



Land at Gate Farm, High Street, Sutton Benger

Contents

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1	Introduction and Background	3
	• Applicant Team	
	• Planning Application Scope and Form	
2	Site Context	5
	• Site Location	
	• Site Description	
	• Planning History	
	• Planning Policy	
3	Development Proposals	10
	• Overall Concept	
	• Parameters for Approval	
	• Illustrative Details	
	• Planning Obligations	
4	Statement of Engagement	18
	• Pre-Application Discussions	
	• Stakeholder Engagement	
	• Community Consultation	
5	Planning Analysis	21
	• Policy basis for determination of the application	
	• Principle of Development	
	• Landscape Harm	
	• Benefits of the Proposal	
	• Other Material Considerations	
6	The Planning Balance and Sustainable Development	36
Appendix 1	Relevant Planning Policy Context	38
Appendix 2	Consultation Leaflet	47

Contact:

Hannah Pearce, Director
hannahpearce@gillingsplanning.co.uk

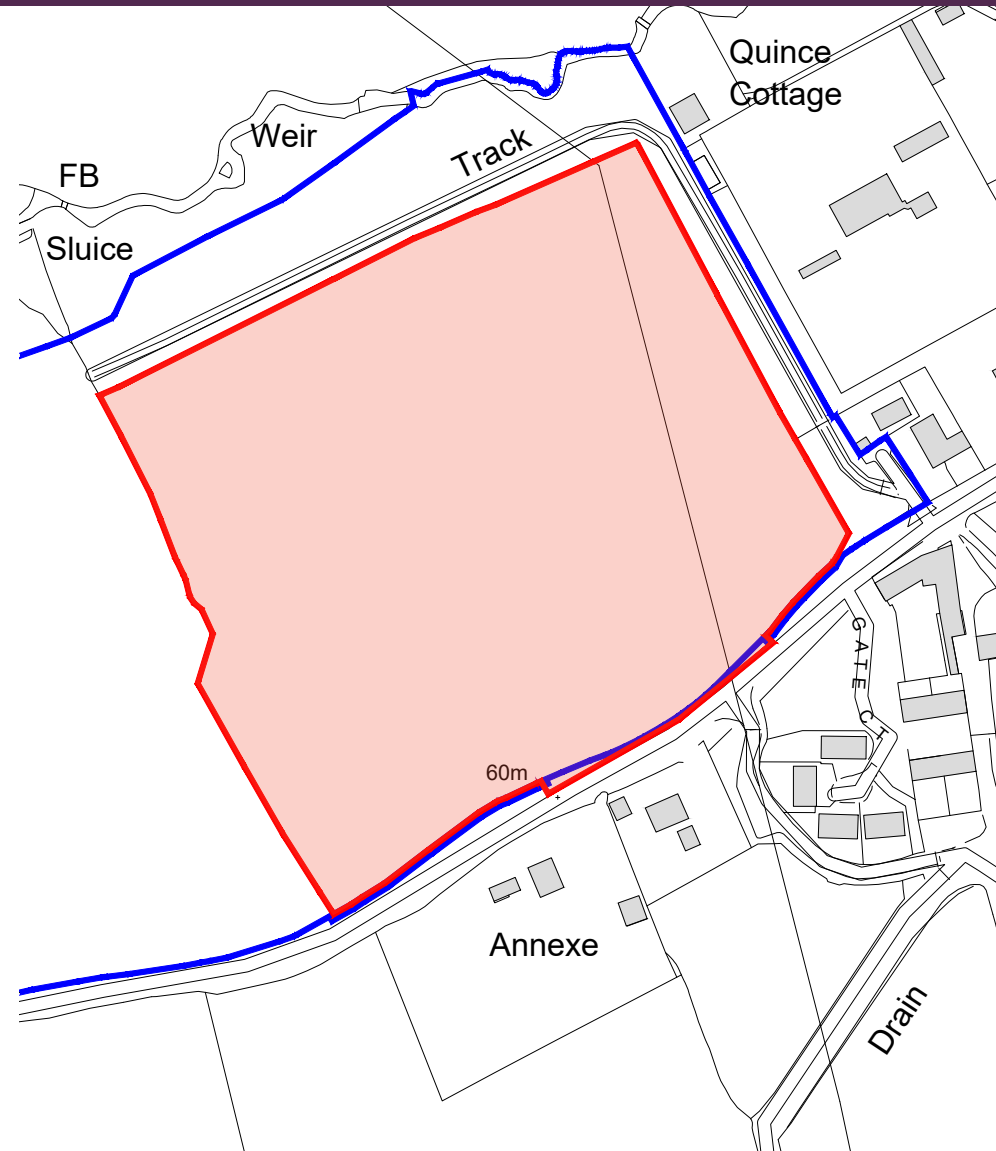
Jordan Wiseman, Associate
jordan@gillingsplanning.co.uk

Gillings Planning
2 Wessex Business Park
Wessex Way
Colden Common
Winchester
Hampshire
SO21 1WP

Telephone: 02382 358855

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Date of issue: December 2025



Introduction



1.1 This Planning Statement (incorporating the Statement of Engagement and Affordable Housing Statement), has been prepared by Gillings Planning on behalf of Gleeson Land Limited (*the Applicant*), and is submitted in support of a planning application (in outline form) for up to 90 dwellings (class C3) on “Land at Gate Farm, High Street, Sutton Benger” (*the site*).

1.2 The description of development for which planning permission is sought is as follows:

Outline planning application (with all matters reserved except means of access from the B4069) for up to 90 no. (class C3) residential dwellings (including 40% affordable dwellings) including the creation of a 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.

1.3 This Statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance. Where there is conflict with the Development Plan, it is

noted that the tiled balance is engaged, and where this Planning Statement confirms that the limited landscape harm identified does not significantly and demonstrably outweigh the benefits of the proposal, a presumption in favour of sustainable development should be applied, and planning permission granted.

Applicant Team

1.4 Gleeson Land, established in the 1990s, is part of MJ Gleeson, a housebuilder and strategic land specialist. 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 focussed on securing mainly residential planning consents, predominantly across Southern and Central England. Gleeson Land provides a personal and bespoke approach to each project, and is committed to realising the development potential of land in sustainable locations to provide high quality new homes, working with landowners and their representatives through the planning and sale process to deliver value driven outcomes that enable the creation of sustainable places that comprise attractive

environments where people want to live and relax. They will apply these same core principles to development at this site.

1.5 Gillings Planning is formed of a hand-picked team of highly professional and experienced people, who enjoy what we do – operating across England and Wales to provide expert planning advice (to operators, developers and investors) across residential, commercial and care sectors. We pride ourselves on working collaboratively with the client and their team, and the Local Planning Authority, at all stages of the planning process, to understand the objectives – using our expertise and knowledge to provide clear and reliable advice delivered with honesty and integrity.

Planning Application Scope and Form

1.6 **Table 1.1** below sets out the documents submitted in support of the planning application, which should be read alongside this Planning Statement, and a drawing schedule is included at **Table 1.2** below.

Table 1.1: Schedule of Supporting Documentation

Document Title	Prepared by	Document Ref / Date
Desk-Based Archaeology Assessment	tor&co	November 2025
Design and Access Statement (DAS)	Stantec	December 2025
Ecological Impact Assessment (EclA)	EAD Ecology	December 2025
Biodiversity Net Gain Metric	EAD Ecology	December 2025
Flood Risk Assessment (FRA)	Rodgers Leask	November 2025
Drainage Strategy	Rodgers Leask	November 2025
Geo-Environmental Desk Study Phase 1	Rodgers Leask	November 2025
Heritage Statement	tor&co	November 2025
Landscape & Visual Impact Assessment (LVIA)	Tyler Grange	December 2025
Energy and Sustainability Statement	Daedalus	November 2025
Transport Assessment	Pegasus Group	December 2025
Framework Residential Travel Plan	Pegasus Group	December 2025
Preliminary Arboricultural Impact Assessment	Tyler Grange	November 2025
Utility Statement	BTS Property Consultancy	December 2025
Waste Management Strategy	Rodgers Leask	November 2025
Planning Statement incorporating Statement of Engagement and Affordable Housing Statement	Gillings Planning	December 2025

Table 1.2: Drawing Schedule

Drawing Title	Drawing Reference
Site Wide Plans – for approval	
Site Location Plan	STN-GEN-SW-DR-MP-02 rev F
Land Use Parameter Plan	STN-GEN-SW-DR-MP-10 rev C
Site Access Plan	P25-0894-PEG-XX-XX-DR-C-100-P3
Illustrative Plans / Drawings – for information only	
Illustrative Masterplan	STN-GEN-SW-DR-MP-06 rev C
Illustrative Landscape Plan	17958/P08 rev A

2.1 The Site is situated at the western edge of the village of Sutton Benger, approximately 300 metres from its centre. This is where the majority of nearby services, facilities and amenities are located, along High Street (the B4069), which also connects directly to Chippenham (3 miles to the southwest), passing through Kington Langley on its route. To the east, High Street connects Sutton Benger to the village of Christian Malford (around 1.5 miles away).

