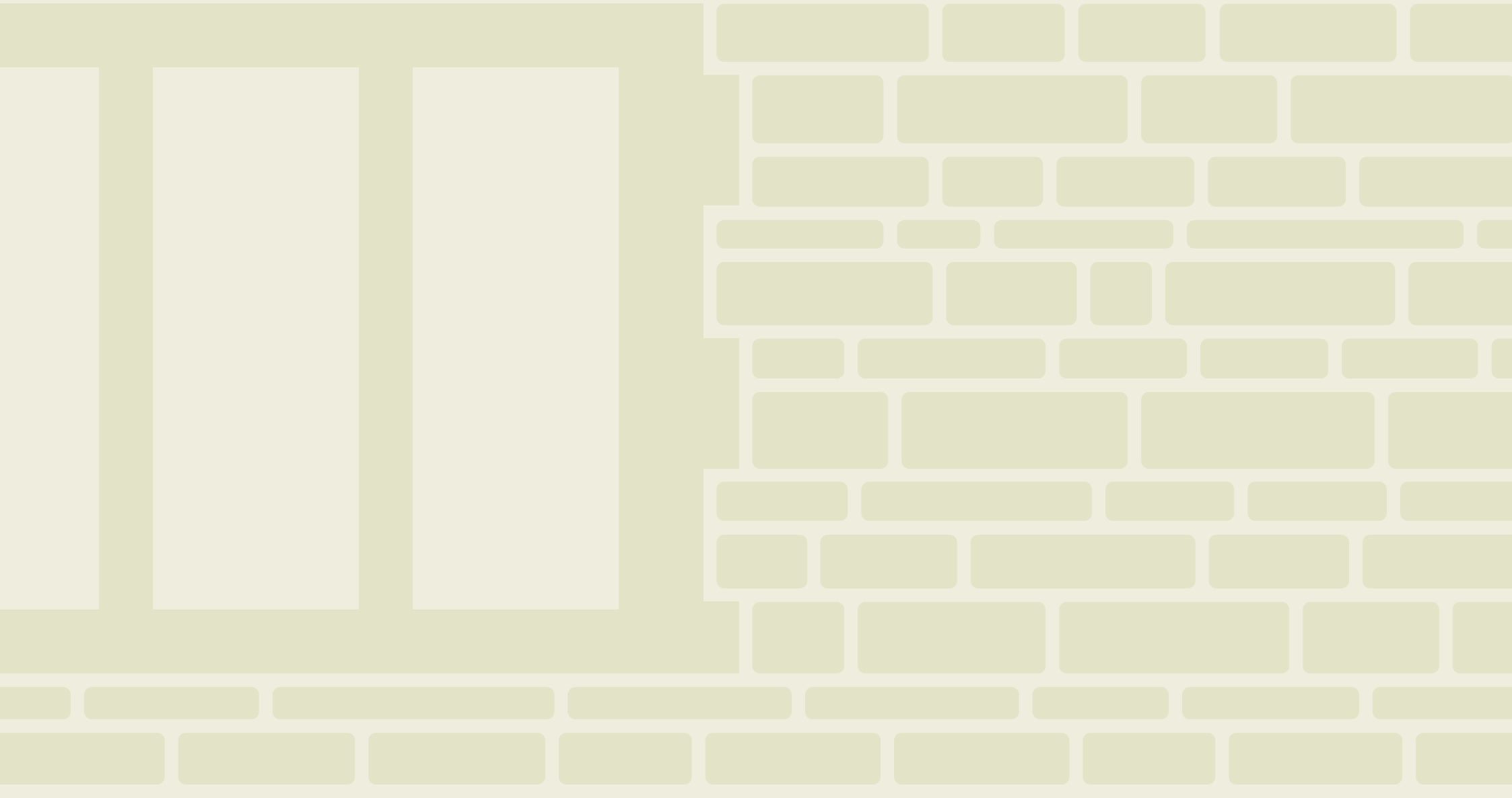


Land at Gate Farm, Sutton Benger
Design and Access Statement
December 2025

gleeson^{land}



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1. Introduction

1.1 Purpose of the Document

This Design and Access Statement (DAS) is submitted in support of the outline planning application for Land at Gate Farm, High Street, Sutton Benger (4.97ha)

This document provides a comprehensive framework for the development of the Application Site, informed by technical assessments from a team of experts. It outlines how the Site can be transformed into a sustainable community and explains the design process and rationale behind the proposals. Acting as a quality benchmark, the framework will guide the masterplan and parameter plan, and serve as the basis for assessing future Reserved Matters applications.

Document Structure

The document begins by introducing the Site and the proposed development. An assessment of the Site's context is then set out, along with an analysis of the Site itself. Next, there is a summary of the design process and an introduction to the design opportunities. Then, the design strategy and detailed elements of the proposal are set out.

Description of Development

The proposed application is for the following:

Outline planning application (with all matters reserved except means of access) for up to 90 no. (class C3) residential dwellings (including 40% affordable dwellings) including the creation of new vehicular access from the B4069, pedestrian and cycle paths, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and other associated works.



M4

SUTTON
BENDER

High Street

The Site

B4069

DRAYCOT
CERNE

500m

Site Location Plan

1.2 Design Vision

Our vision for the development is to create a high-quality environment with well-designed buildings, spaces, and public open space.

Taking inspiration from the surroundings, the proposals include:



A mix of 1, 2, 3, and 4+ bedroom homes to meet a wide range of housing needs, including provision of 40% affordable homes.

The new homes will be mainly 2 storeys with the potential for a small number of 2.5 storeys (i.e. accommodation in the roof) and will be of a high-quality design, which complements and reflects the existing character of the local area.



Vehicular, pedestrian, and cycle access from High Street.



Provision of public open space which would accommodate an equipped play area and offer a variety of different areas for recreation and relaxation linked by a network of footpaths/cycleways.



A new sustainable drainage system that naturally manages the surface water run-off.



Retention of important trees and hedgerows within the Site and on its boundaries with new planting to reinforce the landscaped edges to the Site and ensure there are no adverse effects on ecology, contributing to a net gain in biodiversity.

gleeson^{land}

Gleeson Land is part of MJ Gleeson, a housebuilder and strategic land specialist. Established in the 1990s, Gleeson has been creating new homes and community facilities for local people for almost 120 years. The Strategic Land division is a land promotion business and is focused on securing mainly residential planning consents, predominantly in Southern and Central England.

Gleeson Land is committed to realising the development potential of land in sustainable locations to provide high quality new homes in attractive environments where people want to live and relax. They are passionate about making a difference through creating sustainable places and will apply these same core principles to development at this site.

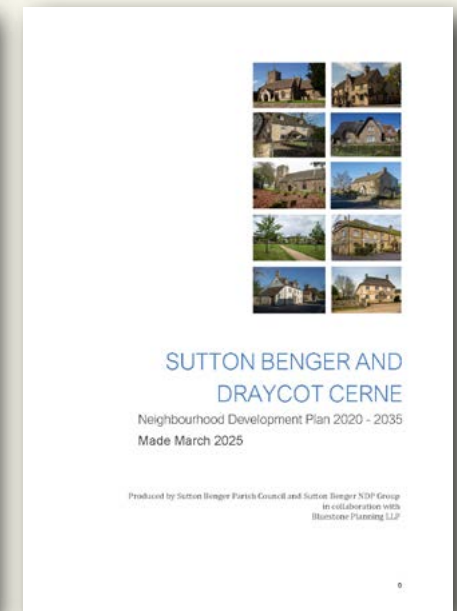
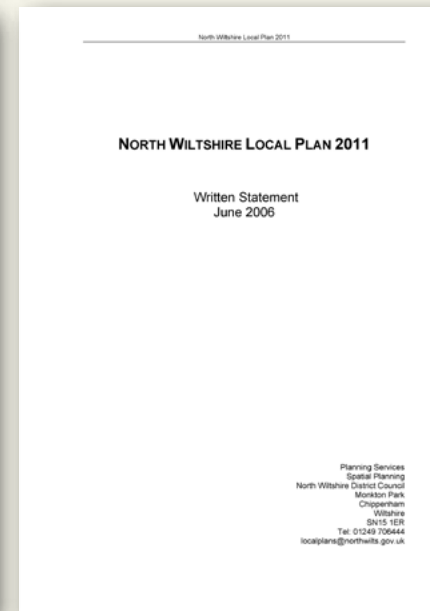
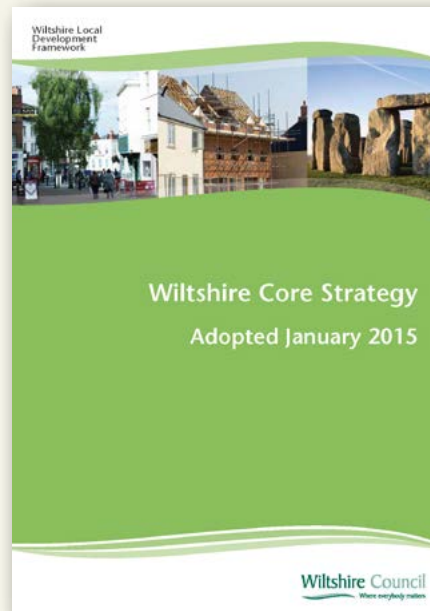


1.3 Planning Policy Context

The Development Plan

The Site is situated within the administrative area of Wiltshire Council. The Development Plan for Wiltshire Council comprises:

- Wiltshire Core Strategy (adopted 2015)
- Saved policies of the North Wiltshire Local Plan (adopted 2011)
- Sutton Benger and Draycot Cerne Neighbourhood Development Plan (NHDP) (made 2025)



Emerging Local Plan

The Wiltshire Local Plan Review is being prepared and was submitted to the Planning Inspectorate for examination on the 28th of November 2024. A focussed hearing session considering the Duty to Cooperate was held on the 24th of June 2025 and the Inspectors subsequently confirmed the plan can progress to the next stage, which is anticipated to take place in the Autumn of 2025.

Should the plan proceed to adoption, it is anticipated that this will take place in late 2026 or early 2027.

Other Material Considerations

Both the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) are also a material consideration to this planning application. The Wiltshire Design Guide (adopted 2024) also forms a supplementary planning document.

‘A series of strategic objectives have been developed to deliver the vision for Wiltshire. The strategic objectives have been designed to marry up with the six key challenges that were identified in Chapter 2. These objectives are:

- *Strategic objective 1: delivering a thriving economy*
- *Strategic objective 2: addressing climate change*
- *Strategic objective 3: providing everyone with access to a decent, affordable home*
- *Strategic objective 4: helping to build resilient communities*
- *Strategic objective 5: protecting and enhancing the natural, historic and built environment*
- *Strategic objective 6: ensuring that adequate infrastructure is in place to support our communities’*

Quote from Wiltshire Core Strategy (adopted 2015)

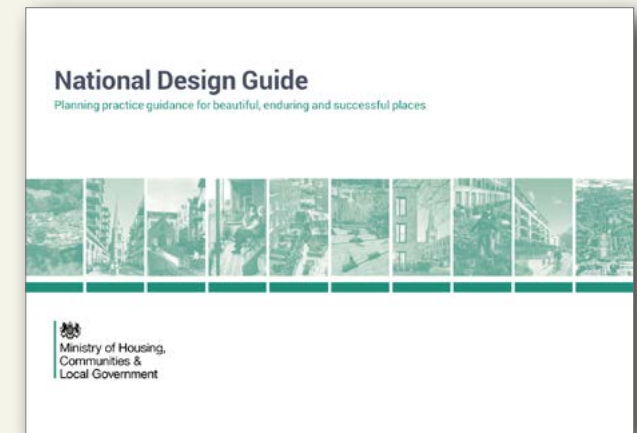
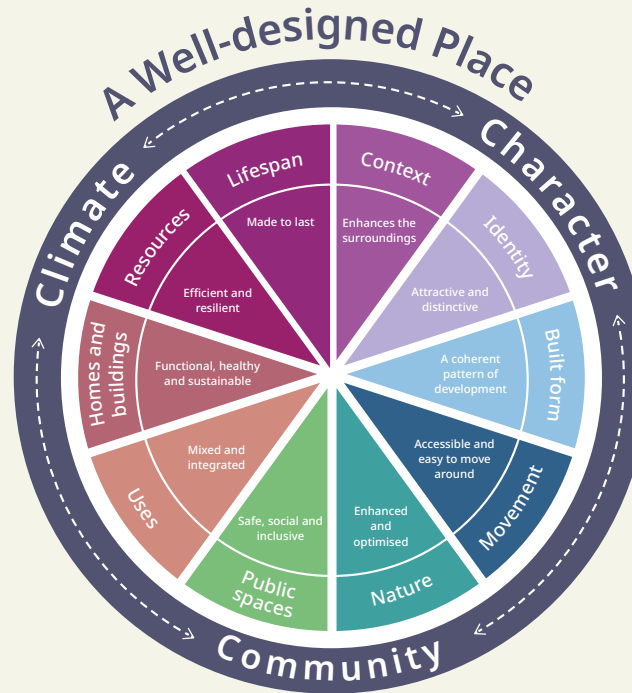
National Design Guide

The July 2021 National Planning Policy Framework requires the design and layout of new development to reflect the National Design Guide (NDG), as best practice. As such, we have used the principles in the NDG to form the basis of the DAS. The NDG outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics.

