



Charles Church



Our Ref: 550

Revision: 2

Wiltshire Council Planning Department
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

Date: 12th December 2025

Dear Sir or Madam,

Submission of Reserved Matters Application for Land at High Street, Sutton Benger
(Outline application reference PL/2023/06204)

I am pleased to write in respect of the above site and Reserved Matters application for the proposed development at Land at High Street, Sutton Benger. This Reserved Matters application follows the grant of Outline Planning Permission (OPP) in January 2025, under application reference PL/2023/06204. The OPP development description is as follows:

“Outline planning application for the erection of up to 60 dwellings, including affordable housing with public open space, structural planting and landscaping, land for the provision of allotments and sustainable drainage system (SuDS) with vehicular access point. All matters reserved except for means of access”.

This application now seeks approval for the remaining reserved matters and the discharge of various Outline conditions. The proposed development description is as follows:

“Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the Erection of 60 Dwellings, Public Open Space, Landscaping and Associated Infrastructure following Outline Planning Permission PL/2023/06204”.

Separately, a Discharge of Condition application has been submitted for the following Outline conditions;

- 6 – Drainage
- 7 – SuDS Maintenance Plan
- 8 + 25 – Construction Management Plan (CMP)
- 12 – Ecological Enhancement and Green Infrastructure Plan
- 13 – Water Efficiency Statement
- 14 – Water Usage Statement
- 15 – CEMP
- 16 – LEMP
- 17 – Lighting
- 18 – BEP
- 23 – Acoustic Report
- 26 – Written Scheme of Archaeological Investigation
- 27 – Sustainability and Energy Efficiency Statement

The following letter will set out the overarching summary of the proposed development, whilst the application is further supported by a Design Compliance Statement which reviews the proposal in more detail.

Policy Context

The principle of development is established by the OPP and this application seeks approval for the subsequent reserved matters, limited to the appearance, landscaping, layout and scale of the development (access approved in detail by the OPP). These reserved matters are presented in accordance with the relevant policy context, inclusive of the following documents;

- National Planning Policy Framework 2024 (NPPF)
- Wiltshire Core Strategy 2015 (WCS)
- Sutton Benger and Draycot Cerne Neighbourhood Plan 2025 (SBDCNP)
- Wiltshire Design Guide Supplementary Planning Document (WDG)

Design and Layout

Condition 5 of the OPP sets out that the development shall make provision for a Locally Equipped Area for Play (LEAP) and community allotments, and that the layout and scale of the development shall be 'broadly in accordance' with the Development Framework Plan (DFP), Ecological Parameters Plan and the Ecological Impact Assessment. The following letter, as well as the submitted Design Compliance Statement, demonstrates how the development has

been designed and planned to deliver good urban design principles and high quality placemaking in accordance with these OPP parameters.

The approved vehicle access leads to a spine road from which the central LEAP area and secondary streets can all be accessed. This spine road, placed diagonally NW-SE across the site, makes allowance for the Sewer Easement constraint (as set out in Condition 11). The residential layout then comprises of a coherent series of small parcels structured around the central LEAP. This arrangement allows for strong legibility and intervisibility, with the spine road helping to provide clear wayfinding through the site.



Extract from Planning Layout

The site is bounded to the west by the settlement of Sutton Benger and with open fields to the north, east and south. As such, the inclusion of green open space corridors to all boundaries softens the transition with the surrounding development and landscape. Furthermore, these corridors allow for footpath connectivity and biodiversity enhancements, supported by the planting of 200m of new hedgerow along the eastern boundary. The proposed layout includes primary frontage to all of these green corridors, ensuring good natural surveillance as per section 4.2 of the WDG.

Development along the southern boundary of the site is set back from the adjacent B4069 (High Street), providing space for a series of open space features. These are described in more detail later in this letter, but include a wildflower meadow, attenuation basin and allotments. As can be seen on the layout above, this open space buffer includes approximately 40 new trees. The

vision for the SBDCNP is *'to maintain the rural character and landscape of the Parish, whilst supporting sustainable development that is of an appropriate scale and design to benefit the local community'*. The inclusion of these green corridors and new planting along the periphery of the development supports this vision and ensures the rural character of the setting is maintained.

When considering the layout in more detail, the design and orientation of each dwelling has been placed so that they appropriately address their site context. For instance, dual frontage dwellings with additional fenestration and detailing are provided on each corner plot to elevate the street scene, whilst larger detached dwellings help to frame the areas of open space around the attenuation basin and LEAP. Correspondingly, as the built development moves away from the central spine road, the density of the dwellings is reduced as it transitions from the core to the edge setting.

Appearance and Scale

The application site is located on the eastern periphery of Sutton Benger, just outside of the Sutton Benger Conservation Area. As such, the design and appearance of the proposed development draws on influence from examples of high-quality development within the adjoining settlement.

The SBDCNP considers that good quality materials are those which will stand the test of time by being robust, durable, visually attractive and interesting, sustainable and that complement the local vernacular. This includes the use of stone, plain and traditional clay roof tiles, plain frontage cottages, focal gables, timber porches and simple detailing. This is further reiterated in Policy SB7, which requires development proposals to be of a high standard of design and in keeping with the character of the area.

The extracts of the proposed dwellings shown below demonstrate how stone is used as the primary material throughout the site, with some elements of render interspersed on key corner and gable elevations. Timber porches and simple stone detailing (sills, headers, quoins and vent bricks) are used throughout the site to add variation and interest to the dwellings, referencing the high-quality context of older properties in the Sutton Benger Conservation Area.



Furthermore, the use of stone walling and estate railing on key routes through the site enhances the appearance of the street setting. Planting buffers have been provided between the pavement edge and plot boundaries to maximise opportunities for planting.