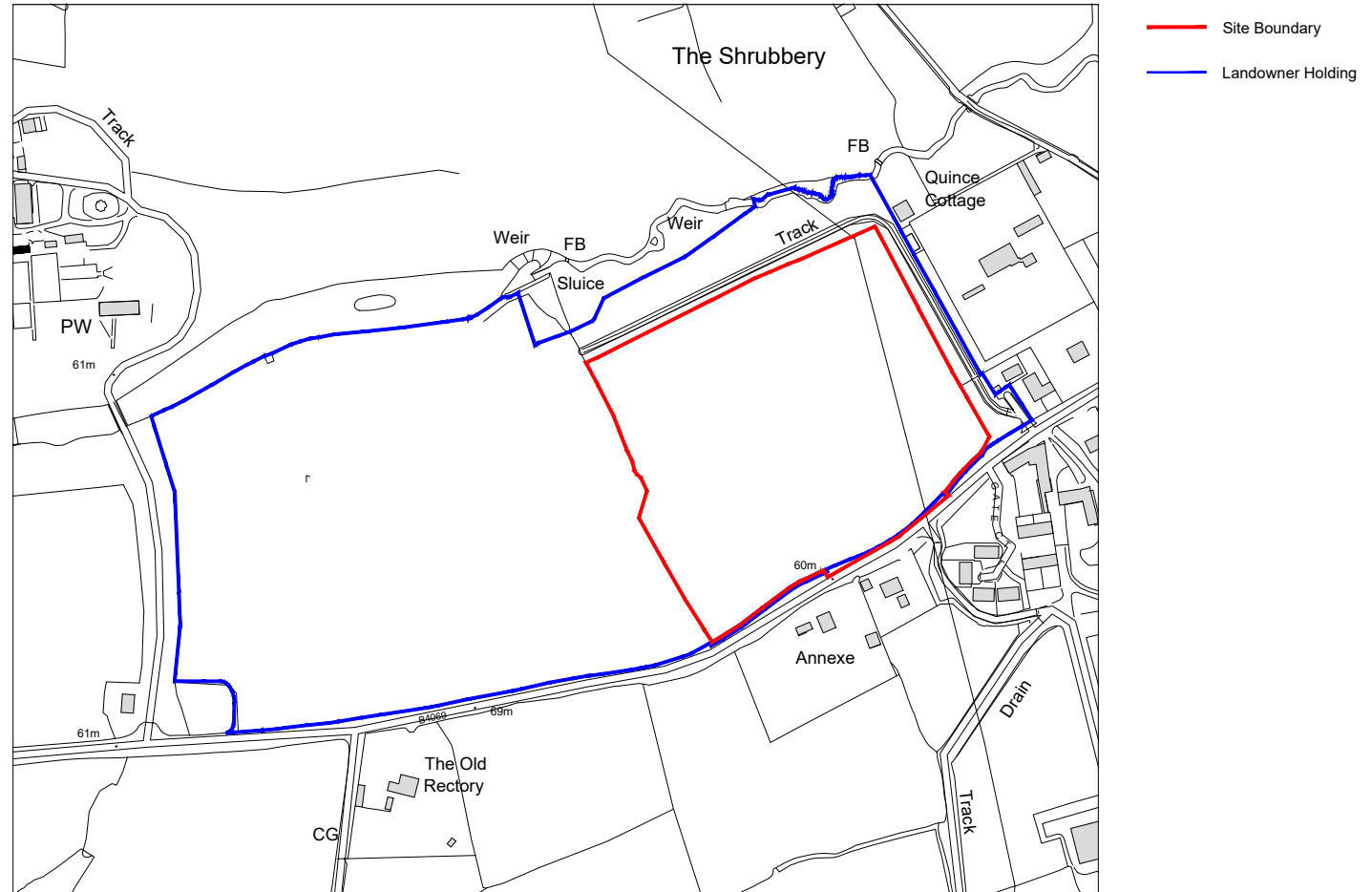
2.3 The surrounding area is characterised predominantly by residential dwellings, set within the village of Sutton Benger. The urban edge of the village consists of mainly larger detached dwellings, set within spacious plots, and as you transition into the village centre, dwelling densities increase with a grown presence of semi-detached and some terraced properties, set within more modest plots and amongst a network of residential cul de sacs. Further to the west, the village transitions into open countryside, comprising of agricultural fields and paddocks.

2.4 The landscape baseline for the site and its landscape character is set out in full in the reports provided by Tyler Grange, which are submitted alongside the planning application and should be referenced in full.

Site Description

2.5 The site extends to 4.95ha and is broadly square in shape, with access to the southwest of the site which is provided in the form of a vehicular footway crossover. The site comprises a grassed field (classed as subgrade 3 agricultural land). The field is currently used for livestock grazing, and there are no existing buildings on the site.

2.6 The sites' southern boundary is formed of hedgerow, beginning in its eastern most corner, which transitions into a concrete post and metal railed fence, before meeting dense hedgerow again from about the midpoint of this boundary and continues for the remainder. Also of note along the southern boundary are two large trees. The



Site Boundary Plan

western boundary picks up the dense hedgerow at the sites south western most corner and spans the western boundary in its entirety (except for a break providing access into the adjacent field). An area of dense woodland forms the sites northern boundary, including an area of Ancient Woodland (Weir Wood, also referred to as the Shrubbery). To the east, the boundary is made up of a sparsely planted hedge,

with various breaks along its length; breaks within the eastern boundary hedge are reinforced with wooden post and rail fencing.

2.7 The site is relatively flat with a gentle sloping character from the higher ground in the south-west corner (circa 69m AoD) to the lower ground in the north-east corner of the Site (circa 60m AoD).

2.8 The Landscape and Visual Impact Assessment by Tyler Grange and accompanying this application, confirms that the site is not the subject of any landscape designation, which indicates that it is not part of a valued landscape as per paragraph 187 of the NPPF. It also confirms that the site is not considered 'valued' in and of itself. Whilst the site itself is devoid of built form, it is however strongly influenced by the residential dwellings and character to the east and south, which are visible across the site and readily appreciable from the landscape beyond the site to the west and north.

2.9 The site is located within Flood Zone 1, representing the lowest risk of flooding for rivers and seas. There are some small areas beyond the site's northern boundary which fall within Flood Zone 2 and 3 due to their proximity to Sutton Benger Brook, an existing watercourse. There are some very small, isolated areas of surface water flood risk in the north-east corner of the site and along the B4069. (1 in 100 and 1 in 1000-year event).

2.10 There are no designated heritage assets on the site itself, however, the Sutton Benger Conservation Area is located a short distance to the east and there are a series of Listed Buildings in the vicinity:

- High Street: Grade II Listed and located to the south.
- Gate Farmhouse: Grade II Listed and located to the south.
- Appletrees: Grade II Listed and located to the east.

- Ross Cottage: Grade II Listed and located to the east.
- Tythe Barn House: Grade II Listed and located to the east.
- The Wellesley Arms Inn: Grade II Listed and located to the east.
- Bell Cottage: Grade II Listed and located to the east.
- Arms Farmhouse: Grade II Listed and located to the east.
- Barn at Arms Farm: Grade II Listed and located to the east.
- The Grade II* Listed Church of St James is also located further to the north west.

Planning History

2.11 A review of the Council's (available) online records confirms that the only relevant planning permission associated with the site, was for a new agricultural access, granted at appeal under ref. APP/Y3940/W/23/3314906 (having previously been considered by Wiltshire Council under application ref. PL/2022/01518) on 20th April 2022.

2.12 It is however helpful to include a review of other relevant planning applications within the immediate context of the site and for Sutton Benger more generally. These are discussed in the following paragraphs.

2.13 Of relevance is the recently allowed appeal (dated 27th January 2025) on Land off High Street, Sutton Benger (Appeal ref: APP/Y3940/W/24/3349828 and LPA ref. PL/2023/06204) for up to 60 dwellings, POS and supporting infrastructure. It is considered that this case is of relevance to the proposal site, being for a site that is also located outside of the Sutton Benger settlement boundary; the LPA were unable to demonstrate a 5-year housing land supply at the time and so the tilted balance applied. The Inspector concluded that the considerable benefits associated with the provision of new homes, at a time when a 5-year housing land supply could not be demonstrated, substantially outweighed any harm.

2.14 A similar conclusion was reached for proposals on Land East of Church View, which was allowed at appeal in June 2022 and permission granted for up to 24 dwellings (Appeal ref: APP/Y3940/W/22/3292118 and LPA ref. 20/03876/OUT).

2.15 Another more recent appeal decision (Appeal ref: APP/Y3940/W/25/3363149 and LPA Ref. PL/2024/07903) for a scheme of 2 no. dwellings on Land at Gate Farm (separate to the site subject of this application for the avoidance of doubt) confirmed the Council's HLS position to be 2.03yrs, and where the tilted balance was also applied. It also concluded that the site was in a sustainable and suitable location for additional housing growth. Whilst the scheme did not provide affordable housing (due to its scale), the benefits of market housing in the context of a deficient HLS position were considered to clearly outweigh any harms arising from the development.

Planning Policy Context

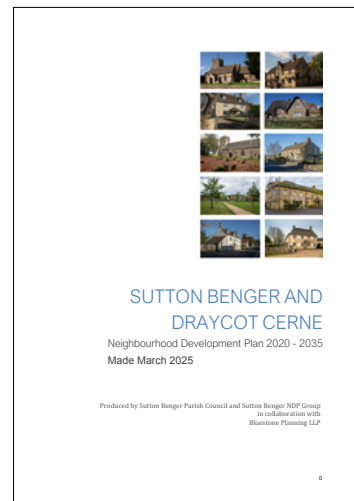
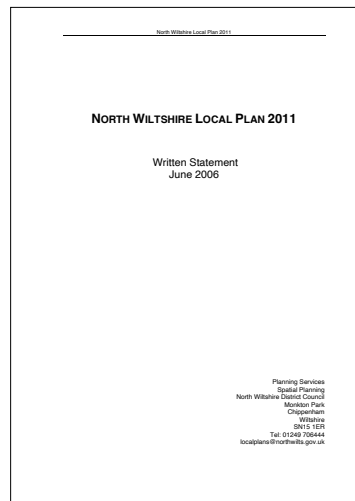
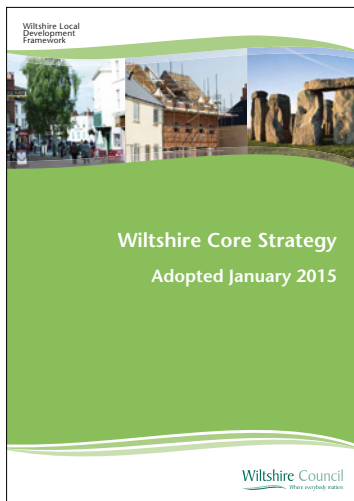
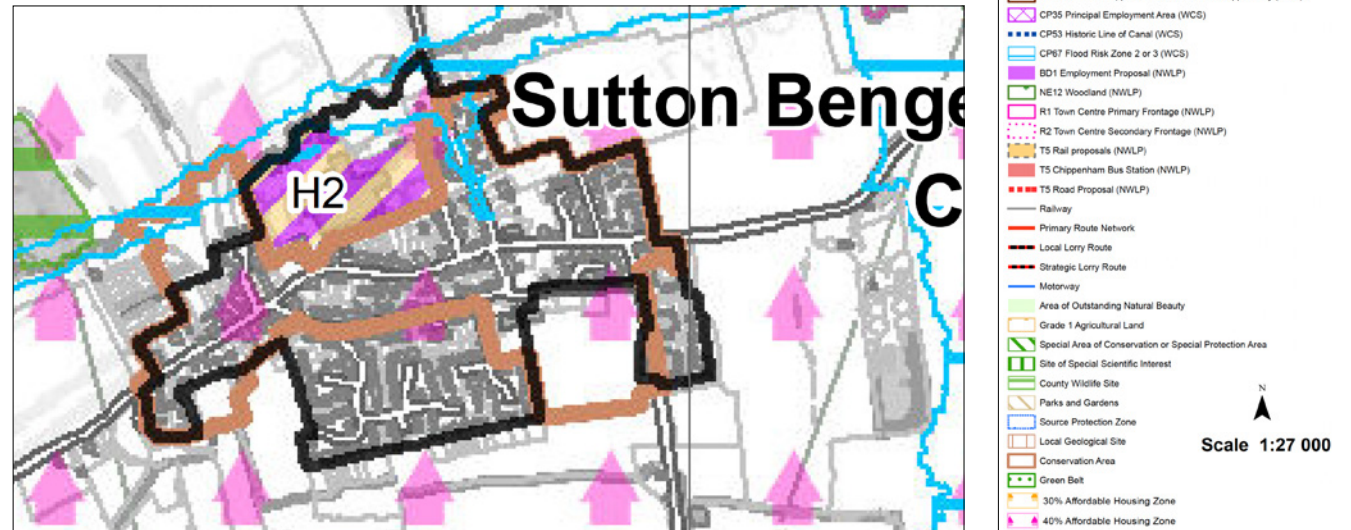
2.16 The main planning policy considerations pertinent to the proposed development are considered below, with the full planning policy context for the site set out at **Appendix 1**.