As stated in the NDG, components of a good design includes careful attention to important components of places, such as context, landscape, infrastructure and making the right choice at all levels, including:

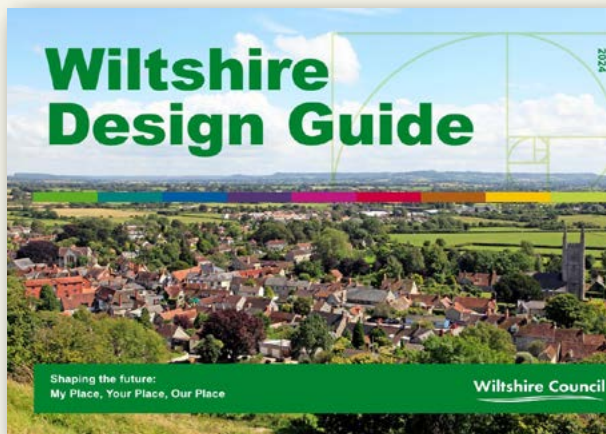
- The layout (or masterplan);
- The form and scale of buildings;
- Their appearance;
- Landscape;
- Materials; and
- Their detailing

The NDG should be read in conjunction with the National Model Design Code which sets out detailed guidance to be considered in the production of the subsequent design codes.



Wiltshire Design Guide

The Wiltshire Design Guide (WDG), a Supplementary Planning Document (SPD), was formally adopted in by the Council in March 2024. The SPD sets out key expectations for new housing and mixed-use developments that respond to local priorities and expectations whilst maintaining regard to each of the 10 characteristics from the NDC. Underpinning their guidance are three “golden threads”: Health, Wellbeing and Community, Sustainability and Climate Resilience, and The right homes in the right places.



Wiltshire Design Guide

- ✓ Reference will be made, throughout this document, to the Wiltshire Design Guide and its expectations. This box graphic will highlight principles of the proposals that are aligned with the local design guidance.



Health, Wellbeing and Community



Sustainability and Climate Resilience

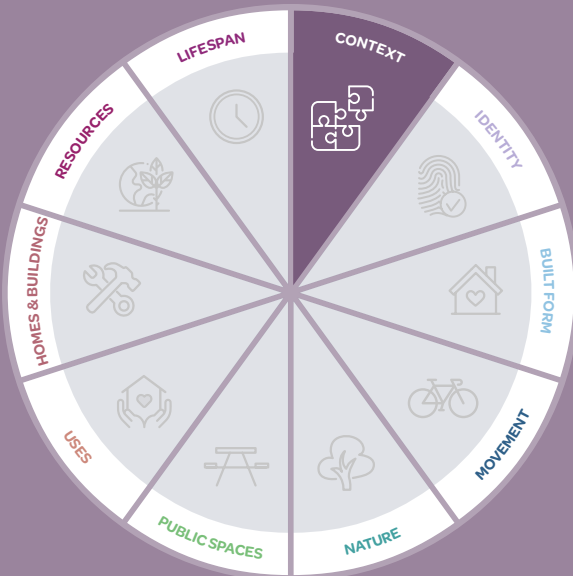


The right homes in the right places

Wiltshire Design Guide's "Golden Threads"

2. Context

An understanding of the context, history and cultural characteristics of the Site, its neighbourhood and its region will influence the location, siting and design of this new development. Well-designed places are integrated into their surroundings, and are influenced by and respond positively to their context.



2.1 Strategic Context

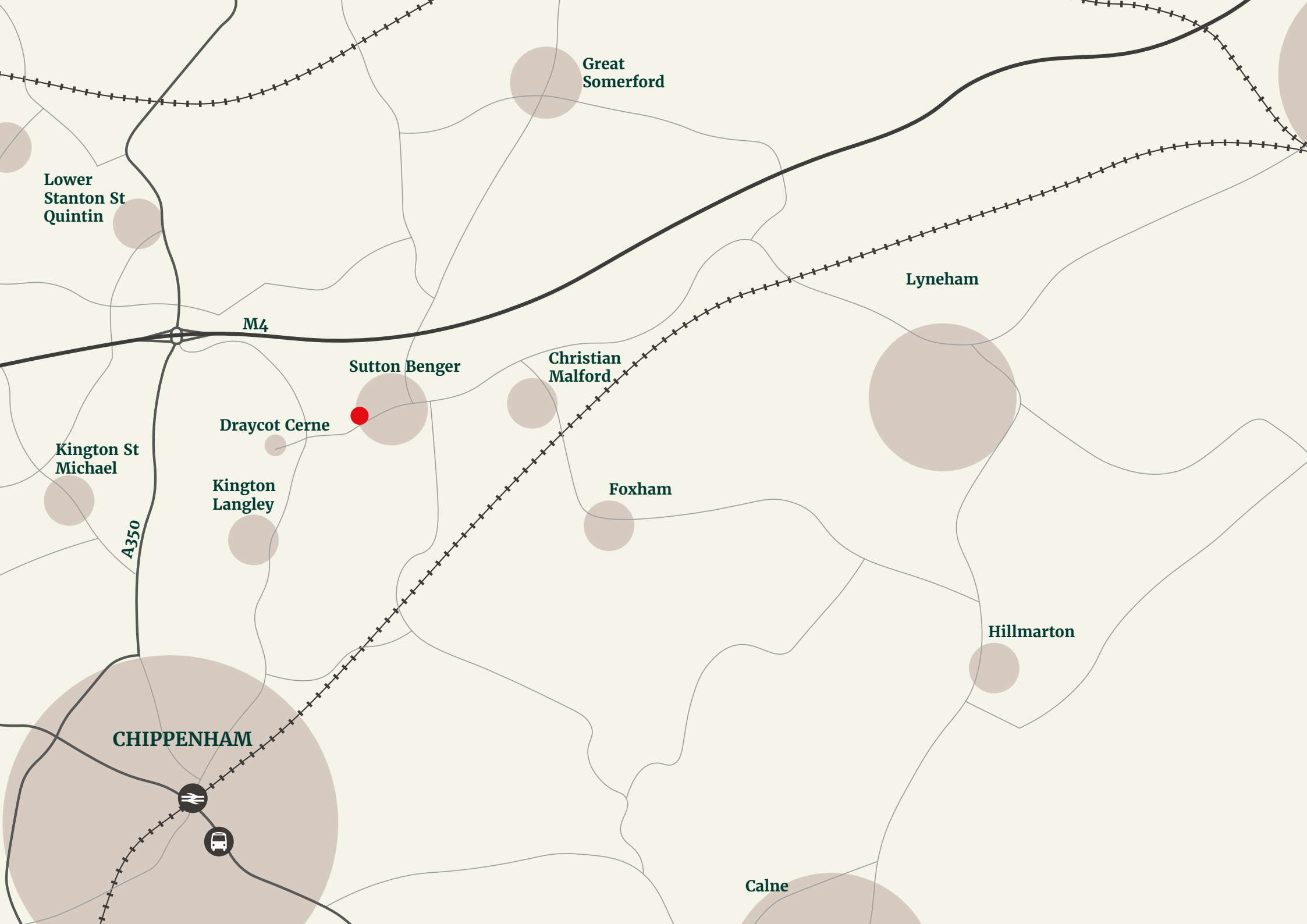
Strategic Context

The Site is located in Sutton Benger, approximately 1.3 kilometres to the east of Draycot Cerne and approximately 2.2 kilometres to the west of Christian Malford. Junction 17 of the M4 is situated approximately 3.7 kilometres west of the Site.

The Site is situated to the western edge of Sutton Benger. The land is bound by High Street to the south, existing private track and dwellings to the east, the 'Shrubbery' woodland and strip of land to the north, and a field to the west. The Site is approximately 4.97 hectares (12.28 acres) in size.

Access to the Site is proposed from the B4069 High Street, an historical route through the village between Swindon and Chippenham.





Great
Somerford

Lower
Stanton St
Quintin

Lyneham

M4

Sutton Benger

Christian
Malford

Draycot Cerne

Kington St
Michael

Kington
Langley

Foxham

Hillmarton

CHIPPENHAM

Calne

2.2 Movement and Access

A review of the local movement network has been carried out to understand existing connectivity and accessibility for different modes of travel. A local movement plan, shown opposite, highlights a network of routes adjacent to the Site.

There is opportunity that both public transport and active travel trips can be encouraged between the Site and Chippenham, as well as other commuting destinations such as Swindon and Bristol through combined bus and rail journeys.

Active Travel

Active travel is essential in improving health and wellbeing, reducing emissions and helping to tackle the cost of living crisis in communities.

Footways will also be provided on both sides of the access, which will tie into the existing footway provisions on the B4069 High Street to provide a continuous footway between the Site boundary and the centre of the village. Dropped kerbs and tactile paving will also be provided to cross the access road.

Public Transport

The nearest bus stops are located approximately 450 metres to the east of the approximate centre of the Site, and approximately 230 metres from the proposed pedestrian access to the Site. These are served by bus route 91, which provides a connection between Chippenham and Little Somerford.

The nearest Railway Station is located in Chippenham, approximately 6.4 kilometres southeast of the centre of the Site. Chippenham Railway Station can be accessed by the 91 bus service which has a journey time of around 16 minutes from the Manor Farm Drive bus stop, on the B4069.

This Railway Station provides regular services to Bristol, Swindon, Reading and London Paddington.

Vehicle Access

The proposed development will be served by an enhanced access point from the B4069 High Street to provide access to Junction 17 of the M4, via the B4122 to the east.

Parking for residents and their visitors will be provided on a plot-by-plot basis depending on the size of the dwelling (based on the number of bedrooms) and with reference to Wiltshire Council Parking Standards.

Suitable cycle parking will be provided for each plot, and charging for electric vehicles will also be provided for each dwelling in accordance with Part S of the Building Regulations, which aim to support the transition to electric vehicles by improving charging infrastructure.



Local Movement Plan

2.3 Facilities and Amenities

A review of local community facilities and infrastructure has been carried out to assess what provision is available to the Site and how the development can be integrated within the area. Key local facilities are shown in the plan opposite.

Education

Sutton Benger is served by Sutton Benger Church of England Primary School. It has a capacity of 180 pupils. Nearby villages such as Christian Malford, Seagry, and Langley Fitzurse also host primary schools, while secondary education is accessible in Chippenham, with schools like Hardenhuish, Sheldon, and Abbeyfield.

Recreation and Leisure

Sutton Benger boasts a vibrant community hub in the form of Sutton Benger Village Hall, which hosts events, classes, and performances. The hall is adjacent to a large recreation ground offering football, rugby, cricket, tennis courts, cricket nets, and a modern children's play park. The village also features scenic walking and cycling routes through Benger Trails, connecting Sutton Benger with Draycot Cerne and surrounding countryside. For broader leisure activities, residents can access nearby attractions such as the REME Museum, Castle Combe Race Circuit, and several swimming pools and leisure centres in Chippenham and Swindon.

Health and Community

Healthcare in Sutton Benger is anchored by Sutton Benger Surgery, a local GP practice. The village is also supported by a range of home care and residential care providers in the wider Wiltshire area, catering to various needs.



The Wellesley Arms, Bill Swan ©



All Saints Church



Local Facilities Plan

2.4 Landscape & Visual Context

The Site occupies one pasture covered field on the western edge of Sutton Benger. It does not lie within any qualitative statutory or local landscape designations.