Finally, development across the site is limited to two storeys in height, ensuring that the wider scale of the dwellings is commensurate to the rural edge location. The mixed delivery of 2-, 3-, 4- and 5-bed dwellings provides variation in the appearance, resulting in fluctuation to the build line and ridge height along each street.

Open Space and Landscaping

There are four different areas of open space and landscaping within the site, these can be categorised as the LEAP, Allotments, Southern POS area and surrounding Green Corridors.

LEAP

The central LEAP area provides a high-quality space for people of all ages. The space includes a varied offering of play features, seating, landscaping and tree planting. A detailed layout plan is provided as part of the application, along with a 3D visualisation.



Allotments

The allotment area is located in the south-eastern corner of the site and is supported by a vehicle access, parking and pedestrian link. As identified on the Planning Layout and associated landscape plans, this area provides up to 5 full size allotment pitches with associated infrastructure (water point and storage areas for manure/compost). The site is fenced with new hedgerow planting around the periphery. Access is provided via a maintenance and pedestrian gate, and hoggin surface path provides hardstanding links to each of the allotment plots.

Southern POS link – wildflower meadow

The DFP identifies an area of wildflower meadow along the southern boundary of the site between the B4069 (High Street) and the new build development, and Charles Church have used this as an opportunity to provide additional useable open space. The proposed layout demonstrates how this can be successfully delivered with informal planting, tree planting and footpaths. The wildflower meadow supports the biodiversity enhancements within the site as the plant selection has been specifically chosen to support insect habitat.



The tapered development frontage also supports the retained views from the adjacent Listed Building and Conservation Area. Trees have been placed to soften the development edge, and hedgerow planting around parking areas to mitigate views of hardstanding areas.

Green Corridors

The development is bounded on all sides by connecting green corridors. In addition to the Southern POS link described above, green buffers and new planting along the west, east and north boundaries allow for a soft transition against the rural setting. These green corridors include public footpaths, wildflower and tree planting and new/additional hedgerow planting. Notably, no existing trees are to be removed as part of the proposed works, and only 4m of hedgerow are required to be removed for service connections. In mitigation of this, approximately 200m of new hedgerow is being planted along the eastern boundary of the site, which will also help filter views of the new homes from the adjacent countryside.

Summary

Policy SB1 of the SBDCNP states that development proposals should demonstrate how they protect, conserve and enhance the features which positively define the character of the neighbourhood area. Furthermore, Policy SB2 states that new development should respect the rural landscape setting of the neighbourhood area. The details above, along with the more detailed review within the Design Compliance Statement, identify how new landscaping is proposed that protects, conserves and enhances the rural setting of the development. The proposed development is supported by a large extent of new tree and hedgerow planting, providing a soft transition from the existing settlement to the wider rural environment on the edge of Sutton Bengers.

Affordable Housing

The OPP S106 Agreement requires 40% of dwellings to be provided as Affordable Homes. The S106 also includes an indicative mix for Affordable Homes, set out at Schedule 1 Part 4. This RM application is submitted in broad accordance with this mix, consisting of 13 Affordable Rented units, 4 Shared Ownership units and 7 First Home units – a total of 24 Affordable Homes (40%). The table below sets out a comparison between the S106 indicative mix and the mix presented for this application.

Tenure	Size	S106 Indicative Mix	Reserved Matters Application
Affordable Rented	1b2p maisonette flat	4	4
	2b4p house or bungalow	6	6
	3b6p house	3	2
	4b7p house	1	1
Shared Ownership	2b4p house	2	2
	3b5p house	2	2

First Homes	2b3p maisonette flat	2	2
	2b4p house	3	3
	3b5p house	1	2
Total		24	24

Access and Movement

Vehicle access to the site was approved in detail at Outline stage and Condition 4 confirms that the development must be carried out in accordance with approved plan 'P22132/0303/P03 – Proposed Junction'. This RM application includes this junction as previously approved, as demonstrated in the extract below.

The wider site layout includes a series of streets and private drives that follow the principles of the DFP and includes allowance for the Sewer Easement (in accordance with Condition 11). Street trees and landscaping are provided to enhance the street setting and frame key views through the site. The addition of these trees around the site entrance and along the central 'spine road' strengthens the rural connection of these focal spaces. The utility constraints mean there are some areas that cannot contain new tree planting, and this easement is marked on the submitted plans



A series of pedestrian footpaths are provided through the green corridors surrounding the site. This includes connection with the PROW network (SBEN18) along the northern boundary and connection to the new highway link in the south-west corner of the site. Furthermore, a series of rural paths provide incidental links along the eastern and western boundaries, making use of these green corridors and new landscaped areas.

Flood and Drainage

An assessment of both the Flood and Drainage parameters was carried out within the OPP and these details are not reserved matters. However, Condition 6 requires the submission of a detailed site drainage design based on the parameters within the OPP. The details for this condition have submitted as part of the separate Discharge of Condition application.

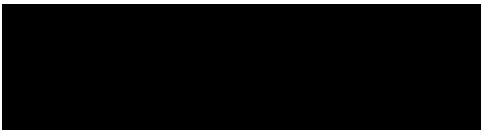
These details demonstrate that surface water is appropriately managed through a series of onsite sustainable drainage systems (SuDS), including the provision of an attenuation pond within the open space along the southern boundary of the site. The proposals demonstrate that the surface water drainage will not add to the existing site runoff or cause adverse impact to neighbouring properties or surrounding environment.

Document List

A list of the submitted documents has been provided as part of the submission. This will be updated if any documents are superseded during the course of the application.

I would be pleased to provide hard copies of plans should this be of assistance. If you wish to discuss any of the above information please do not hesitate to contact me.

Yours sincerely,



Tom Bostock
Senior Planner

Charles Church (Wessex)