

PLANNING REF : 251983
PROPERTY ADDRESS : Watermoor Point
: Watermoor Point Watermoor Road, Cirencester, Gloucestershire
: GL71LF
SUBMITTED BY : Oliver Wright
DATE SUBMITTED : 03/10/2025

COMMENTS:

On behalf of the National Annexe Planning Consultancy (NAPC), I am writing in support of planning application reference 251983, which seeks full permission for the proposed change of use of land for the siting of a mobile home with associated parking and landscaping at Land at Lydiaville Mobile Home Park, Bearwood Path, Winnersh, Wokingham RG41 5EZ.

NAPC's national expertise in ancillary and modular accommodation underlines the significant benefits such proposals bring to local communities. The siting of a mobile home as described is consistent with the efficient use of existing residential plots and supports flexible living arrangements, including multigenerational households and those requiring adaptable care solutions. Ancillary accommodation of this nature offers a sustainable response to housing and care pressures, providing much-needed flexibility without necessitating large-scale new development.

We note the ancillary intent of the proposal and encourage careful attention to matters such as the scale, layout, and access to ensure the mobile home remains subordinate to the main use of the site and is not at risk of future separation. The inclusion of associated parking and landscaping is welcomed, as it demonstrates consideration for both amenity and integration with the existing character of the area.

Should the applicant wish to ensure full policy compliance and long-term peace of mind, we warmly encourage them to contact NAPC for expert advice. Further information and support can be found at <https://napc.uk/annexe-support/>.

Finally, we encourage Wokingham Borough Council to consider the adoption of supportive annexe policies in future local plan reviews. Evidence from Ireland and California demonstrates that ancillary accommodation is making a positive contribution to relieving housing pressures and supporting diverse living needs.