Features that define the landscape character and visual context of the Site and immediate area are identified as:

- Pasture covered field that has been the subject of some historic sub-division;
- Hedgerow and tree field boundaries with some fencing also present;
- Relatively flat landform with a gentle sloping character from the higher ground in the south west to lower ground in the north east. The slightly elevated ridgeline to the west of the Site limits views from the local landscape to west;
- The Shrubbery is a deciduous woodland a short distance to the north. The eastern part is identified as Ancient Woodland. It forms a prominent feature within the landscape that limits views from northerly orientations;
- Sutton Benger Brook is an off site hydrological feature that passes through the woodland to the north, it is a minor tributary of the River Avon;
- Overhead transmission lines and electricity poles cross the east of the Site along a north/south axis;
- The existing settlement edge of Sutton Benger is present to the south and east. The main body of the settlement is present to the east with ribbon development extending west along High Street (B4069) to the south of the Site. The settlement forms a prominent feature within the landscape that limits views from the south and east. It also has a perceptual effect on the Site;
- High Street (B4069) is the main road corridor through the settlement, is present along the southern boundary of the Site and access would be taken from this road. The presence of the road has a perceptual effect on the character of the Site;
- The Made Sutton Benger Neighbourhood Plan has specified an 'important view' from the edge of Sutton Benger across the Site. It is described as the 'view looking north west towards Draycot Park Farm and St. James Church'.

1) The Shrubbery is a deciduous woodland to the north of the Site.

2) The Church of Saint James is a Grade II* Listed Building to the north west of the Site.

3) Sutton Benger Brook is located to the north of the Site and crosses the study area along an east/west alignment.

4) The field that comprises the Site is unevenly sub divided by a fence and hedgerow. This creates a strip of land along the north and east of the Site area that is separate from the main body of the field. Historic mapping shows this is not a recent change.

5) Overhead transmission lines cross the east of the field; transmission towers are also present.

6) To the east of the Site is residential development and The Wellesley Arms Public House. The development pattern is relatively linear with the highest density of buildings along High Street, this density reduces away from the road where dwellings are set within large plots.

7) The Site is comprised of grass covered agricultural land.

8) The neighbouring land to the west is comprised of a network of agricultural fields with scattered development and roads also present.

9) The western boundary is comprised of a mature hedgerow, the northern boundary abuts woodland while the southern and eastern boundaries are comprised of a combination of fencing and hedgerow.

10) 5, High Street is a Grade II listed building to the south east of the Site.

11) The main body of the Sutton Benger settlement lies to the east. The settlement pattern has spread from a linear one along High Street to a number of housing estates branching from the main road.

12) Dwellings to the south side of High Street are on the outskirts of Sutton Benger. They have a linear settlement pattern and are at a low density.



Site and local context

2.5 Local Character Study

Settlement Overview

Sutton Benger was a feudal village bordering royal hunting grounds and was controlled entirely by the owner of the Draycot Estate. Most of the village was still owned by the Draycot Estate until 1920, when the village was largely self-supporting with a range of small businesses.

It has a discernible medieval layout, consisting of a High Street with a parallel Back Lane (now Chestnut Road) and a staggered cross roads beside the 13th century All Saints' Church.

In 1971, the M4 construction divided part of the parish north-south.

Sutton Benger's High Street is an historical route between Swindon and Chippenham with older buildings and a number of listed buildings.

A number of the historic routes are now disused except as footpaths.

More recent developments, from 2000 onwards, were approved on the edges of Sutton Benger, including the redevelopment of former Faccenda Group chicken processing plant and Gate Close courtyard buildings.



All Saints' Church, Grade II Listed Building*

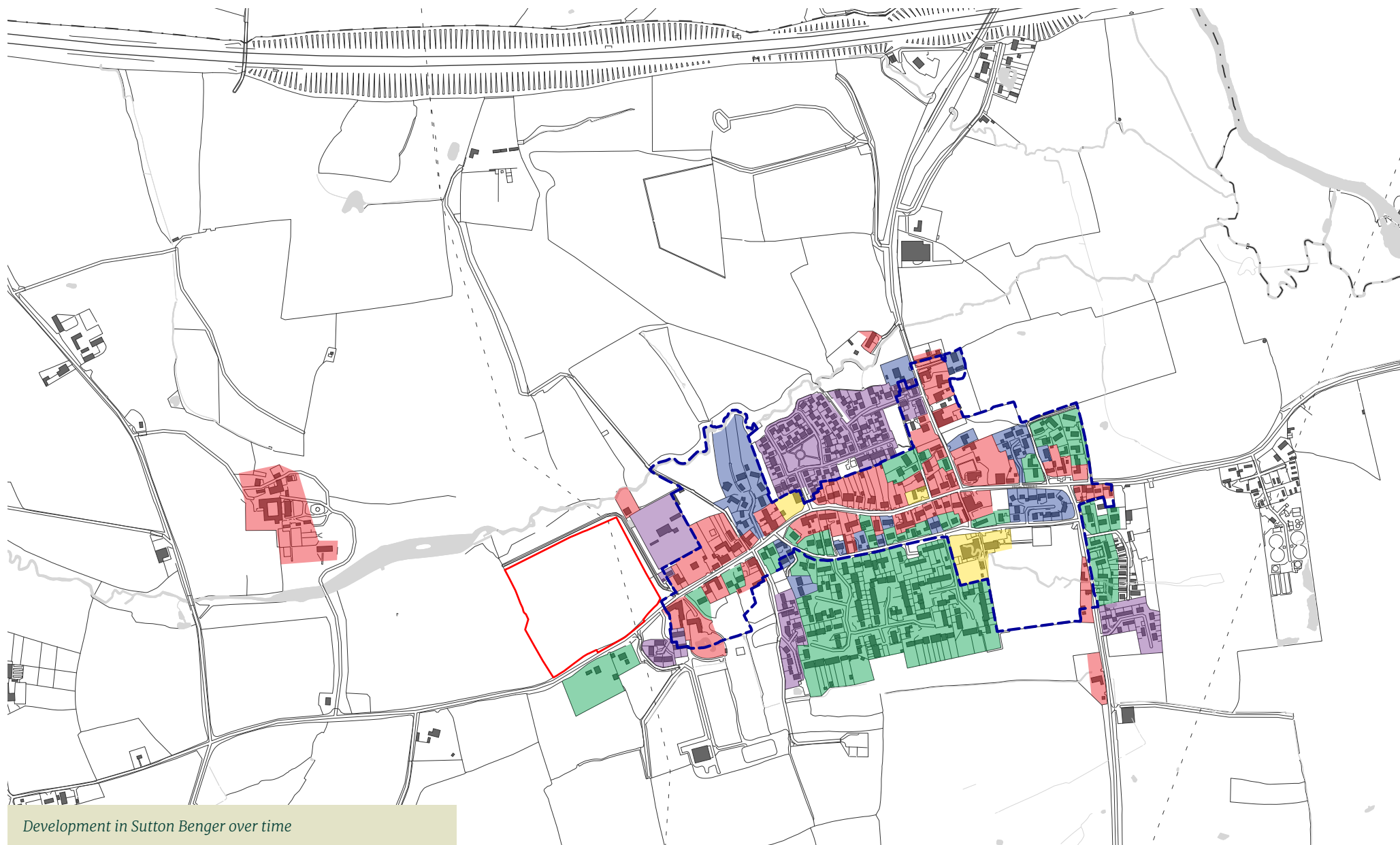


Recent development across the street from the Site



Arms Gardens, recent development in keeping with vernacular style

- Site Boundary
- Up to 1900
- 1900 - 1950
- 1950 - 1970
- 1980 - 1990
- 2000 - now
- ⏏ Conservation Area



Development in Sutton Benger over time

Local Vernacular

Sutton Benger showcases a thoughtful blend of traditional and contemporary architectural principles that reflects its rural character and historical context.

Buildings, often no more than 2 stories, are typically arranged to maintain traditional street patterns, with attention to building lines, frontage, and privacy. Infill and edge-of-settlement developments are carefully integrated to preserve the village's setting.

Traditional materials like buff brick, slate tiles and render are common throughout the village and area, giving a subdued toned atmosphere.

Hedges, stone walls, and timber fencing are used to define plots while maintaining a soft, rural aesthetic.

The historic core and Conservation Area

The historic core of Sutton Benger Village centres around the main historic roads that run east-west and north-south.

The area is within the designated Conservation Area with a mixture of different property types and styles which are reasonably well spaced apart.

There are a range of building types and uses which include the pub, restaurant, hotel and church.

There is a mix of different types of residential properties of different styles, size and age, including:

- Victorian and earlier stone cottages, farmhouses and former commercial properties - usually with stone slate roofs
- Converted stone farm buildings - often with clay tile or later concrete tile roofs.

Materials and details found in the area include:

- Stone with different coursing - random and coursed
- Stone quoins
- Stone plinths
- First floor brick bands
- Stone slates, clay tiles
- Gables, limited hipped designs except for agricultural buildings



Arms Farm, converted stone farm building



Listed building on High Street, fronting the street

Faccenda Development

The most major development in the village is located on the Site of the former Poultry Factory. In its place, a scheme of 63 dwellings, together with a further additional 21 units on the Hazelwood Farm site, created a considerable addition to the village.

The layout is set on cul-de-sac and courtyard housing patterns. Dwellings are predominantly 2 storey and 2.5 storey as focal features.

A number of properties take design cues from the surrounding form of cottages, although there are a number of more generic estate properties.

Materials and details found in the area include:

- Reconstituted stone (panels and individual blocks) in irregular horizontal coursed pattern
- Render
- Stone quoins
- Roof tiles are plain or double roman in brown or grey concrete
- Gables
- Low stone boundary wall
- Thin metal railing



Hedge and trees used as screening between public/private spaces



Traditional boundary treatment and materials



New development replacing Faccenda processing plant



Provision of open space

Summary

Sutton Benger's built environment is defined by modest, human-scaled buildings, typically one to two storeys, that use traditional materials such as buff brick, render, natural stone, and slate or clay tile roofs, with timber-framed windows and doors that reflect local vernacular styles. The village layout combines cottages, farmhouses, and sympathetic modern infill, often fronting directly onto narrow lanes or set back behind small gardens, creating a varied yet cohesive streetscape. Boundaries are marked by hedgerows, stone walls, and timber fencing, which soften the built form and reinforce the rural character. The public realm is equally distinctive, with winding roads, grass verges, mature trees, and open green spaces like the village green and churchyard, all of which preserve views into the surrounding farmland. Community landmarks such as All Saints' Church, the primary school, and the village pub act as focal points, while the integration of greenery and informal street patterns ensures that Sutton Benger retains its identity as a rural settlement closely tied to its landscape.

Wiltshire Design Guide

- ✓ 3.2 Expectation: Respect for and enhancement of the intrinsic local character and distinctiveness of the local area

Materials

Subdued colour palette and traditional materials like stone and slate.