The Development Plan

2.17 The site is situated within the administrative area of Wiltshire, and in the village of Sutton Benger, where the Development Plan 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)

2.18 Sutton Benger is defined as a 'Large Village' settlement within the Core Strategy, and the application site as being located in the countryside, as confirmed on the adopted policy map below:



2.19 Whilst confirming that the site is outside of the defined settlement boundary of Sutton Benger, the policy map above also confirms that the application site is not allocated or designated for any other purpose in the Development Plan, and that it is located outside of the Sutton Benger Conservation Area.

2.20 The site also falls within the remit of the Sutton Benger and Draycot Cerne Neighbourhood Development Plan (NDP) (made 2025), and the relevant policies of the same will apply to a consideration of the proposals. However, it is important to note that the NHDP does not allocate sites for housing, nor does it contain policies to meet an identified housing need.

Emerging Local Plan

2.21 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 24th June 2025 and the Inspector has subsequently confirmed the Plan can progress to the next stage. Further Hearing sessions (stage 2) are understood to have commenced on the 11th of November 2025, with a second week of stage 2 hearings due to commence on the 2nd of December. Stage 3 hearings are anticipated to commence on the 10th of February 2026, with a additional stage 3 hearings programmed for the weeks 2nd and 16th of March 2026.



2.22 The most recent Local Development Scheme (March 2025) indicates that adoption of the Wiltshire Local Plan Review is anticipated for quarter 4 of 2025, though given the current stage of proceedings, this is unlikely. Draft policies of the emerging Local Plan therefore will hold very limited weight at this time.

Other Material Considerations

2.23 Both the NPPF, and the National Planning Practice Guidance (NPPG) are also a material consideration to the determination of this planning application. The Wiltshire Design Guide (adopted 2024) also forms a supplementary planning document of relevance. Those policies and parts of relevance to the proposal are set out at **Appendix 1**.

Development Proposals

Overall Concept

3.1 As noted above, the proposal seeks outline planning permission for up to 90 dwellings (including 40% affordable homes) under Use Class C3, with all matters reserved saved for access, with the planning application seeking:

Outline planning application (with all matters reserved except means of access from the B4069) for up to 90 no. (class C3) residential dwellings (including 40% affordable dwellings) including the creation of a 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.

3.2 The proposed development, and the design evolution informing this, is described in full within the accompanying Design and Access Statement, and which should be read in conjunction with this Planning Statement.

3.3 Matters relating to appearance, landscaping, layout and scale are reserved for later determination



as defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. These are referenced throughout this Planning Statement as 'Reserved Matters / RMs'.

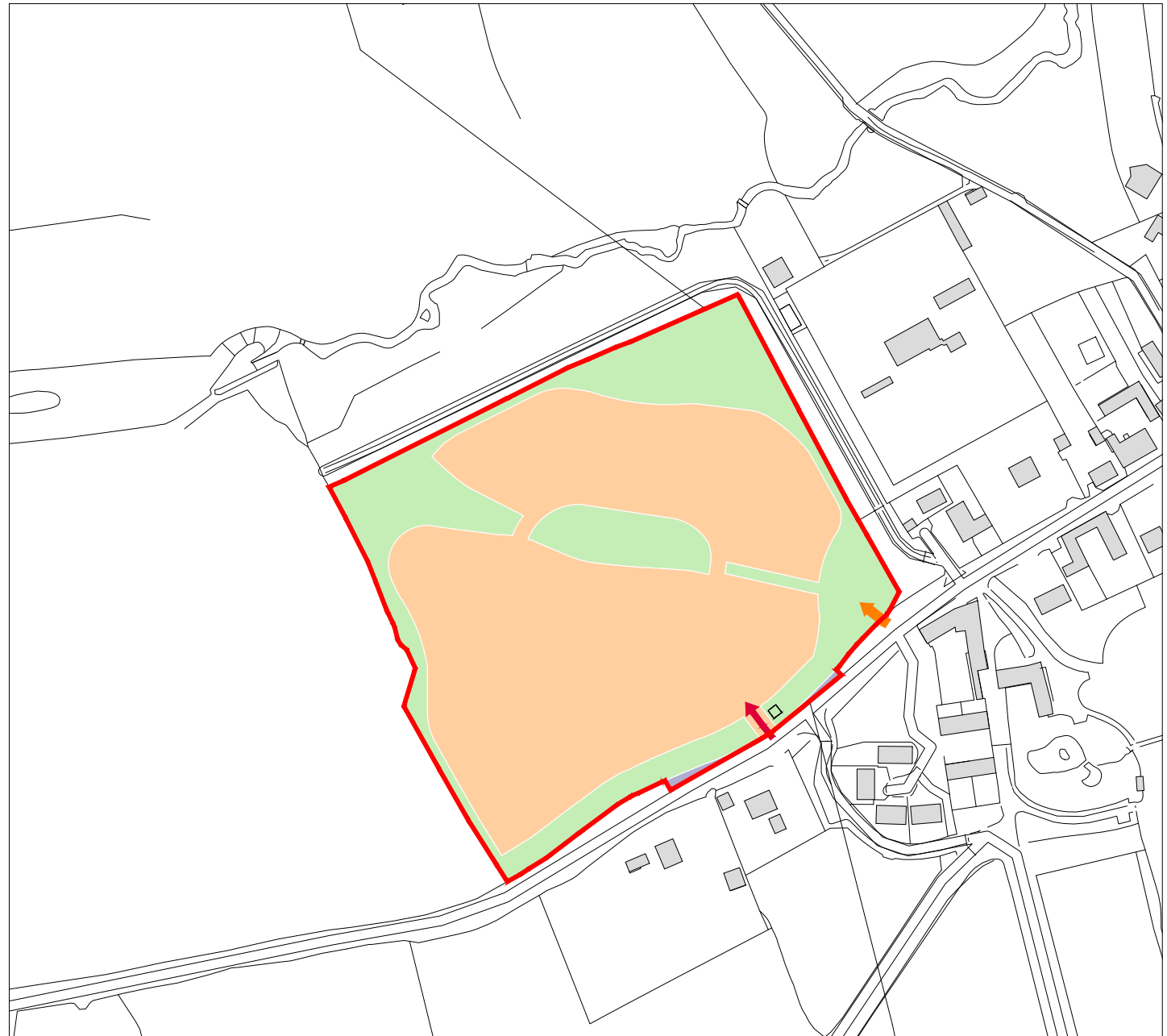
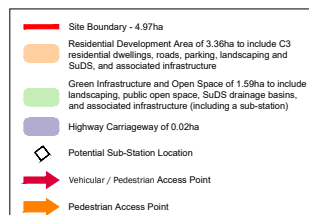
3.4 The proposed development is to be controlled by:

- Land Use and Access Parameter Plan (ref: STN-GEN-SW-DR-MP-10)
- Site Access Plan (ref: P25-0894 PEG XX XX DR C 100 P3)
- Site Location Plan (ref: STN-GEN-SW-DR-MP-02F)

3.5 An illustrative masterplan drawing (ref. STN-GEN-SW-DR-MP-06 C) is also provided (albeit for information only and not submitted for approval) in order to demonstrate at least one way in which 90 dwellings could be accommodated on the site. Other illustrative drawings are included, as listed in Section 1, but for information purposes only.

Parameters for Approval

3.6 The following elements represent the parameters of the proposed development, as detailed on the plans and drawings accompanying the application.



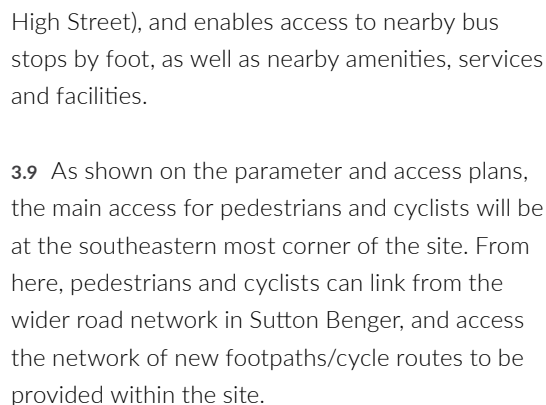
Parameter Plan

3.7 The parameter plan demonstrates that the proposal comprises the following land uses and elements:

- Up to 90 dwellings (use class C3), including both market and affordable homes.
- Primary infrastructure for the site, such as internal primary roads and access.

- Public open space within the development, along with other green infrastructure.
- Biodiversity enhancement (providing a contribution towards the overall biodiversity net gain in conjunction with off-site units).
- Drainage attenuation features, including a drainage basin(s).

3.8 The proposals seek to encourage the use of sustainable transport modes, and this is demonstrated throughout the proposed scheme by including a network of safe and attractive pedestrian and cycle routes in and around the site. This is achieved in conjunction with providing a safe pedestrian connection to the existing footpath infrastructure in Sutton Benger (in particular along



3.10 The site benefits from extant planning permission (allowed at appeal under ref: 23/3314906 in September 2023, as referenced above) for a new agricultural access from the B4069. It is currently anticipated that the proposed development will be served by a new access point in this same approved location, albeit widened and improved in order to accommodate residential development.

3.11 It is proposed that the site access to serve the proposed development would comprise a 5.5 metre carriageway with six metre radii on both sides. Visibility splays have been calculated based on recorded weekday average 85th percentile speeds. The calculated visibility splays equate to 2.4 x 58.05 metres to the south, and 2.4 x 48.47 metres to the north. This is shown to be achievable in the horizontal plane and the vertical plane (with associated earthworks).

3.12 Footways measuring two metres wide would be provided on both sides of the access, which then tie into the existing footway provisions on the B4069 High Street. Dropped kerbs and tactile paving will be provided to cross the access road.

3.13 The full details of this access have been provided as part of this submission (including within the Transport Assessment) and it is designed to accommodate all traffic types including for the purposes of services and deliveries.

Illustrative Details

3.14 The application, in outline form, is for the provision of up to 90no. dwellings - where as noted, all matters are reserved apart from access from the B4069. However, the planning application is supported by a number of other plans and submissions. The following information is entirely illustrative, in line with the illustrative masterplan.

3.15 That illustrative masterplan, submitted alongside the planning application, shows one

way in which the site could be developed. It is not submitted for approval and is purely for illustrative purposes only.

Affordable Housing Statement

3.16 Although not required to be specified on the Parameter Plan, as noted in the description of development, 40% of the dwellings are to be provided as affordable units, according to policy requirements.

3.17 The unit mix and type will be determined at the RMs stage, albeit that the applicant anticipates and accepts that a Tenure Plan would be the subject of a planning condition or obligation pursuant to any planning permission.

Storey Heights

3.18 As set out and explained in detail elsewhere in this application submission, including in the Design and Access Statement, the majority of dwellings will be 2-storey with the potential for some focal/keynote buildings up to a maximum of 2.5 storeys, at a maximum of 11 metres from the existing ground level in appropriate locations. This height 'limit' has been informed by the landscape and visual impact assessment, and the Heritage Report, undertaken as part of the design evolution.

