

Wiltshire Council Planning Consultation Response – Housing Enabling Team

30th July 2026

Application No:	PL/2026/04078
Application Type:	Approval of reserved matters
Proposal:	Approval of reserved matters (scale, layout, appearance and landscaping) pursuant to Outline Planning Permission 21/01004/OUT
Site Address:	Lottage Farm, Lottage Road, Aldbourne, Marlborough, SN8 2ED

Thank you for consulting the Housing Enabling Team on the above application. My comments and observations in respect of the Affordable Housing requirements are as follows:

Site Layout

We would encourage further consideration of the distribution of the affordable housing. The affordable units appear to be largely grouped together within one part of the site rather than being integrated throughout the development.

Whilst this arrangement may assist with delivery and management of the affordable homes, a more dispersed approach could help create a stronger sense of integration and support a mixed and balanced community. Integrating affordable and open market homes more evenly across the site would improve the overall cohesion of the development.

Parking

The parking provision appears broadly acceptable, with most dwellings benefiting from dedicated parking spaces and visitor parking included within the layout.

NDSS

The submitted house types have been assessed against the Council's requirement for dwellings to achieve a minimum of 85% of the Nationally Described Space Standard. Based on the gross internal areas shown on the submitted plans, all proposed house types meet or exceed this threshold. It is therefore considered that the proposal would provide an acceptable standard.

Laurel Smith

Major Projects and Enabling