Cotswold stone



White render



Grey slate roofs



Occasional thatched roof

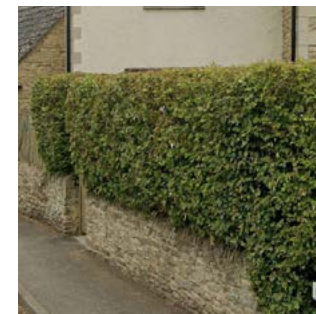
Architectural details



Gables, stone quoins, and window lintel and sill



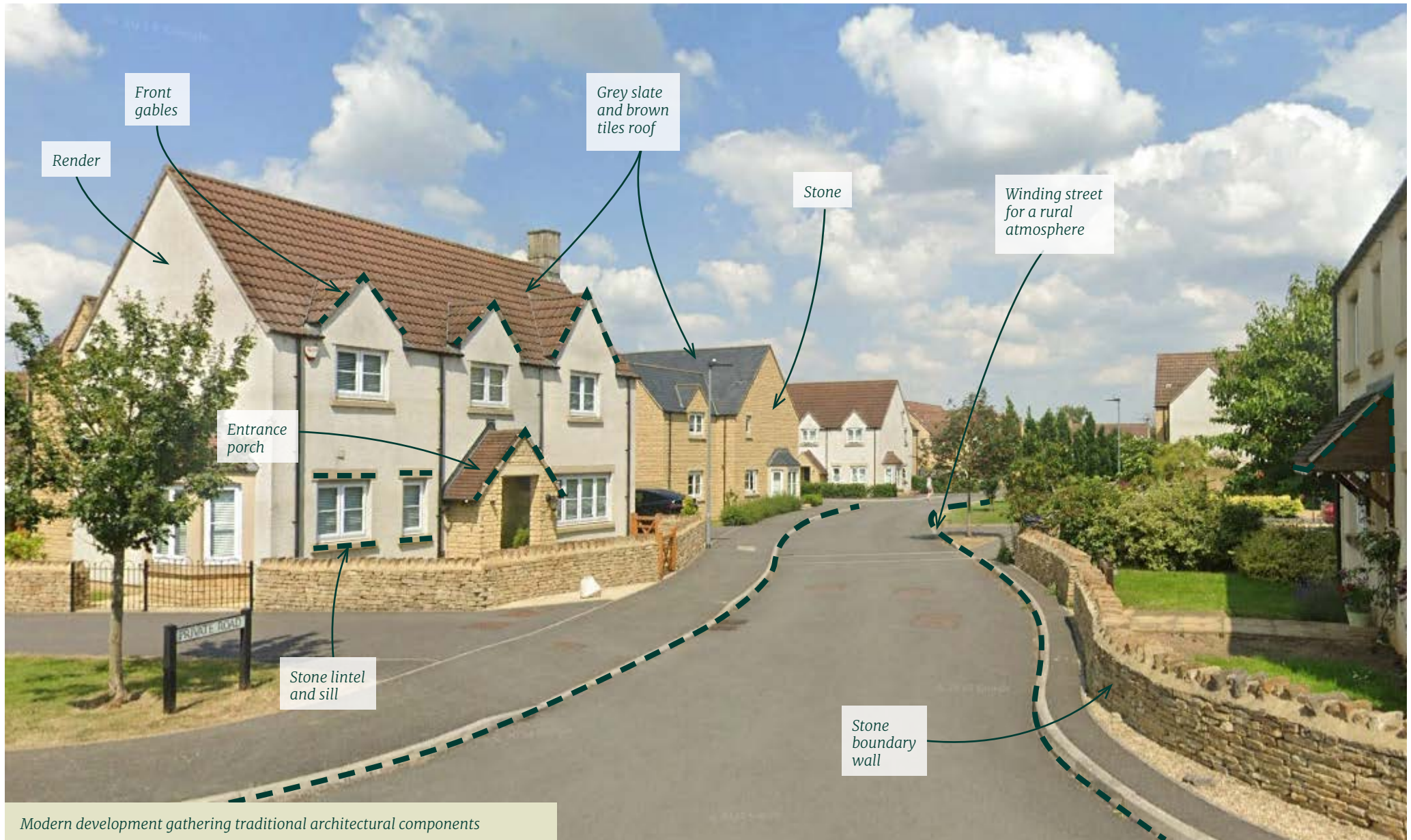
Entrance porches and front gable



Low stone wall and hedge



Dry stone boundary wall with vertical coping stone



Modern development gathering traditional architectural components

2.6 Existing Site Features

Introduction

The land is bounded by High Street to the south, existing private track and dwellings to the east, the ‘Shrubbery’ woodland and strip of land to the north, and a field to the west. The Site is approximately 4.97 hectares (12.28 acres) in size.

Ecology

The Site consisted predominantly of agricultural grassland grazed by livestock, bordered by native hedgerows. To the north of the Site is a watercourse, beyond which lies broadleaved woodland.

The Site does not lie within or adjacent to any statutory designated sites of nature conservation importance. Sutton Lane Meadows Site of Special Scientific Interest (SSSI) lies approximately 750m south of the Site at its nearest point. Should the ecological assessment identify potential impacts on the SSSI from the proposed development, measures will be considered to mitigate potential harmful effects.

Ecological baseline surveys of the Site and immediate surroundings were undertaken between May and October 2025. This included surveys for great crested newt, reptiles, breeding birds, hazel dormouse, bats and badger. The results of these surveys will be included in an Ecological Impact Assessment (EIA) for the proposed development.

Flood Risk and Drainage

The application Site lies wholly within Flood Zone 1, indicating a low probability of fluvial flooding. Flood Zones 2 and 3 are restricted to land immediately north of the Site boundary and are associated with the adjacent ordinary watercourse. No part of the proposed built development encroaches into these higher-risk areas, ensuring that residential and other vulnerable uses remain entirely within Flood Zone 1.

The published British Geological Survey (BGS) mapping indicates the Site to be underlain by Superficial Alluvium and River Terrace Deposits over the Kellaway Sand Member. The alluvial soils are associated with the watercourse located to the north of the Site. The west of the Site is underlain by superficial, River Terrace Deposits comprising sands and gravels over the Kellaway Sand Member. The reminder of the Site is shown to be directly underlain by the Kellaway Sand Member.

Topography

The Site is predominantly sloping gently from the south toward the north before falling more steeply into Sutton Benger Brook along the northern boundary. The brook, partially screened by dense vegetation, contains a small sluice to the northwest and several weirs along its course.



Site Boundary

PProW
(source: GIS)

Listed Building
(source: GIS)

Conservation Area
(source: GIS)

Ancient Woodland with 15m Buffer
(source: GIS)

Flood Zone 2
(source: RLRE Constraints Plan)

Flood Zone 3
(source: RLRE Constraints Plan)

Surface Water Flooding
(source: RLRE Constraints Plan)

Water
(source: RLRE Constraints Plan)

Foul Sewer
(source: RLRE Constraints Plan)

BT
(source: RLRE Constraints Plan)

BT Overhead
(source: RLRE Constraints Plan)

Electricity
(source: RLRE Constraints Plan)

Electricity Overhead
(source: RLRE Constraints Plan)

Gigaclear
(source: RLRE Constraints Plan)

Vodafone
(source: RLRE Constraints Plan)

OCU
(source: RLRE Constraints Plan)

8m No Activity Zone from Main River
(source: RLRE Constraints Plan)

Existing Wessex Water Sewer Easement. 3m either side centerline of pipe
(source: RLRE Constraints Plan)

Proposed Sewer Easement. 3m either side centerline of pipe
(source: RLRE Constraints Plan)

Attenuation Basin
(source: RLRE Constraints Plan)

Existing Watercourse

Broad Leafed Woodland with 10m Buffer

Native Hedgerow

Proposed Access Point

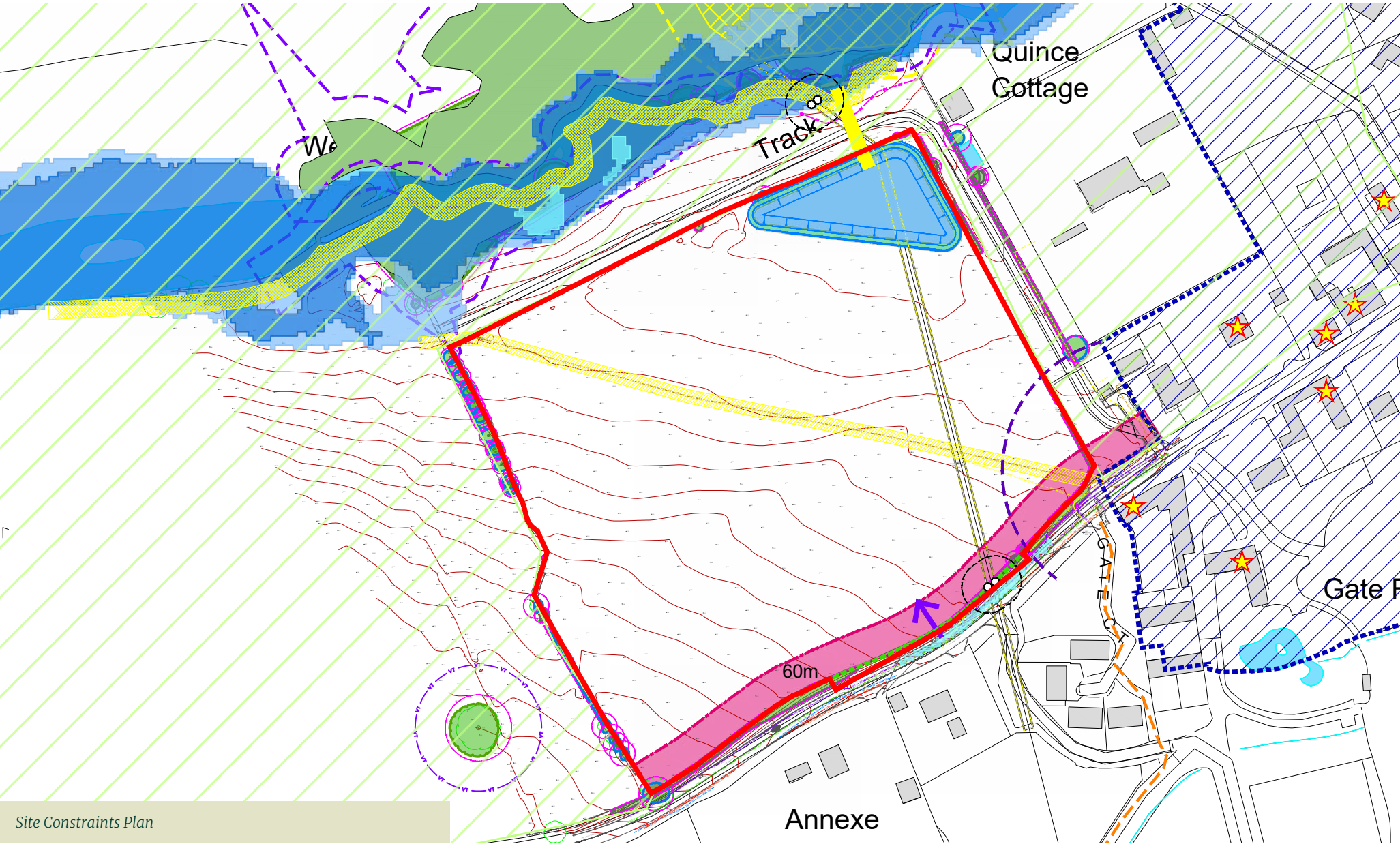
Draycott Park non-designated Asset

Indicative Set Back to High Street

Indicative Set Back to Conservation Area

Existing Trees & RPAs

Electricity Poles and Buffer



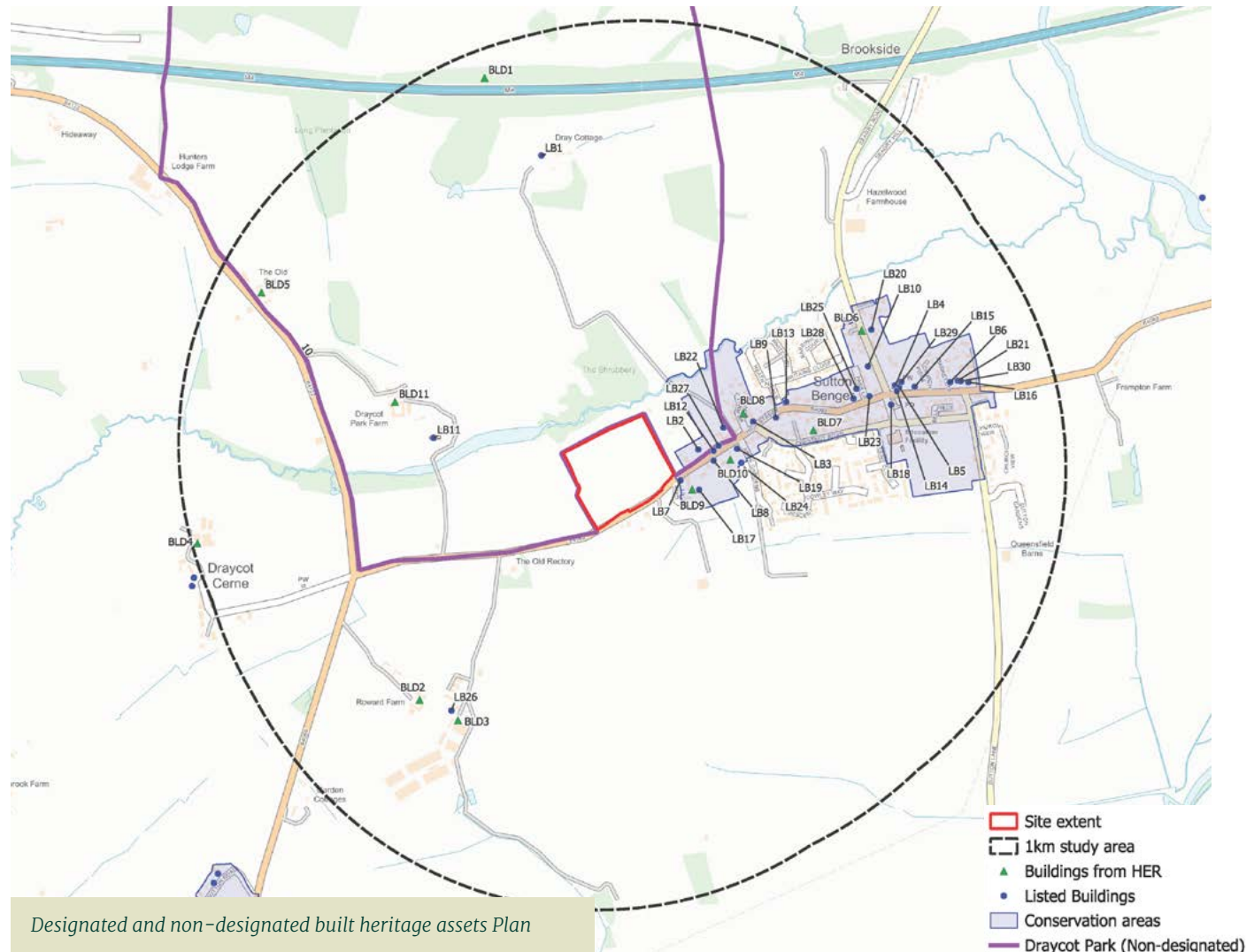
Built Heritage

The Site contains no designated heritage assets and no known non-designated built heritage assets. It is currently in use as pasture and is bounded to the east, south, and west by hedgerows.