3.19 The RMs will control matters such as design and appearance, acting to control key focal points, accent buildings and corner design elements for example.

Density

3.20 The parameter plan, showing up to 90no. dwellings on a site of 4.95ha in total, demonstrates a maximum density of just over 18 dwellings per hectare (dph) across the site. This correlates to just under 27 dph within the residential development area proposed (3.36ha). This is considered to be an appropriate density with regard to the site's context, being that of a low density approach for the site's edge of settlement location, whilst maximising the site's development potential and making efficient use of land, in accordance with policy.

Landscaping and Public Open Space, Trees and Biodiversity

3.21 The planning application is accompanied by an Illustrative Landscape Masterplan (ILMP), prepared by Tyler Grange and commentary on the landscape strategy approach contained within the DAS, and these should be referred to alongside this planning statement. An extract of this plan can be viewed here:

3.22 As evidenced within the LVIA submitted, landscaping forms an integral and crucial role within the overall design for the site, to ensure that the development will be 'landscape led' as described within the accompanying LVIA. Green Infrastructure, which includes Public Open Space, parameters are fixed at this stage, as above, which extends to some 1.59ha across the site.



Key:

- Site Boundary
- Existing and Retained Vegetation
- Proposed Open Space Trees
- Proposed Street Trees
- Proposed Ornamental Shrub Planting
- Proposed Attenuation Basin
- Proposed Marginal Planting
- Proposed Species Rich Seeding
- Proposed LEAP
- Proposed Benches
- Public Right of Way



Project	Sutton Benger
Drawing Title	Illustrative Landscape Mitigation and Enhancement Plan
Scale	A3: 1:1500
Drawing No	17958/P08a
Date	October 2025
Checked	EE/TRS



97 Icknield Street, Hockley, Birmingham, B18 6RU
T: 020 393 494 70 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

3.23 Whilst the precise details of the site's landscaping will be submitted at RMs stage, the accompanying ILMP demonstrates at least one way in which a high-quality landscaping scheme can be achieved throughout the site. It demonstrates how a substantial amount of multifunctional open space can be accommodated, including a LEAP and a network of paths intertwining the landscape for residents to enjoy the surroundings.

3.24 Whilst only in illustrative form at this stage, the illustrative housing mix has been used to undertake an assessment of public open space requirements – based on the Council's Open Space Study (2004 / 2007). This suggests that, based on the illustrative housing mix, a total of 5,841sqm of public open space would be required (to include 5,310sqm of POS and 531sqm of play space).

3.25 The ILMP shows that provision can be made well in excess (at over double the amount) of those requirements, where it includes:

- 1.28ha (12,800sqm) of Public Open Space (POS) - incorporating play area(s) to the required standard.
- 0.31ha (3,100sqm) of Infrastructure – including attenuation basin(s) and a substation.

3.26 Tree lined streets and extensive landscaping will complement residential amenity areas as well as assisting the development in nestling comfortably within the existing environment. A central green corridor (as shown on the parameter plan) drives through the centre of the site, helping to break up the development blocks, and providing an attractive outlook for new homes within the centre of the site,

whilst also opening up a view to the north-west from an area which is, at present, inaccessible to the public. A variety of natural green spaces that incorporates attenuation features, in addition to ecological enhancement features are also to be provided.

3.27 In relation to biodiversity net gain (BNG), the applicant commits to a net gain of at least 10%, where the BNG Assessment as submitted alongside this planning application relates. At present, and based on the illustrative layout (and landscaping plan), the proposed development would likely result in a net loss of 9.12 habitat units (-45.31%) and a net gain of 1.77 hedgerow units (+71.41%) can be secured.

3.28 As a result, an additional 11.18 habitat units would be required to achieve 10% Biodiversity Net Gain; the additional habitat units will be achieved by biodiversity offsetting, through the acquisition of offsite units/provision (likely secured via planning condition and/or s106 agreement). This however cannot be fixed until RM stage.

3.29 The overall landscaping strategy has been to prioritise existing tree and hedgerow retention and enhancement, along with maintenance and incorporation of new features wherever possible. As a result, none of the existing trees on the site are to be removed, and just 2 hedgerows are proposed for only partial removal - however in contrast, a significant amount of tree planting is proposed, with the ILMP showing in excess of 175 new trees across the site.

Size of dwellings	No. of residents	No. provided on illustrative layout / mix	POS requirement (15 sqm per person)	Play area (3 sqm per child)	Total requirement for illustrative dwelling mix
1-bed	2 adults	4 % / 4	(4 x 2) x 15 = 120 sqm	Nil	120 sqm
2-bed	2 adults + 1 child	20% / 18	(18 x 3) x 15 = 810 sqm	(18 x 1) x 3 = 54 sqm	864 sqm
3-bed	2 adults + 2 child	53% / 48	(48 x 4) x 15 = 2,880 sqm	(48 x 2) x 3 = 288 sqm	3,168 sqm
4+bed (4-bed)	2 adults + 3 child	18% / 16	(16 x 5) x 15 = 1,200 sqm	(16 x 3) x 3 = 144 sqm	1,344 sqm
4+ bed (5-bed)	2 adults + 3 child	4% / 4	(4 x 5) x 15 = 300 sqm	(5 x 3) x 3 = 45 sqm	345 sqm
			Total POS required = 5,310 sqm	Total play space required = 531 sqm	Total POS and play space required = 5,841 sqm

3.30 It can be clearly demonstrated that the proposals, to include for up to 90 new homes, can include for a landscaping scheme that is sensitive to the site's location. Whilst details of this proposed landscaping approach will be for the RMs, such a scheme is capable of being provided within the Green Infrastructure area, as well as interspersed throughout the residential development area – in the form of both soft and hard landscaping features.

Ecology

3.31 As set out within the preliminary ecological appraisal submitted with this planning application, retention of existing ecological features across the site has been a key driver of the site's layout. This includes retention of at least 15 metres between the built form proposed and the neighbouring area of Ancient Woodland located to the north at Weir Wood/the Shrubbery. At least 10 metres is also retained between the proposed built form and the wider area of woodland that this forms a part of. 5 metres is retained along the southern, western and eastern boundaries and proposed restoration of defunct hedgerow using native species to deliver ecological enhancements. Furthermore, a buffer of 15 metres is retained between the proposed built form and a veteran tree located offsite to the west. These retained buffer strips are included for on the parameter plan, which is submitted for approval – therefore ensuring their delivery.

3.32 There are opportunities presented throughout the site to provide ecological enhancement measures, including the planting of native tree/shrub planting, wildflower margins, bird, bat and bee boxes, as well as hedgehog passes.

3.33 As noted above, a minimum of 10% net gain is demonstrated to be achievable – utilising both on-site enhancement, off-site land and/or the purchase of credits.

Housing Mix

3.34 The illustrative masterplan makes provision for 90 no dwellings, which is provided on the basis of the following illustrative mix (which is to be discussed further during the consideration of the outline application and refined at the RM stage):

- 4 no. x 1-bedroom units (4%);
- 18 no. x 2-bedroom units (20%);
- 48 no. x 3-bedroom units (53%) ;
- 16 no. x 4-bedroom units (18%); and
- 4 no. x 5-bedroom units (4%).

Drainage and Flood Risk

3.35 In relation to flood risk as noted above the main site itself is located within Flood Zone 1, which has the lowest risk of flooding from rivers and seas. There are some small areas beyond the site's northern boundary which fall within Flood Zone 2 and 3 due to their proximity to Sutton Benger Brook, an existing watercourse. Small and isolated areas of surface water flood risk on the site exist along the sites southern edge (1 in 100 and 1 in 1000-year event). However, no new built development is proposed in this area.

3.36 The design of the proposed development (including as it is presented on the parameter

plan) and its surrounding landscaping have been developed taking into account the potential flood risk on the site and with advice from drainage engineers.

3.37 Although full details will be provided at RM stage, the Drainage Strategy as submitted identifies one large attenuation basin in the sites north-eastern most corner. The purpose of this basin is to collect surface water from the site, before it is discharged into the watercourse to the north. This drainage basin is included within the Green Infrastructure area denoted on the parameter plan.

3.38 The accompanying Flood Risk Assessment and Drainage Strategy provides additional detailed information in this respect and should be referred to in full.

Planning Obligations

3.39 The following have been identified at this stage as likely requirements for contributions, for requiring incorporation as part of any Section 106 Agreement:

- Affordable Housing (including indicative Tenure Plan)
- Travel Plan and monitoring fees (as set out in the accompanying Travel Plan)
- Contribution to mitigating increase in recreational impacts on the Sutton Lane Meadows SSSI

3.40 Discussions with the LPA regarding provision of contributions relating to the above and other relevant matters are welcomed with Officers.

Statement of Engagement

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

- Submission of a request for pre application advice to the Council; and
- A community consultation event (in the form of a leaflet drop and a dedicated project consultation website).

4.2 Further detail is provided below.

Request for Pre-Application Advice

4.3 In line with Government Guidance on best practice, a request for pre-application advice was submitted to Wiltshire Council on 23rd September 2025 – which requested a meeting followed by written advice. At the time of writing this Planning Statement, no written response has been received and a meeting with Officers has not yet been held.

4.4 The main points on which Officers' advice was sought were as follows:

- Principle of development, as regards the 5YHLS position and application of the tilted balance.
- Design approach (form/quantum/scale etc).
- Landscape considerations (including confirmation of the LVIA Methodology and representative views).
- Technical Considerations (including highway, ecology, drainage, heritage and tree matters).
- Requirements for public consultation (scope and form).
- Scope and form of planning application, as well as timescales / process for determination.
- Legal Obligations and Contributions.

4.5 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.

Community Consultation

4.6 In order to capture the views of all members of the local community, it was decided that the circulation of a leaflet with a virtual consultation website would be the most appropriate way to encourage community involvement and input into the proposals.

4.7 As such, a leaflet drop was organised in September 2025. Circa 554 leaflets were sent to nearby residents (to the site) and potentially interested parties.



4.8 The leaflet comprised information which set out the background to the proposals and included images of the proposed development. A copy of the leaflet can be found **at Appendix 2**.

4.9 Details were also provided so that those contacted could submit comments by freepost (using a tear off slip on the leaflet) or online (via a feedback form). Alternatively, further questions of the applicant team could be asked with contact details provided. Those who engaged were asked to submit their responses by the 31st October (giving over 3 weeks to do so).

4.10 At the time the leaflet was distributed to the local community, the Parish Council were informed of the online exhibition, by email on 2nd October 2025 – which included the offer for further discussion and information should this be required. To date, no direct response has been received.

4.11 In total, eighty-one responses were received, of which 31 were received electronically via the consultation website and fifty were received on the tear off feedback slip from the leaflet. Of those responses, twelve were in favour of the proposals,

nine of which were with reservations, sixty - five objections were recorded and a further four were 'undecided' in their response to the proposals.

