

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name:

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Date: 10.08.26

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

Site Address: WorksLand at Stones Farm, West Mill Lane, Cricklade

Case Officer: Joe Richardson

Reference:

Application files indexed 04.08.26

10.08.2026 Revised drawings and documents indexed 04.08.26. Comments in blue below (✗ indicates where reason not addressed or not satisfactorily addressed - ✓ indicates where reason has been addressed or mostly addressed with recommendations).

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.

✓ It is acknowledged that the plots 43, 44 have been amended.

✗ 47, 48 are still small, it would be beneficial to claim back more garden space from plots 55 and 54. Plots 47 and 48 rear gardens are equal to, or greater than the footprint of the house.

✓ 49, 50 have increased in size.

✗ 82 still appears to be the same area.

Apologies, this plot was missed. Garden sizes have been increased.

- ✓ 90 has increased in size slightly.
- ✓ 123 has increased.
- ✓ 124 and 125 have increased slightly.
- ✓ 126 increased in size.

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.

✗ Plot 45 has marginally increased in size but the garden is still the same depth. One possible solution could amending the house design or orientation to allow light into the garden.

WDG2024 states 'In general, a north facing garden for a typical 2 storey house should be minimum of 12m long. Garden sizes for these properties are now equal to or greater than the footprint of the property. Increasing these plots to 12m creates disproportionately large gardens and compromises the layout for limited on plot benefit.

✗ For plots 87-91 It is acknowledged the gardens can't easily increase in depth without losing the plot to the north in most circumstances. Consideration should be given to other means of improving garden's potential for receiving sunlight. Possible solutions could include lowering roof pitches or introducing hipped roofs to facilitate more light for these north facing gardens.

Our response to plot 45 is also applicable to plots 87-91. Gardens are perceived as unable to receive any natural daylight if north facing. When in reality, daylight will still access gardens throughout the day, there is also an abundance of POS in immediate proximity to the homes proposed.

Open market properties equally have such arrangements; this is necessary to utilise sites efficiently as you can appreciate. The vast majority of plots throughout the development proposals are, however, not north facing.

Whilst we appreciate the rationale, introducing a hipped roof will provide limited gain, and in the process compromise the ability to deliver homes with the environmental credentials we are proposing, due to a lack of usable roof space for solar PV.

We respectfully will therefore not be varying the design further and trust you can support the design as it stands, given the additional environmental credentials that will be delivered. Which far exceeds obligations required by policy, either the Outline Consent; signed s106; building regulations or indeed what other developments being built locally provide.

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.

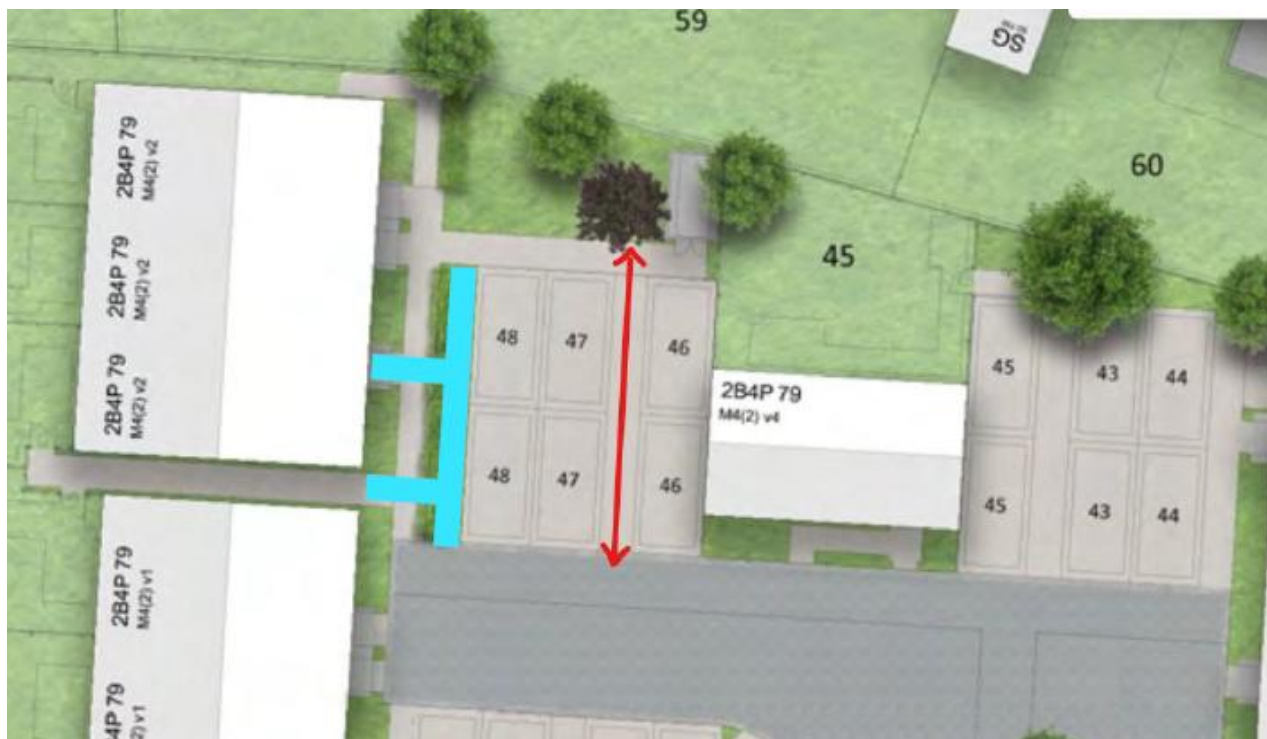
- ✓ It is acknowledged that these plots have been amended where possible.

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*'.

✗ It is noted that the parking layout has been adjusted but the previous comment still stands with parking directly in front of 47 still. In addition now the parking is adjusted it is unclear how accessible the spaces are in the layout. There is now only one side to which the parking can be accessed by pedestrians and consequently the Part M4(2) requirement of a 900mm access zone is not being achieved.

The footpath serving plots 46-48 will be realigned (see blue line) to provide access zones for parking spaces. The balance of space between the property and blue path will be filled with landscaping to provide screening.

Despite meeting adopted standards, our parking spaces were increased at request from the accepted 2.4 x 4.8m to 2.5 x 5m. The additional width of adjacent footpaths in conjunction with the parking spaces will comfortably accommodate M4(2) requirements.



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.

✗ These walls are not shown in Stone as noted above and are still shown as brick on the boundary plan. The suggested idea to amend these to batten and board fencing would not be welcomed. As per our previous response, these items were not amended for reasons stipulated.

Please see the photo below (page 4) which helps illustrate the detail in question we are proposing, in order to help evidence/ support our approach and rationale.

Please note masonry wall detailing (as present) is only necessary where ground levels are retained.

The same approach is suggested for this application. We also have a planed timber fencing detail and horizontal fencing detail, depending on the desired design intent.

If your position remains the same, we wish to learn why this robust, sustainable and attractive detail that provides a nice contrast to other materials specified on site would not be acceptable?

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.

✘ This comment has not been addressed and the expectation is for robust masonry boundaries in the locations noted. As stated, batten and board fencing would not be welcomed for boundaries in these locations.

Please see our response above.