The nearest designated heritage assets are the Grade II listed 5 High Street, located approximately 15m south of the Site, and the Grade II listed Gate Farmhouse, situated to the south-east of No. 5 High Street. Both are within the Sutton Benger Conservation Area, which extends to the south-east of the Site. The associated former outbuildings of Gate Farm have been converted to office use, with modern development at Gate Court located to the west.

Although the Site forms a minor part of the historic landholding of Gate Farm, it is no longer legible as part of the original agricultural complex. As such, its contribution to the setting and significance of Gate Farmhouse is limited, and any erosion of agricultural context resulting from development would amount to very low harm.

The proposed development layout includes a green set-back and new tree planting to the south-east corner, preventing built form from dominating the street frontage and maintaining a distinction between the historic village core and its modern expansion. Additional planting along the southern boundary will extend towards the Conservation Area, providing screening and preserving a sense of separation.

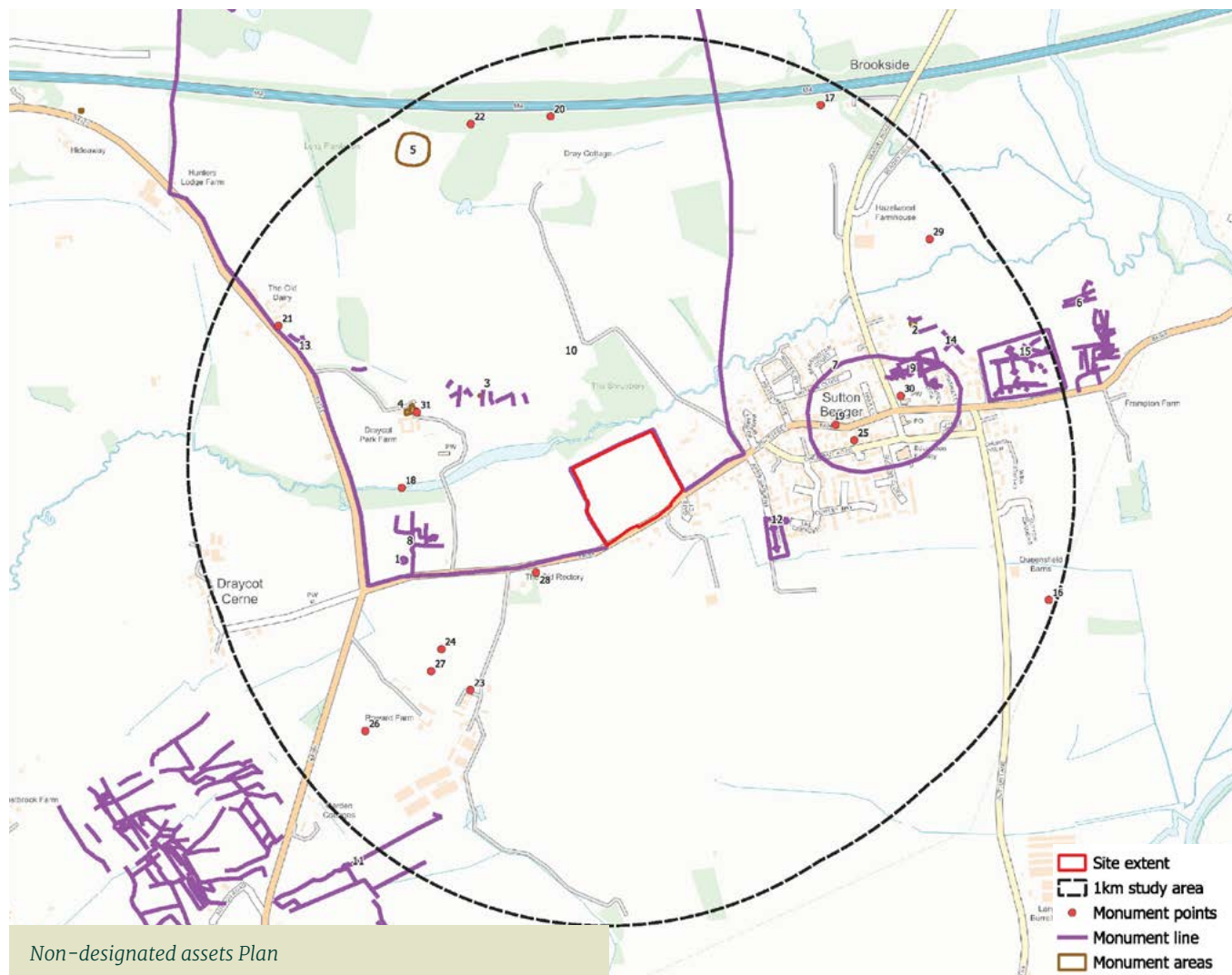


The proposals also respect the boundary of the former Draycot House parkland, elements of which survive as The Shrubbery to the north. This part of the Site will remain free from built development, retaining its landscape character.

Although this application is in outline, there is scope for detailed design to draw on local vernacular materials and forms, ensuring that new development integrates sensitively with its surroundings and responds positively to the heritage and landscape context.

Archaeology

The Wiltshire HER lists 31 non-designated assets within the 1km study area, none of which are recorded within the Site boundary. The historic boundary of Draycot Park (TOR 10) aligns the trackway immediately outside of the Site boundary. The earliest remains in the study area date to the Neolithic period and Iron Age / Romano British settlements have been recorded in the vicinity (TOR 3, TOR 6). The Site lies 400m west of the historic Anglo-Saxon core of Sutton Benger (TOR 7). Medieval earthworks are recorded 450m to the west (TOR 1), while ridge-and-furrow cultivation is noted 270m to the south-east (TOR 15). Additionally, two groups of undated features are documented 250m north-west and 700m north-east of the survey area (TOR 13 & 14).



A geophysical survey undertaken within the Site by SUMO services on the 4th August did not record any magnetic responses that could be interpreted as being of definite archaeological interest, except for ridge and furrow cultivation which is visible in Area 1. Uncertain responses throughout the survey are likely to be due to a combination of natural and agricultural processes or buried ferrous objects.

The extent, location and justification for future archaeological evaluation at the Site will be outlined in a brief and specification to be agreed with the Wiltshire County Archaeologist following the pre-application response and will be implemented by an archaeological contractor in line with a condition attached to any planning permission.

A desk-based archaeology assessment, together with a geophysical report, will be submitted in support of the planning application, in accordance with local requirements. The results of which will be utilised to inform a robust mitigation strategy (including an appropriate programme of investigation and record).

Utilities

Overhead utilities traverse the Site, following a generally north-south alignment.

A foul sewer crosses the Site from northwest to southeast.

The known utilities are shown on the Site Constraints Plan p27.



Site photo, looking north west into the Site

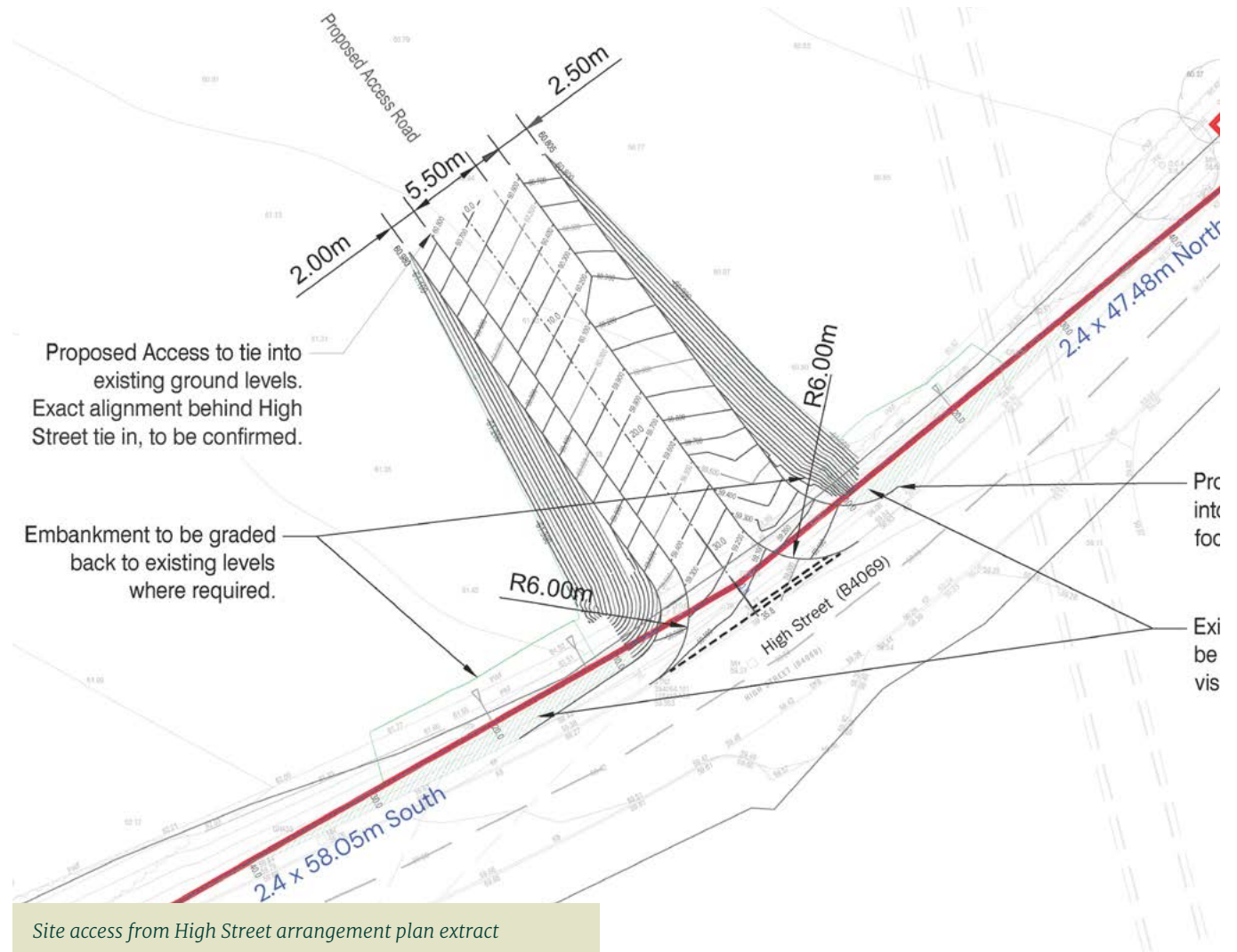


Site photo, taken from High Street pavement on eastern corner outside the Site

Access

The Site benefits from planning permission for an agricultural access from the B4069 High Street.

It is currently anticipated that the proposed development will be served by an enhanced access point in this location, subject to the removal of vegetation and/or reprofiling of embankments, in order to accommodate residential development and provide suitable visibility splays in accordance with measured speeds and national guidance.