4.12 Of those who responded, and notwithstanding some support for the proposals overall (which related to Ecology improvements, Low carbon or eco home, Affordable homes, Open market homes, Public open space), the table below summarises the main comments raised along with how the application submission addresses these:

Topic	Comments Received	Applicant Response
Housing Need	- The village is already overdeveloped and no need for more housing in the area. 40% affordable housing is too high.	- This Planning Statement sets out, elsewhere, detailed commentary on the housing need and the justification for the proposals on this basis. - The adopted local plan identifies Sutton Benger as a 'Large Village Settlement' where development is limited to that which is required to meet housing needs. - This submission highlights that Wiltshire a supply of housing that is substantially below the 5-year requirement and therefore a significant need for new homes exists across Wiltshire. - This submission also demonstrates that Sutton Benger is a sustainable location that is able to accommodate the proposed development. - A 40% provision of affordable housing is required by adopted development plan policy.
Sustainability	Query as to whether solar panels will be included on the roofs?	- An Energy and Sustainability Statement accompanies the planning application submission, and should be referenced in full. - The precise details of the sustainability features to be included within the proposed homes is not yet confirmed and is saved for the reserved matters planning application and would be agreed at this stage. - However, to meet the carbon reduction requirements set out in the current Building Regulations, solar panels will likely be provided on a significant proportion of the new dwellings (if not all of them).
Design	- The development looks too dense - Negative impact on village character.	- A Design and Access Statement accompanies the planning application submission, and should be referenced in full. - The proposals have been carefully designed, demonstrating a density of development that is considered to be characteristic of an edge of settlement location. A gross density of 18.18 dwellings per hectare is demonstrated across the site, which is reflective of the locality. - The proposals have been informed by a contextual analysis of the local area, to ensure that the proposals will be in keeping with the local character and vernacular. More detail and assessment of this is provided within the accompanying Design and Access Document.
Infrastructure	- The village cannot support additional strain on infrastructure. - Increasing police and fire presence in Sutton Benger is causing the "local community" aspect of council tax to rise. - Public Transport – there is very limited public transport in the village.	The applicant accepts that appropriate infrastructure contributions, secured by a s106 legal agreement, may be required. Any such contributions will be discussed and agreed with Officers during the course of the planning application assessment.

Topic	Comments Received	Applicant Response
Traffic generation, safety, highways & parking	- Traffic implications – already a lot of traffic/congestion and can be dangerous. - Pedestrian Infrastructure – without a pedestrian crossing this development is separated from most of the village amenities. Footpaths in the conservation area are very narrow in places. - New homes should have parking for at least 2 cars at each property.	- A Transport Assessment accompanies the planning application submission, and should be referenced in full. - A thorough impact assessment has been undertaken and accompanies this application. It confirms that the proposals will not materially impact on the existing highway network in terms of traffic generation, operation and safety. - Should any such improvements be considered to be necessary by Officers and statutory consultees, these will be discussed as appropriate. - Parking provision will be dealt with in detail at the RM stage.
Ecology	Negative impact on wildlife.	- An Ecological Impact Assessment (EclA) accompanies the planning application submission, and should be referenced in full. - That EclA confirms that, provided all recommended mitigation, compensation and enhancement measures are implemented in accordance with the submitted EclA, all long-term effects on designated sites and protected/notable species would be either negligible or positive. - There would be a long-term net loss of habitats on site, however this would not be significant and a net gain for habitats overall would be achieved through biodiversity offsetting.
Flood Risk and drainage	Impact on flooding and drainage.	- Both a Flood Risk Assessment and Drainage Strategy accompany the planning application submission, and should be referenced in full. - The proposed net developable area is entirely situated within Flood Zone 1 and therefore at the lowest risk of flooding. - An appropriate SuDS/drainage strategy is proposed to sufficiently handle surface water drainage, achieving a betterment over the existing situation and not adversely affect flood risk on land beyond the site boundary.

4.13 In addition to the above, and notwithstanding that overall there was some reservations from those who responded, there were elements of the proposals as presented for the community consultation exercise that received support, including:

- A need for homes to meet local requirements was seen as beneficial– including starter homes and those downsizing.
- Both open market homes and affordable homes were also noted as being required for the village / its surrounds.

- Ecology improvements – which will be brought about through the landscaping proposals and BNG.
- Low carbon or eco homes – commentary on which is included in the Sustainability Statement that accompanies the planning application.
- Public open space - evident in the extensive amount of Green Infrastructure included.

4.14 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.

Planning Analysis



5.1 This section considers first the relevant policies for determination of the outline planning application, and the application of the 'tiled-balance' in this case (where the Council cannot demonstrate a five-year housing land supply) – whereby the presumption in favour of sustainable development is applied.

5.2 It then goes on to:

- Consider the proposals' adherence with the Development Plan and other national planning policy and guidance, with regards to the principle of development and the access to the site;
- Assess any harm arising from the proposals, which in this case relates to limited landscape harm, and very limited heritage harm;
- Set out the extensive planning benefits of the proposals;
- Find that the (limited) adverse impact does not significantly and demonstrably outweigh those benefits and therefore the presumption in favour of sustainable development applies (and even if the 'flat' balance is applied, the benefits clearly outweigh the harm); and

- Confirm that there are no other material considerations that indicate the proposal should be determined otherwise.

5.3 Overall, it is concluded that the proposals constitute sustainable development and there are no other material considerations which indicate a decision otherwise. The proposal complies with the Development Plan in all other respects and should be approved without delay.

5.4 Reference is made in this section to assessments set out in the technical reports that have been submitted in support of the planning application (as noted in section 1 of this Planning Statement). Those reports, and their conclusions, should be referenced in full as part of the assessment of the planning application.

Policy basis for determination of the application

5.5 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications is to be made with regard to the Development Plan, unless material considerations indicate otherwise. This is reiterated at paragraph 48 of the National Planning Policy Framework (NPPF, as updated in December 2024), which also makes it clear that the NPPF is a material consideration in decision making.

5.6 The NPPF also confirms (at paragraph 11) that in making decisions local planning authorities should apply "...a presumption in favour of sustainable development", which means (for decision-taking) that development that accords with an up-to-date Development Plan should be approved without delay (11c) unless material considerations indicate otherwise (as continued in paragraph 48).

5.7 The Development Plan in this case (where it is of relevance to these proposals, as noted in section 2 above, and **at Appendix 1**) is the Wiltshire Core Strategy (adopted 2015), the saved policies of the North Wiltshire Local Plan (adopted 2011), and the Sutton Benger and Draycot Cerne Neighbourhood Development Plan (NHDP) (made 2025).

5.8 As also noted, the Wiltshire Local Plan Review is being prepared and is currently at Examination, where the key policies have not yet been 'tested'. Therefore, and whilst it is helpful in setting out the site's context, draft policies of the emerging Local Plan will hold very limited weight at this time.

Application of the Tilted Balance

5.9 Notwithstanding, and in accordance with paragraph 11(d) of the NPPF, the tilted balance should be applied here – where it has been widely publicised (and agreed) that the Council cannot demonstrate a five-year supply of housing and the policies which are most important for determining the application are out-of-date.

5.10 The Council has most recently published its land supply as **2.42 years** (in June 2025), although a recent appeal decision (dated 18th July 2025) for a scheme of 2 no. dwellings on 'Land at Gate Farm' (LPA Ref. PL/2024/07903) confirmed the Council's five-year supply position to be **2.03 years**.

5.11 Therefore 'the policies most important for determining the application are considered to be out-of-date'. Here, that is considered to be Core

Policies 1, 2, 10, 43 and 45 of the Wiltshire Core Strategy (adopted 2015), saved policy H4 of the North Wiltshire Local Plan (adopted 2011), and policies SB10 and SB11 of the Neighbourhood Plan (2025) – where they relate to the principle of development (of housing provision).

5.12 Equally, the Core Strategy and the Saved Policies of the North Wiltshire Local Plan are more than 5 years old. To confirm, there are no circumstances which would 'disapply' the mechanism, given that the site itself is not an 'asset of particular importance' and there is no 'key policy' (from the NPPF) providing a *clear reason for refusal*.

5.13 Furthermore, and whilst the Neighbourhood Plan was made in 2025, it does not contain policies or allocations to meet an identified housing requirement and therefore paragraph 14 of the NPPF does not therefore apply (to 'disengage' the tilted balance). As also set out further below in this section, and whilst some heritage 'harm' has been identified (which must be weighed against the public benefits), this is considered to be negligible to very limited. On this basis, it can be concluded that the policies that protect heritage assets do not, on this occasion, provide a clear reason for refusing the development – which would otherwise disengage the tilted balance.

5.14 Therefore, planning permission should be granted unless '*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies (in the NPPF) taken as a whole*'. The NPPF goes on to note that

particular regard should be given to key policies that direct development to sustainable locations, make effective use of land, secure well-designed places, and provide affordable homes.

Key Policies

5.15 In this context, the policies which are most important in the determination of this application are listed at **Appendix 1**. In respect of the principle of development, and in considering if there is any 'harm', the key policies (of the Development Plan, but noting the thrust of the NPPF) are as follows:

- **Core Policy 1 – Settlement Strategy** – confirming the settlement hierarchy for Wiltshire, and directing new development towards the most sustainable settlements.
- **Core Policy 2 – Delivery Strategy** – stating that development will be delivered in the most sustainable manner by making provision for at least 42,000 homes between 2006 and 2026.
- **Core Policy 10 – Spatial Strategy for the Chippenham Community Area** – identifying Sutton Benger as a 'Large Village' settlement, and seeking to secure a mix of house types for market and affordable housing including 4,510 homes at Chippenham and 580 in the rest of the community area between 2006 and 2026.
- **Core Policy 51 – Landscape** – stating that developments should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Proposals should be

sensitively designed to mitigate any negative impacts, and informed by the relevant Landscape Character Assessment(s).

- **Core Policy 57- Ensuring high quality design and place shaping** – insofar as it relates to responding positively to the landscape setting of the site and retaining and enhancing important existing landscape and natural features.
- **Core Policy 58 – Ensuring the Conservation of the Historic Environment** – requiring development to protect, conserve and where possible enhance the historic environment.
- **Policy H4 – Residential development in the open countryside** (from the North Wiltshire Local Plan) – confirming that only ‘essential needs’ (for agriculture and forestry) or replacement dwellings are acceptable in the countryside.
- **Policy SB1 – Landscape: the rural character** (from the Sutton Benger Neighbourhood Plan) – stating that proposals should demonstrate how they protect, conserve and enhance the features which positively define the character of the neighbourhood area, and respond positively to the Wiltshire Landscape Character Assessment and Sutton Benger Parish Character Appraisal.
- **Policy SB2 – Landscape: maintaining separation of settlements** (from the Sutton Benger Neighbourhood Plan) – stating that development should respect the rural landscape setting of the neighbourhood area and preserve the distinctive separation between

the settlements of Sutton Benger and Draycot Cerne. Depending on their scale, nature, and location, development proposals on the land between the settlements, should be supported by a landscape and visual impact assessment which demonstrates that the development will not harmfully erode the physical or visual separation of the settlements.

