend that, where possible, these units are not directly attached to other affordable or market tenures in semi-detached pairs or terraces.

We trust these comments are helpful and would appreciate that they are considered in any revised submission.

Laurel Smith  
Principle Development Officer  
*Major Projects and Enabling*