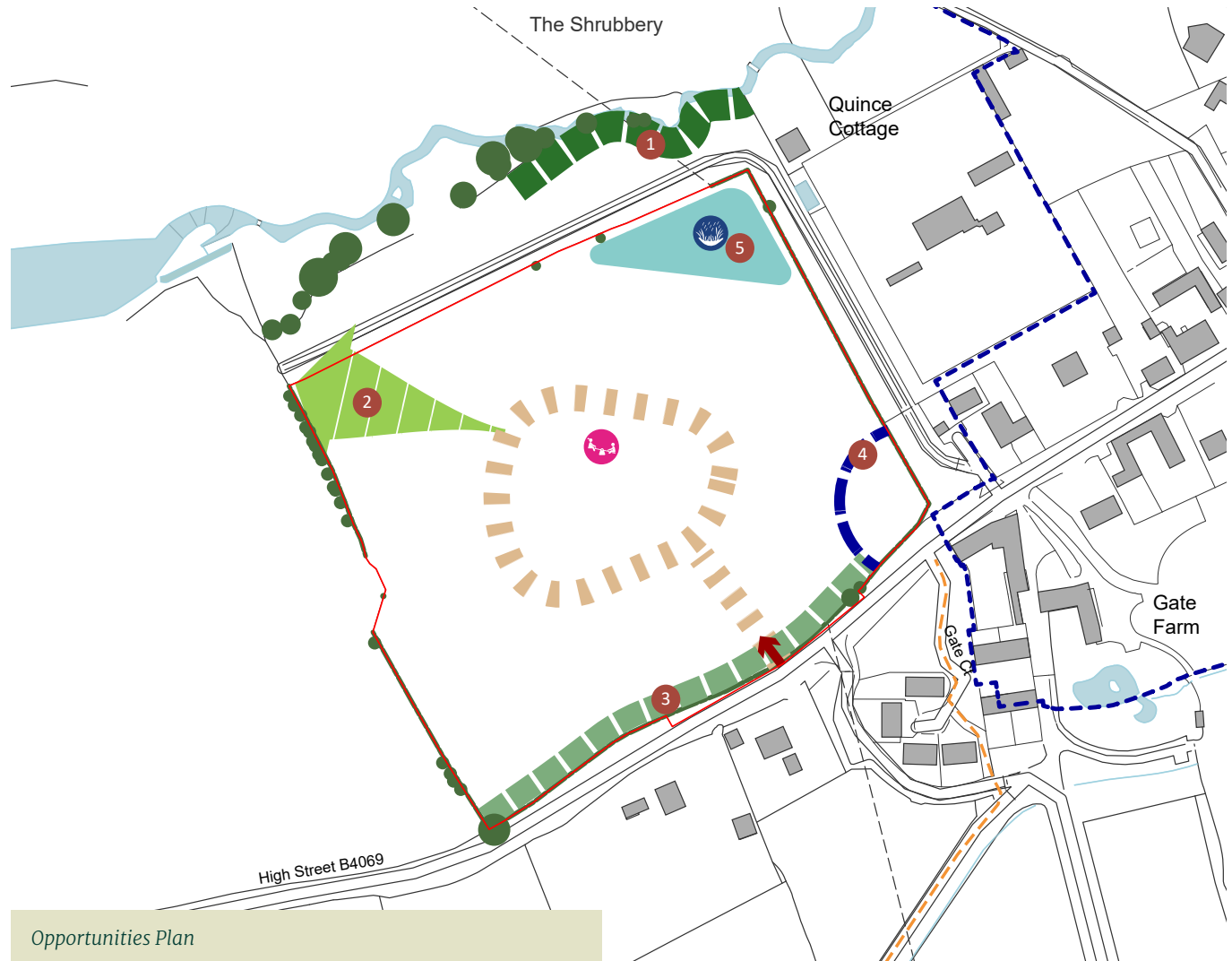
2.7 Responding to the Context

Considerations and Opportunities

The following pages summarise the main points arising from technical assessments of the Site which have been carried out by a team of specialists. In summary, the consultant team have identified the below considerations and opportunities within the Site and immediate context (as illustrated in the plan opposite). These features have been carefully considered and will be incorporated into the design of the proposed scheme.

These include:

- 1 Minimum 15m buffer to Ancient Woodland
- 2 Opportunity to create a publicly accessible viewpoint northwest towards the historic Draycot Estate
- 3 Set back from southern edge of site to allow the approach to the village to focus east
- 4 Set back from south-east corner to minimise activity/built development closest to the historic buildings
- 5 Drainage attenuation basin located at lowest point of the Site



Wiltshire Design Guide

☒ 4.1 Expectation: Working with the Topography

Opportunities Plan

2.8 Design Evolution

This section explains and describes the design process of how the proposal has evolved from the initial sketches to the current masterplan.

Early concepts ideas included:

- Opportunity to recreate a viewpoint northwest towards the historic Draycot Estate, allowing the public open space to connect throughout the Site
- Main access point to be from High Street, serving parcels through an internal loop
- Pedestrian footpath through and around the Site
- Set back from south-east corner to give a buffer to historic buildings and village arrival
- Drainage attenuation basin located at lowest point of the Site



Early concept ideas

2.9 Community Engagement

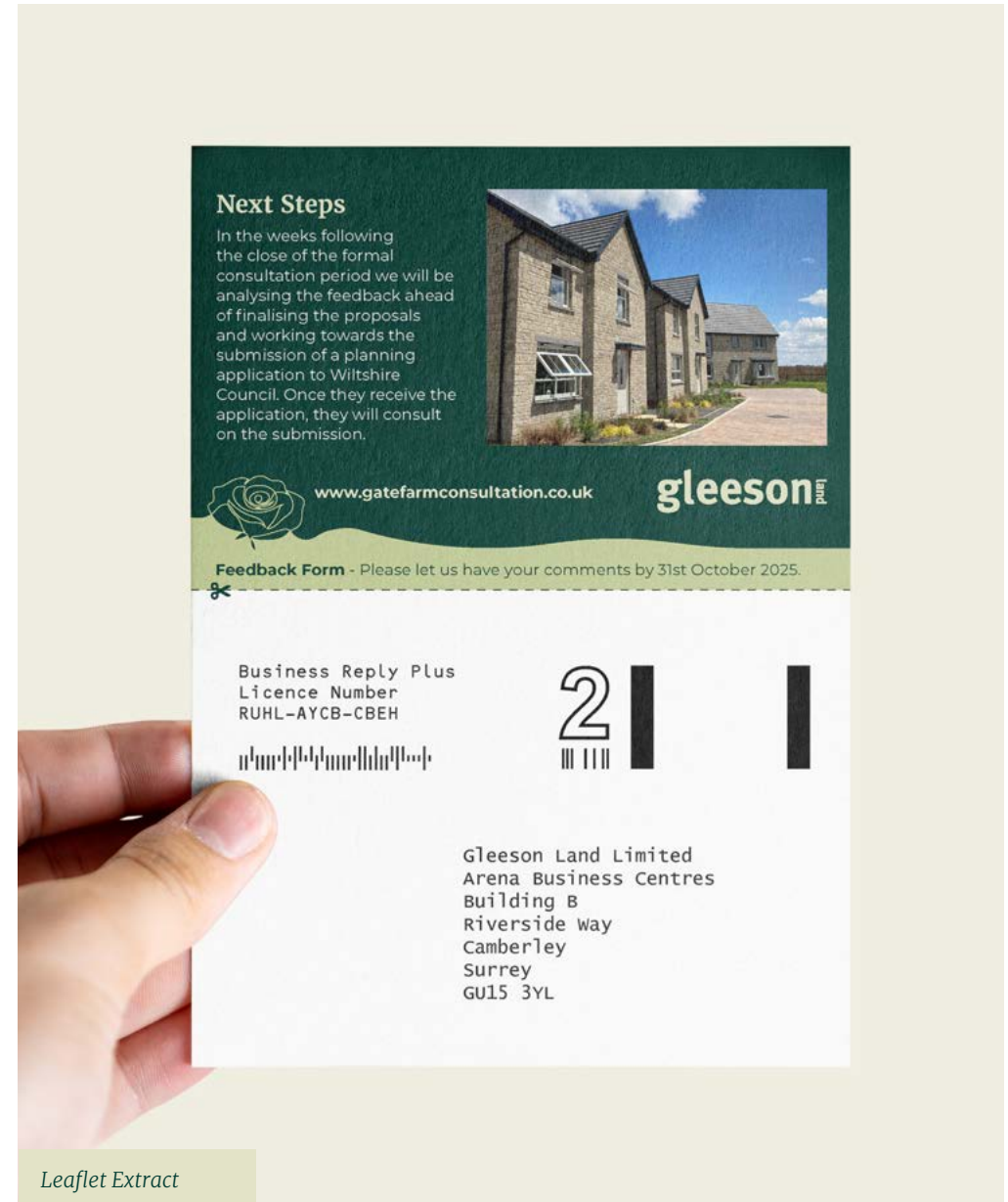
In accordance with national and local policy and guidance, a full programme of community and stakeholder engagement has been undertaken. Principal activities included:

- Pre Application discussions with the Council; and
- A community consultation event (in the form of a leaflet drop and a dedicated project consultation website).

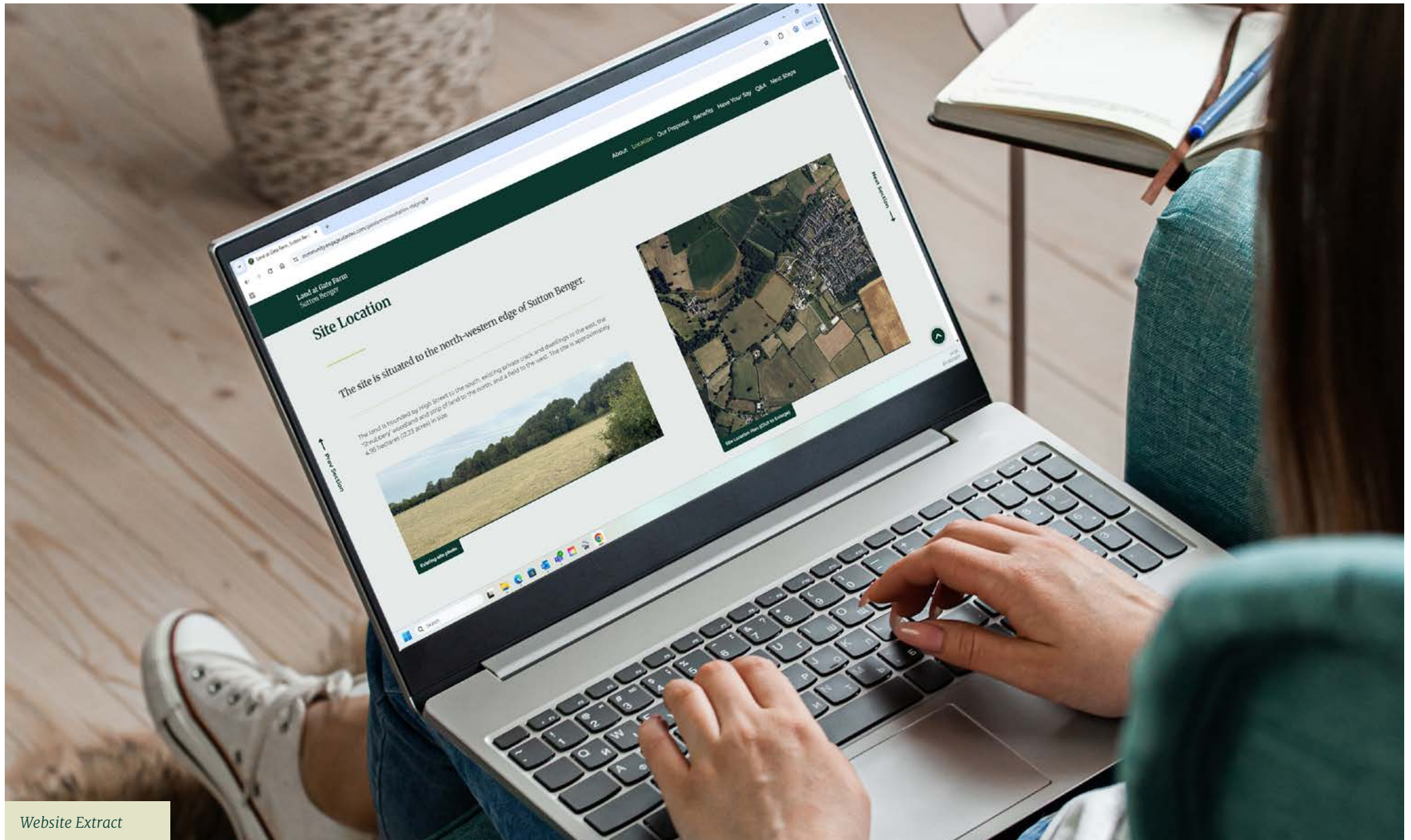
Whilst an opportunity to discuss the matters above with Officers has not yet been offered by the Council and should this not have taken place by the time this planning application is submitted, we welcome collaborative and proactive discussions with Officers as part of the application process in lieu of the pre-application service being fulfilled.

Further detail on the responses received and how the application submission responds to these, is set out within the Planning Statement prepared by Gillings Planning.

In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and local guidelines. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful, and effective.