Principle of Development

5.16 This section sets out the compliance of the proposals with the Development Plan, with reference to the principle of development.

Sustainable and Accessible Location

5.17 *Core Policy 1* confirms that new development is to be directed towards the most sustainable and accessible locations in Wiltshire. Here it is important to note that *Core Policy 10* confirms that Sutton Benger is classed as a ‘Large Village’ settlement in the adopted settlement hierarchy, where it is recognised that, as a settlement, it benefits from a range of employment, services and facilities.

5.18 *Core Policy 2* goes on to state that development will not be permitted outside the limits of development, as defined on the policies map, other than in exceptional circumstances permitted by other policies in the plan (such as *Policy H4* of the Saved Plan), which in this case, do not apply.

5.19 However, the site is not within the Green Belt or a National Park and is not designated as a National Landscape – therefore, it is free of more restrictive

landscape constraints. In the context of the increased housing requirement for Wiltshire (as set out further below), and the lack of an identified supply, the site, which is located at the edge of Sutton Benger, can accordingly be considered suitable for accommodating the growth of Sutton Benger (as a Large Village Settlement) in general terms.

5.20 As set out within the Transport Assessment that accompanies the planning application, the site is accessible to local services and facilities via walking and cycling routes and can be accessed by sustainable modes of Transport. There are a wide range of facilities close to the site, which can be reached without the use of the private car – including Sutton Benger C of E Primary School, a Doctors Surgery, Sutton Benger park and recreational grounds, pubs and restaurants. The nearest bus stop is approximately 300m to the east of the site, where the number 91 bus provides regular services into Chippenham (approximately 3 miles away).

5.21 The site is therefore in a sustainable location, being suitable and accessible, and the proposal complies with *Core Policy 1* in this respect. Whilst outside of the settlement boundary, development of the site could be seen as a logical extension to Sutton Benger at its north-western end.

5.22 Notwithstanding, it is however accepted that the proposal conflicts with *Core Policy 2*, where it comprises development outside of the settlement boundary and that the development proposed does not meet the criteria of an ‘exception site’ otherwise

permitted. To this extent, there is also a conflict with *saved Policy H4* of the North Wiltshire Local Plan and *Policy SB11* of the Neighbourhood Plan (where the proposal represents new development in the countryside, not meeting an exception).

Provision of Housing (including affordable dwellings)

5.23 The Council's minimum housing requirement is set out in *Core Policy 2* (for 42,000 new dwellings across the plan period – equating to 2,100 dwellings per annum). For the 'rest of Chippenham Community Area' (outside of Chippenham itself), *Core Policy 10* confirms that 580 new homes are to be delivered within the plan period.

5.24 These housing requirements have since been subject to increase under the introduction of the new standard method for calculating housing need, in the December 2024 NPPF, where the housing need for Wiltshire is now published (in the Council's latest Housing Land Supply Statement dated June 2025 with a base date of April 2024) as 3,525 dwellings per annum.

5.25 That Housing Land Supply Statement confirms a deliverable supply of 8,945 homes across a five-year period (2024-2029), against a five-year requirement of 18,506 new homes – a very clear, and significant, shortfall. Against this context, the proposals can be acceptable in principle where they contribute to housing supply.

5.26 To this extent, the proposals are in accordance with *Core Policy 1*, which states that, in 'Large Villages', development is limited to that which is '**needed to help meet the housing needs of settlements**', along with that which would also improve employment opportunities, services and facilities. In the context of the increased housing requirement for Wiltshire, and the current lack of identified supply, it is considered that there is a clear and identified housing need not only in Sutton Benger, but throughout Wiltshire. The provision of housing on this site will help contribute to meeting an identified local community need.

5.27 Furthermore, the proposals are compliant with *Core Policy 45*, where they will include a range of dwelling types, tenures, mix and sizes to meet housing need (albeit that the precise unit mix will be considered and determined at the RM stage), including the provision of 40% affordable housing (in compliance with *Core Policy 43*).

Conclusion on Principle of Development

5.28 In summary, and against the context of the key policies insofar as they relate to principle of development, the proposals comply with the Development Plan overall, where:

- The site is in a sustainable location, being suitable and accessible. It sits as a logical extension to the 'Large Village' of Sutton Benger, and where it is free of more restrictive landscape constraints – in accordance with *Core Policy 1*.

- There is an acknowledged, albeit limited conflict, with *Core Policy 2* and *saved policy H4*, as the site is located outside of the settlement boundary and does not represent an 'exception site'.
- The proposals will make provision for housing to meet local needs, in accordance with *Cope Policy 1*, and will include for a range of dwelling types, tenures, mix and sizes (including affordable units), in accordance with *Core Policies 43* and *45*.

5.29 Notwithstanding, and as set out, these key policies are out of date as the Council cannot demonstrate a 5YHLS. Therefore, any conflict should be afforded limited weight and overall the principle of development is therefore acceptable.

5.30 Where the tilted balance is to be applied, an assessment should be made of any identified harm that the proposals will cause – weighed against the benefits that it will bring. These are set out in the following sections, to which weight is afforded using a scale of negligible, limited, moderate, significant and substantial) in the planning balance.

Access

5.31 The Transport Assessment (TA) that accompanies the outline planning application assesses the proposed access in terms of its safety and suitability, and should be referenced in full.

5.32 As noted in the TA, a new vehicular access is proposed from the B4069 High Street at the southern site boundary – corresponding with the location of the proposed agricultural access approved under appeal, and referenced in section 2 above.

5.33 The TA concludes that the development site is suitably located with appropriate walking, cycling and public transport facilities available within

the vicinity of the site that provide opportunities for residents to travel to and from the site by sustainable travel modes as a genuine alternative to single occupancy travel. The proposals are demonstrated to comply with

5.34 It further concludes that a safe and suitable access to the site can be provided (as set out on the plans submitted for approval), for private cars,

emergency and service vehicles, pedestrians and cyclists - and that trip impact associated with the development proposal will not have a material effect on the existing safety or operation of the local highway network.

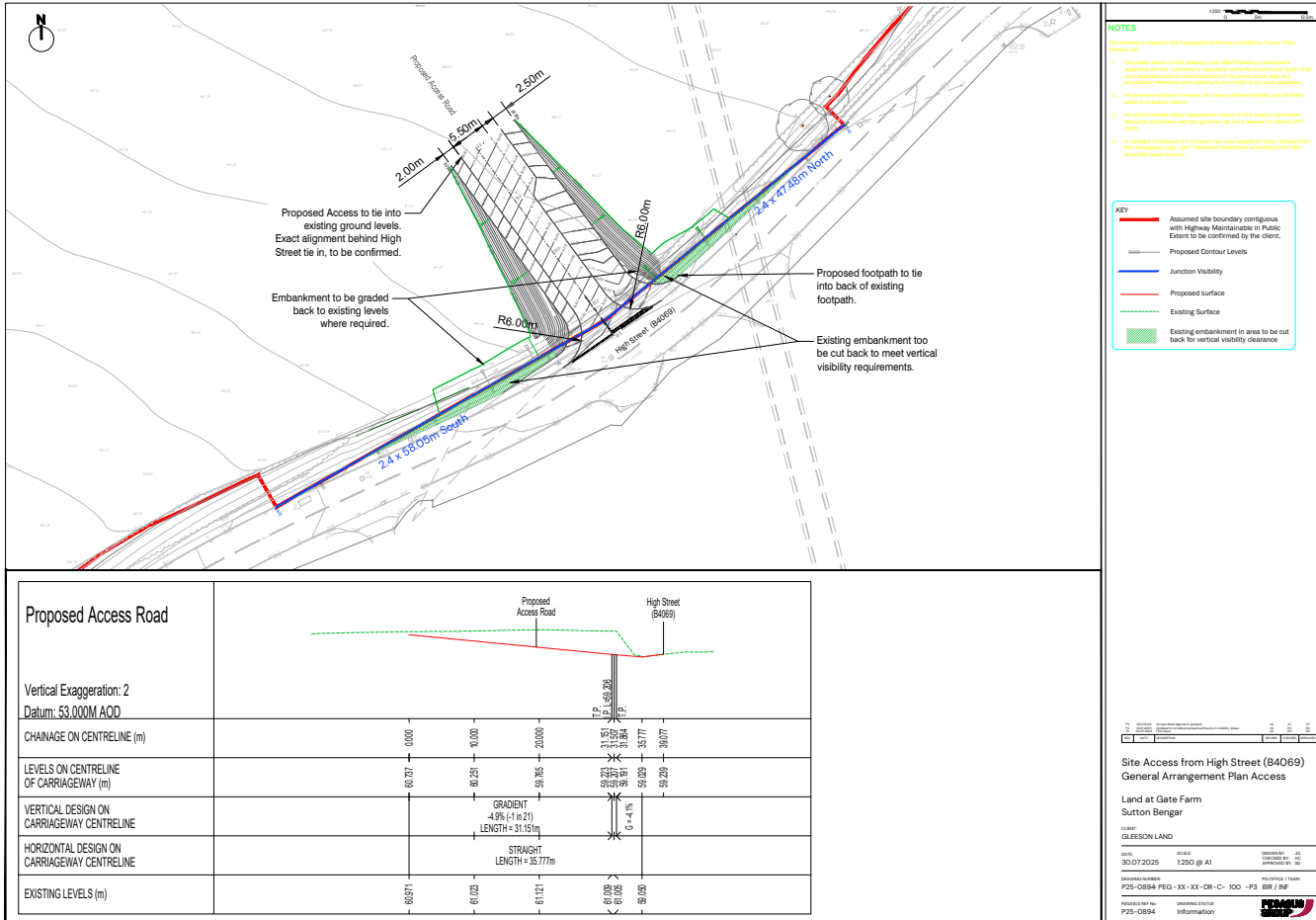
5.35 Whilst for assessment and determination at the RM stage, appropriate parking and servicing provision can and will be provided.

5.36 Overall, the proposal accords with local and national planning policy – including Paragraph 109 and Paragraph 110 of the NPPF, the relevant paragraphs of the NPPG, Core Policy 60, Core Policy 61 and Core Policy 62 of the Core Strategy, and Policy SB13 of the Neighbourhood Plan - and there are no highway or transportation reasons for refusal.

Landscape Harm

5.37 In order to determine to what extent the proposal complies with Core Policy 51 and Core Policy 57, as well as policy SB1, policy SB2 and policy SB3 of the Neighbourhood Plan, any landscape harm, if it is identified, must be considered.

5.38 In this regard, the Landscape and Visual Impact Assessment (LVIA) that accompanies the planning application and which considers the landscape impact of the scheme should be referred to in full. In general terms, that LVIA concludes that whilst there is some harm caused by the development of a green-field site (as would be typical), this harm is restricted to the site itself and visual receptors within its immediate vicinity.



Access Plan

Landscape Character and Context

5.39 In summary, the LVIA confirms that the Site is not the subject of any statutory landscape designation. This indicates that it is not part of a valued landscape as per paragraph 187 of the NPPF. The LVIA also finds that the site is not considered 'valued' as per the Landscape Institute Technical Guidance Note (TGN) 02/21 analysis.

5.40 The site is well contained by its existing boundaries, with woodland to the north (The Shrubbery), and the remaining boundaries being defined by a combination of hedgerow, trees and fencing. It is further acknowledged that looking through the site and beyond the boundary to the east is development within Sutton Benger, as well as to the south with High Street and further dwellings beyond it.

5.41 It is considered that the site's contained nature will be retained through the proposed development, which will be achieved by the majority of the existing landscape framework of hedgerows and trees being retained and enhanced. In addition, compensatory planting will be planted both within the areas of built form and new areas of public open space.

5.42 Overall, the LVIA confirms that having analysed the site against the landscape value factors, a review of the landscape evidence base, and informed by site specific analysis and fieldwork, the landscape of the site and its associated features are considered to be of **Medium** value.

'Landscape-led' Approach

5.43 The LVIA that accompanies the planning application goes on to assess the proposals against the relevant policies from the Development Plan, including *Core Policy 51*, and *Core Policy 57*, to demonstrate how the proposals conserve and enhance the identified landscape character and features, as well as *Policies SB1, SB2 and SB3* of the Neighbourhood Plan which relate to the rural character and separation of settlements and important views and vistas - and lastly of note, the *Sutton Benger Parish Character Appraisal*.

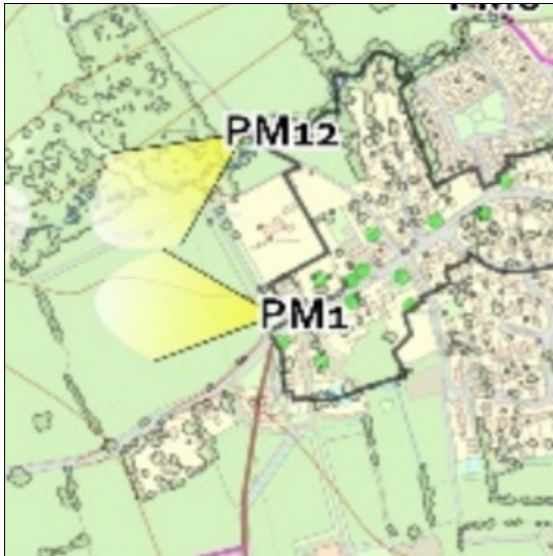
5.44 Overall, it is demonstrated that any negative impacts will be mitigated as far as possible through sensitive design and landscape measures. Here, the LVIA (as also demonstrated within the Design and Access Statement that accompanies the planning application) confirms that:

- The proposed development protects, conserves and in places enhances the landscape character of the surrounding area and the site itself, and that no adverse harmful impact on landscape character is demonstrated. Whilst minor adverse effects are identified, such effects are adequately mitigated through the sensitive landscape led approach adopted, along with landscape design measures proposed.
- The proposals have been informed by and thus are sympathetic to the distinctive character areas that have been identified within the LVIA. In this case, the North Wiltshire Landscape Character Area 8: Hullavington Rolling Lowland.

- The scheme proposed both retains and enhances the local green infrastructure network and provides suitable links to the network (as controlled by the Parameter Plan).
- Specifically in relation to the neighbourhood area, the proposal demonstrates preservation and in places enhances the landscape features which positively define the character of the neighbourhood area, as informed by the Wiltshire Landscape Character Assessment and the Sutton Benger Parish Character Appraisal, notably achieved by:
 - Reinforcing the edge of the built-up area through the provision of extensive landscaping, particularly along the boundaries will also provide a defined edge to the site and wider village. The adoption of a high-quality design will provide a high-quality development in this location;
 - Retaining the distinctive form of Sutton Benger, keeping it distinct from the nearest neighbouring settlement of Draycot Cerne. The proposals will extend up to the limit of development along High Street to the south and Quince Cottage to the east;
 - Respecting the parkland setting of the Draycott Estate by retaining an extensive undeveloped and landscaped buffer in the northern part of the site and retaining the existing access route that runs along the northern and eastern boundary; and

- Providing additional areas of open space on the site, according with adopted open space standards.
- The distinctive separation between the settlement of Sutton Benger and Draycot Cerne will remain preserved and not undermined by the proposed development – as supported by the findings contained within the accompanying LVIA.

5.45 Policy SB3 of the Neighbourhood Plan identifies important views and vistas to the community. It confirms that development proposals should respond positively to the identified views and demonstrate consideration of matters relating to design, height and massing. The most relevant views are PM1 and PM12 as shown below, looking towards the north-west and south-west respectively:



5.46 It is important to note however that, the Sutton Benger Character Appraisal (December 2024) indicates that view PM12 is now deleted.

5.47 It would appear that the quality of the landscape is limited to that of undeveloped land on the edge of a settlement. Views appear to be from private land and not public vantage points meaning that they would not be accessible or enjoyable from the public realm, affecting the overall weight to be assigned to the significance of these views.

5.48 Notwithstanding, the illustrative layout has been designed in line with what the Character Appraisal seeks to achieve, by providing a viewpoint towards the north-west and retaining an undeveloped area running through the centre of the site (as identified on, and therefore controlled by, the Parameter Plan, which aligns with the view point identified within the Neighbourhood Plan (PM1).

5.49 One of the benefits of the proposal is that it would create attractive and accessible public open space which would allow residents and visitors to enjoy views to the north-west from a vantage point within the north-west corner of the site.

Landscape Effects

5.50 As concluded in the LVIA, the landscape effect on the site-specific landscape elements and features has been assessed as Moderate/Major Adverse at Year 1 (as is typical with any development during the construction phase) and reducing to **Moderate Adverse** at Year 15 for the resulting proposals.

5.51 In terms of the effect on the wider landscape beyond the site, the landscape effect on the Hullavington Rolling Lowland has been assessed as **Moderate/Minor Adverse** at Year 1 and reducing to **Minor Adverse** at Year 15.

5.52 The table below identifies the effects on landscape receptors at year 1 and year 15 as described above:

Landscape Receptor	Sensitivity of the Receptor (from baseline review)	Effect at Year 1	Effect at Year 15
Site-specific landscape elements and features	Medium	Moderate/Major Adverse	Moderate Adverse
North Wiltshire Landscape Character Area 8: Hullavington Rolling Lowland	Medium	Moderate/Minor Adverse	Minor Adverse

5.53 Overall, it is considered that the nature of the development proposed is found not to be uncharacteristic within the receiving landscape context. The LVIA concludes that, as is typical with any green field site, an adverse (landscape) effect is anticipated to the landscape resource of the site itself. However, where this is confined only to the site itself, it is suggested that any harm identified can be considered (at most) limited in nature.

Visual Effects

5.54 In terms of visual effects, the LVIA confirms that these are limited to local receptors including:

- Footpath SBEN13 users to the west
- Bridleway SBEN22 users to the south; and
- Pedestrians and Motorists on High Street.

5.55 Of these, only **one** receptor group was identified as experiencing a Moderate Adverse visual change (pedestrians and motorists on High Street) at year 1, and this is due to the proximity of the change proposed. At year 15 and after maturation of the proposed mitigation planting, this effect reduces to **Moderate/Minor Adverse**. The remaining visual receptors are assessed as being no higher than **Moderate/Minor Adverse** at year 1, reducing to no more than **Minor Adverse** at year 15.

5.56 The table below identifies the visual effects on receptors as described above:

Visual Receptor	Sensitivity of the Receptor (from the baseline review)	Effect at Year 1	Effect at Year 15
Footpath SBEN13 users to the west	Medium	Minor Adverse	Negligible
Bridleway SBEN22 users to the south	Medium	Moderate/Minor Adverse	Minor Adverse
Pedestrians and Motorists on High Street	Medium/Low	Moderate Adverse	Moderate/Minor Adverse

5.57 Overall, and where it is concluded that the adverse (visual) effect is limited only to local receptors (as expected for any green field development, and predominantly on a short section of High Street), only **limited harm** will arise.

5.58 Overall, the LVIA confirms that ‘*the Proposed Development is of a scale and appearance that would be sympathetic to and in-keeping with the landscape character and visual context, with natural features (trees and hedgerows) of the Site retained as far as practicable to allow access while also preserving the character they contribute to. Overall, it is considered that the Proposed Development will not result in unacceptable effects on landscape and visual receptors as the development preserves the characteristic attributes of the landscape and responds positively to the Sutton Benger settlement.*’

Conclusion on Landscape Harm

5.59 In summary, and against the context of the key policies insofar as they relate to landscape matters, the proposals are demonstrated to have only very limited conflict with the Development Plan overall:

- The sites’ character and context of the site is assessed as being of ‘medium value’.
- The LVIA demonstrates that a landscape-led approach has been taken overall, so that the proposals will protect, conserve and enhance (in places) the landscape character of both the surrounding area and the site itself - and the illustrated masterplan and landscape plan show one way in which the site could be developed to these principles.
- Accordingly, the proposals comply with Core Policy 57 and policies SB1 and SB2 of the Neighbourhood Plan.
- Furthermore, the illustrative layout has been designed in accordance with the Character Appraisal and viewpoints towards the north-west of the site are provided. An undeveloped central corridor (of green infrastructure) is identified on, and controlled on the Parameter Plan – and in this context the proposals comply with policy SB3 of the Neighbourhood Plan.
- There is an acknowledged limited and localised landscape harm, which represents a technical breach of Core Policy 51.

5.60 To conclude, and given that there is no harm identified outside of a localised site level, the proposals are considered to comply in respect of Core Policy 57, and policies SB1, SB2 and SB3 of the Neighbourhood Plan (where they relate to landscape character and views). Notwithstanding and acknowledging the limited and localised landscape harm as set out above, it could be considered that there is a technical breach of Core Policy 51. However, where the harm is identified as being limited, only **limited weight should be applied in the planning balance** (as set out further below).

Heritage Harm

5.61 In order to determine to what extent the proposal complies with *Core Policy 58* (which notes that development should protect, conserve, and where possible enhance the historic environment), any heritage harm, if it is identified, must be considered.

5.62 To this extent, and as noted elsewhere, the planning application is accompanied by a Heritage Statement, prepared by tor&co, which should be referenced in full.

5.63 That Heritage Statement identifies that the proposals will have the potential impact on the following heritage assets:

- Gate Cottage (5 High Street): Grade II Listed and located to the south (ref: LB7).
- Gate Farmhouse: Grade II Listed and located to the south (ref: LB17).

- Church of St James: Grade II* Listed and located to the north west (ref: LB11).
- The Sutton Benger Conservation Area
- Draycot Park: with its historic landscape features (non-designated).

5.64 The harm to these assets can be summarised as follows:

5.65 The historic landscape features associated with Draycot Park (a non-designated heritage asset) are now fragmented and only partially legible. The proposals avoid development within the former parkland boundary and will not adversely affect its remaining significance. The scheme is therefore assessed as giving rise to **no harm** to this non-designated asset.

5.66 The Church of St James, located north of the River Avon, is visually and physically separated from the site by distance, vegetation, and topography. The church's immediate and most sensitive setting is wholly unaffected, and any change to its wider landscape backdrop would be negligible. The proposals are therefore assessed as causing **no harm, or at most a negligible degree of less than substantial harm**, to the significance of the church.