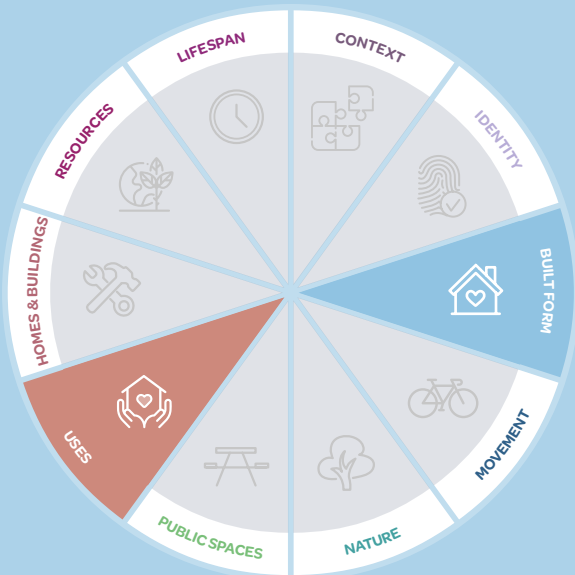
Leaflet Extract



Website Extract

3. Built Form & Uses

Informed by the analysis of the Site and its surrounding context, this chapter sets out a spatial framework to guide the overall massing and layout of the proposed development. It aims to demonstrate the relationship between residential buildings, streets and open spaces in order to create a distinctive sense of place and positively contribute to the local area.



3.1 Parameter Plan

Our masterplan framework shows one way that the new homes, access routes and public open space could be delivered within the Site.

Use and Amount

The total Site area is 4.97ha which comprises approximately 1.59ha of open space that includes attenuation basins, a play area, and informal and formal open space. The residential area amounts to approximately 3.36ha, allowing for the development of up to 90 dwellings with a diverse mix of sizes and tenures. This approach considers an appropriate balance of open space and building character.

Development Framework

The open space creates a buffer space to the surroundings and an opening to the north-west countryside. It aims to bring the countryside within the new development, incorporating the play area to the heart of the development. The residential area is then divided into 2 blocks, joined by the primary street, with a maximum height of 2.5 storeys.

Affordable Housing

The development proposals include 40% of the dwellings to be provided as affordable homes, in accordance with adopted policy requirements. A tenure blind approach to the scheme has been adopted throughout the scheme. The unit mix and type will be determined at the Reserved Matters stage.

Wiltshire Design Guide

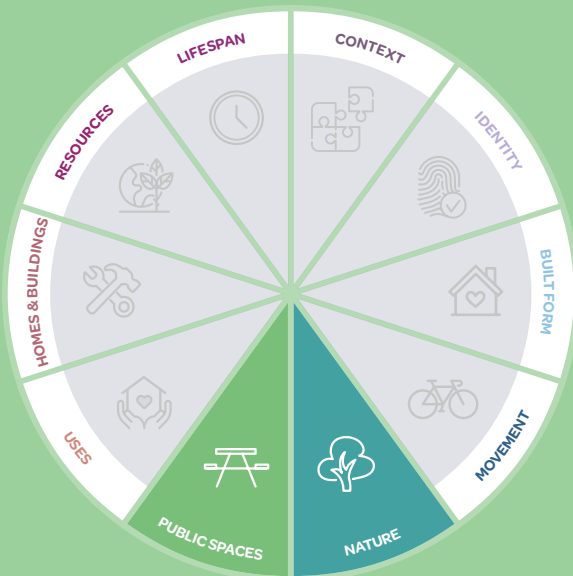
- ✓ 4.2 Expectation: Structured and legible development
- ✓ 8.2 Expectation: Creating a mix of home tenures, types and sizes
- ✓ 8.3 Expectation: Creating socially inclusive places
- ✓ 9.1 Expectation: Healthy, comfortable and safe internal and external environment
- ✓ 9.2 Expectation: Private Amenity Space



Parameter plan

4. Nature & Public Spaces

Nature not only contributes to the quality of place but also people's quality of life, including health and wellbeing. Our landscape-led approach for the proposed development has sought to integrate, enhance and protect the rich and diverse landscape assets within the Site. This chapter demonstrates how the landscape strategy has been developed to enable nature, the ecosystem and people to thrive.



4.1 Landscape Strategy and Concept

The landscape strategy and design response for residential development of the Site includes the following:

- A view corridor could be included within the scheme that supports the 'important view' outlined within the Made Sutton Benger Neighbourhood Plan. This view corridor could extend from the settlement edge 'north west towards Draycot Park Farm and St. James Church'.
- The Site is currently private with no public access. A residential scheme would provide public access. This would include the creation of open space, play space and circular walks through the scheme. These features would enhance green infrastructure provision and increase permeability within the area;
- Existing hedgerow and tree features within the Site should be retained, where possible. This retains an important green infrastructure link around the Site and also ensures that a filtering effect to views is maintained from day 1. The retention and enhance of hedgerow provision as a characteristic feature also reflects the management strategies of the published Wiltshire Landscape Character Assessment;
- Existing trees of merit (as identified within the Arboricultural Assessment) within the Site should be retained with development setback from them to allow their future success. The strip of land between the north of the Site and The Shrubbery ensures that a suitable offset from this landscape feature is retained;
- There are opportunities for the planting of native trees within the public open space with ornamental tree species planted within the built areas. This is designed to filter and soften views of the proposed built form and enhance the existing vegetated character of the area. The planting of fruiting varieties within open space would also provide foraging opportunities and support biodiversity;
- There is an opportunity to improve the appearance of the settlement edge in views by positioning development within a robust framework of planting where built form is set back from the edge. Additionally dwellings on the edge of development would be orientated to face the outside landscape with back gardens and boundary treatments facing away from the wider landscape, this will create a positive frontage to the development; and
- The off site margin to the east of the Site provides separation between the scheme and existing residents within Sutton Benger. This would reduce overlooking and privacy concerns between residents. Planting positioned on the eastern site boundary would provide further filtering.

The proposed development layout includes a green set-back and new tree planting to the south-east corner, preventing built form from dominating the street frontage and maintaining a distinction between the historic village core and its modern expansion. Additional planting along the southern boundary will extend towards the Conservation Area, providing screening and preserving a sense of separation.

Wiltshire Design Guide

- ✓ 6.1 Expectation: Help deliver the Wiltshire Green and Blue Infrastructure (GBI) Strategy
- ✓ 6.2 Expectation: More Green and Blue Infrastructure
- ✓ 6.3 Expectation: Higher Quality Green and Blue Infrastructure that mitigates increasing risk from surface water flooding and creates multi-functional open spaces
- ✓ 6.4 Expectation: Better Connected Green and Blue Infrastructure to improve equality of access and the individual distinctiveness of each place
- ✓ 6.5 Expectation: Improve and enhance water management
- ✓ 6.6 Expectation: Support rich and varied biodiversity



4.2 Biodiversity

The proposed development would follow the ecological hierarchy of avoidance, mitigation, compensation and enhancement. It would include the creation of new wildlife habitats and retention of the majority of boundary hedgerows, which would be buffered from new development as far as possible to maintain functional 'habitat corridors' around the Site. There would also be a minimum 15m green buffer between new development and the watercourse/ woodland to the north; this would be kept 'dark' to maintain the value of these habitats to wildlife.

Habitat creation proposals would also provide new habitats for birds, bats, invertebrates and other species. Bat tubes/boxes, bird boxes, hedgehog passes, and insect/bee bricks would be incorporated into new buildings. The proposed development would achieve a minimum of 10% Biodiversity Net Gain.



The green buffer would protect adjacent habitats and the species that use them



Hedgerows would be largely retained and buffered as far as possible



New habitats would be created including wildflower grassland



Bird boxes would be integrated into the walls of new buildings

4.3 Drainage Strategy

Flood risk and drainage have been carefully assessed as part of the proposals.

While the northern boundary of the Site lies close to Sutton Benger Brook, the proposed new development will be located entirely within Flood Zone 1 (low risk).

A sustainable drainage system (SuDS) will be delivered across the Site. This will control the flow of rainwater and restrict discharge from the development to existing greenfield rates. The system will:

- Be designed to accommodate runoff from the 1 in 100-year storm event plus 40% climate change allowance, with a permanent pool of water for pollution mitigation and an additional 300mm freeboard to provide resilience against exceedance events.
- Restrict runoff to greenfield rates with a 30% betterment.
- Provide an attractive landscaped basin that doubles as wildlife habitat and green space.

For foul drainage, the development will connect directly into the Wessex Water public foul sewer network which currently crosses the development.

Overall, these measures will ensure the development is safe from flood risk with no detrimental effect on any neighbouring development.



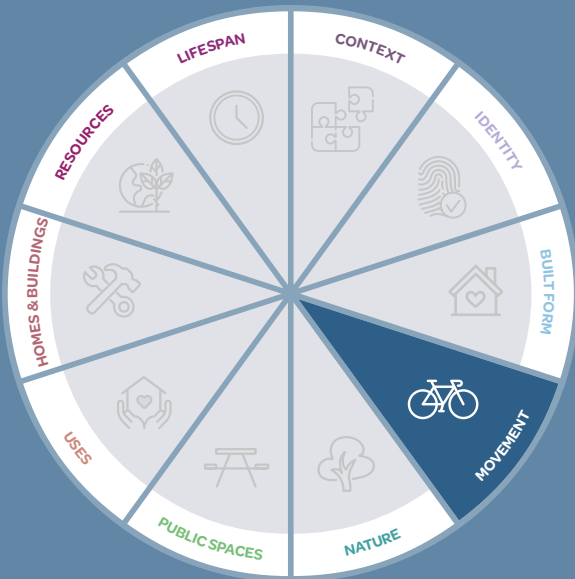
Proposed attenuation basin located in the northeast corner of the Site



Landscaped edge to attenuation basin

5. Movement

The provision of well-designed streets that are legible, attractive and safe to use will help to enhance the experience of its users, encouraging walking and cycling for a healthier lifestyle. This chapter sets out the different street types, where the wellbeing and health of residents are a priority.



5.1 A connected Place

The access design and location has been informed by a robust body of technical work and speed survey data. The Site also already benefits from planning permission for an agricultural access from the B4069. It is currently anticipated that the proposed development will be served by an enhanced access point in this location in order to accommodate residential development. Footways will also be provided on both sides of the access, which will tie into the existing footway provisions on the B4069 High Street to provide a continuous footway between the Site boundary and the centre of the village.

There is a variety of existing facilities and amenities available in Sutton Benger including a village hall, park and recreation ground, doctors surgery, primary school, church, public house and restaurant. These are all within a suitable walking distance from the approximate site centre.

The final submission will be supported by a Transport Assessment, which will assess the impact of the proposed development on the surrounding network and highlight the available sustainable travel options. The scheme will also be supported by a Framework Travel Plan that will aim to encourage residents to walk, cycle or use public transport.

Street Hierarchy

The access and movement strategy for the Site sets out the different street types and their hierarchy, as well as a priority for active and sustainable travel.

The strategy consists of a well-connected and integrated network of walking and cycling routes throughout the internal Site layout. Streets within the new development will feature high-quality public realm treatment, tree planting, landscape and defined boundary treatments to create a safe and attractive experience of all users.

A primary street, the key movement spine through the Site, facilitates access to development from the B4069 High Street, and will form a loop within the Site to promote a connected and well considered movement and servicing strategy for future residents.

Secondary streets shall branch out from the internal primary loop to provide access to dwellings and peripheral tertiary streets serving no more than 5 dwellings.

Both Manual for Streets and the adopted Wiltshire Design Guide (March 2024) have been referred to in the development of the internal layout.

Wiltshire Design Guide

- ☒ 5.1 Expectation: A connected network of routes for all modes of transport
- ☒ 5.2 Expectation: Prioritising active travel
- ☒ 5.4 Expectation: Well-considered parking, servicing and utilities infrastructure for all users
- ☒ 5.5 Expectation: Safe, secure and accessible cycle parking
- ☒ 5.6 Expectation: Successful Shared Spaces and Shared surfaces

Active Travel

The proposals seek to maximise opportunities for walking, cycling and wheelchair movements. A footpath encircles the development area and crosses through the centre of the Site, providing a leisure route to open space areas and a central green corridor.

Pedestrian connection points are provided to the B4069 High Street located at both the vehicular access point and at the southeast corner of the Site to link into the existing footway network for trips to/from the centre of Sutton Benger.

There is a variety of existing facilities and amenities available in Sutton Benger that could be required on a day-to-day basis, including a village hall, park and recreation ground, a pre-school and primary school, a church, public house and restaurant, as well as a GP doctors' surgery. All existing facilities and amenities are located within a suitable walking distance from the approximate site centre and will help promote self-containment within the village.

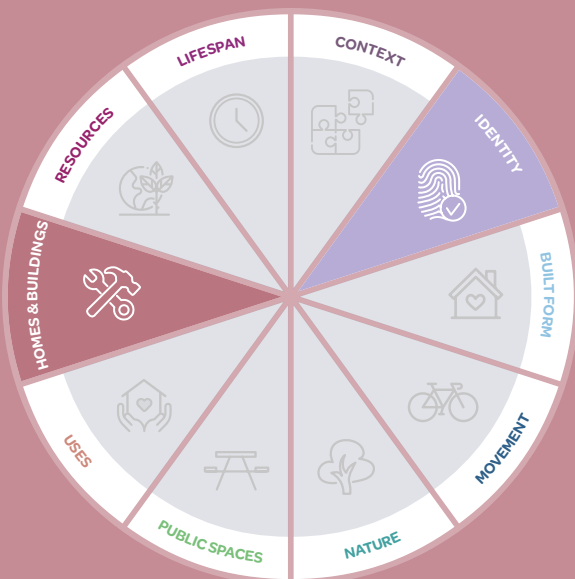
- | | | | |
|---|---------------------------------|---|----------------------------------|
|  | Site Boundary |  | Secondary Street |
|  | Residential Area |  | Tertiary Street / Private Drives |
|  | Main Access point |  | Footpath |
|  | Pedestrian / Cycle Access point |  | Open Space |
|  | Primary Street | | |



Street Hierarchy Plan

6. Homes, Buildings & Identity

Taking inspiration from the local character study on the built form and the wider area, this chapter describes the overall scale of the built form. It also sets out how development will sensitively respond to the features proposed within the Site, through key frontages.



6.1 A Distinctive Place to Live

Appearance Strategy

The design solution for the Site reflects the variety of townscape form evident in Sutton Benger. Referencing the immediate context, enclosure of the street will typically be achieved through a combination of buildings and soft landscaping, including boundary treatments and trees.

Materials will be in keeping with the subdued colour palette present within the close surroundings.

The different frontages, as shown overleaf, will help wayfinding and create a legible neighbourhood. Their characteristics are defined in the following pages.

Placemaking Strategy

The structure of development responds to the characteristics and qualities of the Site and immediate context to create a development that is contextually responsive and well designed.

Accent Buildings

Opportunities exist within the Site to integrate a number of accent buildings. This will aid the creation of a legible, coherent and locally distinct development. Accent buildings will be identifiable by virtue of their position in the streetscene by one or more of the following: positioning; form; height; and/or materials. Where increased height (up to 2.5 storeys) is proposed,

consideration will be given to the location within the Site, landform and influence on immediate and wider views within and beyond the Site.

Building Heights and Density

The development will be designed with a low density range, at an average density of 27dph to make effective and appropriate use of land in a sensitive manner and with consideration of the scale and design of the local area. Building heights will be predominantly 2 storeys with occasional up to 2.5 storey buildings.

Wiltshire Design Guide

- ✓ 3.3 Expectation: Creation of character and identity with new buildings and public realm
- ✓ 4.3 Expectation: Destinations, Landmarks and Focal Points
- ✓ 4.4 Expectation: Compact development to make efficient use of land
- ✓ 4.5 Expectation: Quality Detailing
- ✓ 7.1 Expectation: Create well-located, high quality and attractive public spaces
- ✓ 7.2 Expectation: Provide well-designed spaces that are safe
- ✓ 7.3 Expectation: Make sure public spaces are inclusive and support social interaction
- ✓ 9.3 Expectation: Positive interface between private amenity space and public spaces



6.2 Primary Frontage

The Primary frontage is located at the heart of the proposed development, along the double-sided section of the primary street. It aims to create a more formal and enclosed space to the neighbourhood.

Design Principles:

- More continuous frontage to create an enclosure at the heart of the development;
- Where buildings are located on corner plots, they will be designed as dual aspect to enhance feelings of safety within the public realm through natural surveillance;
- Street trees are proposed to be located along the majority of both sides of the primary street in a more formal and regular arrangement;
- Opportunity for accent buildings to terminate key views into development from the Site's access, creating visual interest within the streetscape.

Materials

A mix of materials will be used within the development which are reflective of the local area

Architectural Details

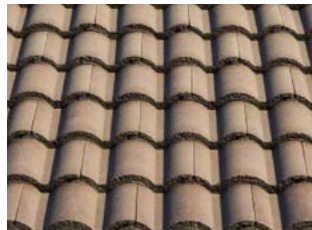
Introduction of simple architectural detailing as seen across Sutton Benger: Stone window lintel and sill, front door canopy and fronting gables.

Boundary Treatments

Soft planting or metal railing to keep the boundary treatment subtle and verdant.



Metal railing



Continuous frontage, with breaks in the roofline and ground floor



Integration of landscape within boundary treatment

6.3 Public Open Space Frontage

This frontage overlooks the principal public open space of the Site, including the play area, and green corridor leading to the north-west view opening onto the countryside.

Design Principles:

- Built form is slightly less formal in arrangement with buildings oriented to face and overlook the adjacent open space and green corridor;
- Typically detached housing
- Where buildings are located on corner plots, they will be designed as dual aspect to enhance feelings of safety within the public realm through natural surveillance;
- Tree and shrub planting to be provided within the street and property front boundaries to soft the development edge.

Materials

Opportunity to introduce an alternative brick type, in keeping with surroundings material palette colour to provide variation and distinguish it from the primary frontage.

Architectural Details

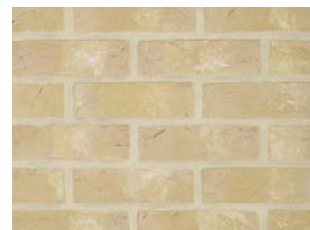
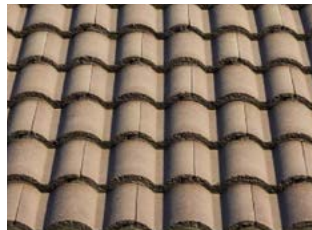
Rich in architectural features such as gables, front porches and stone quoins

Boundary Treatments

Soft planting or metal railing to keep the boundary treatment subtle and verdant.



Gables



Buildings oriented to overlook open space



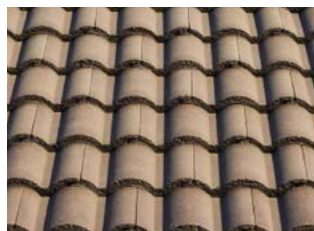
Wide detached houses to front open space

6.4 Rural Frontage

More organic alignment and detached typology

Design Principles:

- With a more organic alignment, the main building typology is detached house, opening onto the wider landscape and footpath circling the development;
- Various gaps in-between buildings;
- Where buildings are located on corner plots, they will be designed as dual aspect to enhance feelings of safety within the public realm through natural surveillance;
- Tree and shrub planting to be provided within the street and property front boundaries to soft the development edge.



Traditional materials and detailing on a modern house

Materials

Materials will reflect the more rural character of the settlement.

Architectural Details

More simple building form, but incorporation of details such as stone quoins and window lintel and sill.



Boundary Treatments

Soft planting or metal railing with drystone wall used in focal locations, in keeping with Sutton Benger's traditional boundary treatment.



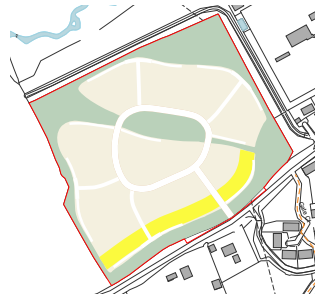
Varied alignment, entrance porches and materials detailing

Along High Street

Situated on the section of the rural frontage closer to the high street, this frontage will be separated from it by a lush landscape buffer to maintain the entrance of the village further east.

Design Principles:

- Building typologies to reflect traditional barn-like and courtyard structures found in Sutton Benger;
- Predominantly 2-storey dwellings with occasional 2.5 storeys dwellings;
- Opportunity for bespoke typologies offering variety and reflecting the surroundings to embed the development in its location.



Stone lintel and sill



Gables



Recent development at Gate Close, in a courtyard built form

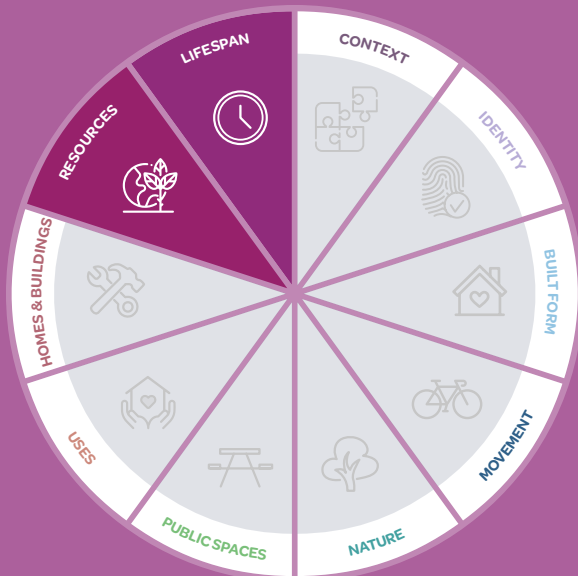


Barn-like housing behind a lush landscape buffer

7. Resources & Lifespan

Wiltshire Design Guide

- ✓ 10.1 Expectation: Help Deliver Wiltshire's Climate Strategy
- ✓ 10.2 Expectation: Follow the energy hierarchy
- ✓ 10.3 Expectation: Careful selection of materials and construction techniques
- ✓ 10.4 Expectation: Maximise resilience
- ✓ 11.1 Expectation: Well-managed and maintained
- ✓ 11.2 Expectation: Adaptable to changing needs and evolving technologies
- ✓ 11.3 Expectation: A sense of ownership



Sustainability Strategy

The proposed development will be designed with sustainability in mind, incorporating a range of features to address the issues of climate adaptation and mitigation, and to facilitate a meaningful shift towards a low and zero carbon future.

Low and Zero Carbon Energy

- The buildings will be zero carbon ready from the outset, and will become operationally zero carbon over time, in accordance with Grid decarbonisation projections;
- High fabric standards will be specified to maximise thermal efficiency;
- There will be no natural gas connection to the proposed development;
- Heat demand will instead be met using low and zero carbon sources.

Reducing Carbon Emissions from Transport

- High quality broadband will be provided as required by Approved Document R;
- Accessibility to local services and sustainable transport options will encourage residents to prioritise active travel and public transport over private car use;

- Comprehensive electric vehicle charging infrastructure will be incorporated in line with the requirements of Approved Document S.

Climate Resilience and Adaptation

- Potential future climate change impacts will influence the design of the development;
- Overheating risk will be reduced through passive design measures as required by Approved Document O;
- Open space and landscaping will provide microclimatic benefits;
- Surface water will be managed with the integration of SuDS.

Domestic Water Efficiency

Water use will be reduced compared to a standard development through the adoption of water efficient design and rainwater harvesting.

Embodied Carbon and Waste Management

- Embodied carbon will be considered with the adoption of sustainable design principles, including informed material selection and the use of re-used and recycled materials during construction;
- Construction and operational waste will be managed in accordance with the principles of the Waste Hierarchy.



Sustainable Plan

8. Conclusion and key benefits

Land at Gate Farm will provide for up to 90 homes, including 40% affordable, alongside extensive landscaping, including public open space and recreational play area.

The illustrative masterplan overleaf shows a way the Site could accommodate new residential development.

Development Features and Benefits



Up to 90 new homes will be proposed, offering a range of dwelling types, sizes and tenures (including affordable housing) to meet local and wider housing need.



A **responsive design that reflects local distinctiveness** and sits comfortably within the current vernacular and landscape context of the Site.



A **sustainable development** responding to the tenets of the National Planning Policy Framework, and ensuring the development is appropriate for the character of Sutton Benger.



A site that is well connected and designed to encourage and **support walking and cycling**, with strong links to existing Public Rights of Way, local services and facilities.



A **new landscape edge** will create a gradual transition from development to the surrounding countryside and open up views to the west to members of the public to enjoy.



The provision of extensive landscaping, including **new areas of public open space, retention of existing trees and landscaping, and additional planting**, to help development blend positively into the town and character of the Site.



Opportunity to provide a **publicly accessible viewing point** to the northwest toward St James' Church



Socio-economic benefits in the form of job creation and additional spending in **the local economy** during construction, and during occupation.



Site Boundary



Dwelling House



Gardens



Primary Vehicular Route



Formal Square



Shared Surface



Lane / Private Drive



Parking



Footpath



Play Space



Attenuation Basin



Proposed Tree Planting



Existing Tree Planting



Illustrative Masterplan