5.67 The site makes either no contribution, or only a very limited one, to the setting of Gate Cottage and Gate Farmhouse. The layout of the proposed development (as controlled by the parameter plan in terms of general areas of development and green infrastructure), including set-backs and areas of

green space, ensures that the character of the historic village core is preserved. Any harm arising, such as minor change to the wider agricultural context of Gate Farmhouse, is assessed as at the **lowest end of less than substantial harm**.

5.68 For the Sutton Benger conservation area, and whilst the development will introduce built form into part of its wider rural setting, the proposals avoid direct effects on its key characteristics. Existing vegetation, proposed planting, and the site's position outside the conservation area boundary ensure that change will be limited. The level of impact is assessed as a **low level of less than substantial harm**, which can be further mitigated through sensitive design detailing at reserved matters stage.

Conclusion on Heritage Harm

5.69 Overall, it is concluded that there is no harm overall to the (non-designated) Draycot Park or the Church of St James. There is less than substantial harm identified to three designated heritage assets (Gate Cottage & Farmhouse, and the Conservation Area)– although this is demonstrated, at worst, to be at a low level of less than substantial harm. There is technically (albeit very limited) conflict with Core Policy 58.

5.70 Furthermore, and where it is acknowledged that the proposed development will result in less than substantial harm (to the significance of designated heritage assets, albeit that as noted this is very much limited and at the lowest to low level),

paragraph 215 of the NPPF is engaged, which states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

5.71 Therefore, this **(negligible to very limited) harm** must be weighed against the public benefits of the proposal.

5.72 However, any harm can only be limited in its impact and significance, and to which only **very limited weight would be applied in the planning balance**.

Benefits of the Proposal

5.73 In applying both paragraph 11(d) (the tiled balance), and paragraph 215 (harm to the significance of designated heritage assets) of the NPPF, where limited landscape and very limited heritage harm has been identified, as the only harm, that must be weighed against the benefits of the scheme.

5.74 Accordingly, the following can be seen as benefits of the proposal, to which weight can be afforded (using the same scale of negligible, limited, moderate, significant and substantial) in the planning balance:

Social Benefits

- Contribution and early delivery of a market housing – afforded **substantial weight**
- Provision of a mix of housing, including affordable – afforded **substantial weight**
- Open space provision, above required standards – afforded **substantial weight**
- Off-site contributions to infrastructure – afforded **significant weight**

Environmental Benefits

- Ecological enhancement, the retention of landscape features, and a minimum of 10% BNG provision – afforded **moderate weight**
- Energy efficient buildings and incorporation of sustainability measures – afforded **moderate weight**
- Betterment of surface water drainage – afforded **moderate weight**

Economic Benefits

- Economic Benefits – including support for local services and facilities – afforded **moderate weight**
- Creation of revenue for the Council – afforded **moderate weight**

Contribution and early delivery of market housing

5.75 There is an ongoing and acute need for housing in Wiltshire, which the Council recognises in its confirmation that there is currently no five-year housing land supply. In light of this position, there should be no dispute that the delivery of housing would represent a benefit of the proposal, and that this benefit should attract **substantial weight** in the planning balance. Furthermore, it should be noted that delivery would be timely here, such that the site should be deliverable within 5 years.



Provision of a mix of housing, including affordable housing, helping to meet an imperative need

5.76 This proposal will provide for a 40% policy compliant provision of affordable housing, representing a provision of up to 36 no. affordable homes on this site. This is a clear benefit of the proposal, which should be afforded **substantial weight** when weighed in the planning balance.

Open Space provision

5.77 As set out elsewhere, the public open space (POS) requirements (based on the illustrative mix shown on the illustrative masterplan) amount to a total of 5,841 sqm (5,310 sqm of public open space and 531 sqm of play space).

5.78 The parameter plan for the application (which is submitted for approval, and to control the proposed Land Uses) incorporates 1.59ha (15,900 sqm) of Green Infrastructure. Whilst the exact provision in terms of type and quantity will be determined at the RM stage, the ILMP provides for 1.28ha (12,800 sqm) of POS. At this stage, this figure reasonably represents the amount of POS to be provided on site, where that is included in the Green Infrastructure area controlled on the parameter plan.

5.79 Clearly, this provision – which is at least overall controlled by the parameter plan – is well in excess of the POS requirements set out by the Council, representing over double the amount calculated. This is a clear benefit of the proposal, which should be afforded **substantial weight** when weighed in the planning balance.

Off-site contributions to infrastructure

5.80 The applicant accepts that off-site contributions to infrastructure will likely be sought as part of the Council's consideration of the application. Those contributions will be discussed with Officers and other relevant parties during the consideration of the application, and the applicant is willing to accept an appropriately worded condition / obligation to secure any such contributions. Where those improvements will be for the public benefit, they should be afforded **significant weight** in the planning balance. Furthermore, the Section 106 Agreement will secure financial contributions where necessary.





Ecological enhancement and Biodiversity Net Gain

5.81 Ecological enhancement measures are provided for within the proposals, incorporated into the open space and green infrastructure areas as noted on the parameter plans, including the retention of all existing trees on site, and significant planting of native tree/shrub planting, wildflower margins, bird, bat and bee boxes, as well as hedgehog passes. Biodiversity net gain will also be provided within the same areas.

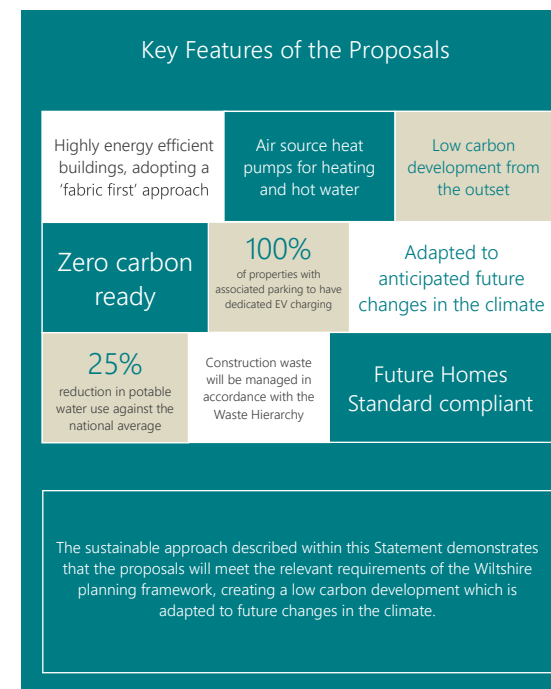
5.82 As submitted, and as set out in the Biodiversity Net Gain Assessment accompanying the submission, 10% Biodiversity Net Gain will be provided, albeit that this exact composition cannot be fixed until RMs stage.

5.83 It is suggested that the inclusion of these ecological enhancements and BNG provision can be seen as a benefit of the proposals, to which **moderate weight** can be afforded.

Sustainability and Energy efficient buildings

5.84 As reported in the Energy & Sustainability Statement submitted alongside the application, the proposed development can provide highly energy efficient, climate adaptable and sympathetically designed homes.

5.85 The proposed development has been 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.



5.86 To this end, 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 and there will be no natural gas connection to the proposed development – instead, heat demand will be met using low and zero carbon sources. Furthermore, water use will be reduced compared to a standard development through the adoption of water efficient design and rainwater harvesting.

5.87 Carbon emissions will also be reduced in relation to transport. This is achieved through accessibility to local services and sustainable transport options that will encourage residents to prioritise active travel and public transport over private car use. Comprehensive electric vehicle charging infrastructure will also be incorporated throughout.

5.88 In conclusion, the sustainable approach set out demonstrates that the proposals align with the policies of the Development Plan, creating a low carbon development which is adapted to future changes in the climate. These sustainability benefits are afforded **moderate weight** in the planning balance.

Betterment of surface water drainage

5.89 As set out elsewhere in this Statement, there are some small, isolated areas of surface water flood risk along the carriageway of the B4069 – albeit

that these are low to medium risk. There is no new built development in these areas, and the proposals therefore will not lead to an increase in this surface water flood risk.

5.90 Nevertheless, the proposed drainage strategy for the site incorporates those areas, where the surface water from the carriageway (at the point at which it meets with the new site access) will be drained into new on-site infrastructure, along with that from the proposed development itself. The attenuation basin has been sized to ensure that it can accommodate not only the existing surface water run-off but that additional run-off resulting directly from the development.

5.91 In these terms, this can be seen as a betterment on the current situation for this part of the B4069, and a benefit of the proposals which should be afforded **moderate weight** in the planning balance.

Economic benefits – including support for local services and facilities

5.92 The proposals will provide support for local services and facilities, with increased custom and spending to both. This is particularly important in a settlement like Sutton Benger, where the ongoing viability of those services and facilities is of importance to its overall sustainability.

5.93 Further economic benefits will also arise as a result of the new homes, across its construction phases and operational lifetime, including increases in GVA, expenditure, and job creation etc.

5.94 It is considered that **moderate weight** can be attached to these economic benefits.

Creation of revenue for the Council

5.95 The Council will of course benefit from the Council Tax revenue generated from the new properties. Furthermore, the proposals may be eligible for Government-run initiatives providing funding to Local Authorities based on the number of new homes created. This creation of revenue can clearly be seen as a benefit, to which **moderate weight** should be afforded in the planning balance .

Other Material Considerations

5.96 The proposal complies with the Development Plan in all other respects, and this is addressed below, confirming that there are no other material considerations that weigh against the proposals.

5.97 The table below sets out how the proposal complies with the relevant Development Plan policies, as listed, taken from:

- Wiltshire Core Strategy, Adopted January 2015
- Saved Policies from North Wiltshire Local Plan 2011, Adopted June 2006
- Sutton Benger and Draycot Cerne Neighbourhood Development Plan, Adopted June 2006

Topic / Relevant Development Plan Policy	Applicant Assessment of Proposals – confirming adherence with the Development Plan
Sustainability <i>Core Policy 41: Sustainable Construction and Low Carbon Energy</i> <i>Policy SB9: Sustainable development and climate change</i>	As set out within the Energy and Sustainability Statement that accompanies the application, and whilst this is an outline application (with detailed matters of design to be determined at the RMs), it is demonstrated that the applicant can commit to: • The dwellings being highly energy efficient, with a fabric first approach and orientated in order to maximise solar gain where possible; • There will be no natural gas connection to the site; • Air source heat pumps to supply heating and hot water to properties; • The use of solar photovoltaic panels where appropriate; • Highly efficient fixtures, fittings and appliances to reduce domestic water consumption to ensure that 110 l/p/d is not exceeded; • Homes designed to and specified to adapt to climate change, where overheating will be managed through considered design, including the retention and addition of trees that provide shade; • Surface water managed through the integration of SuDs into the development; • Provision of EV charging points and high quality broadband; • Appropriate management of construction and operational waste in accordance with the principles of the Waste Hierarchy.
Housing Needs <i>Core Policy 43: Providing Affordable Homes</i> <i>Core Policy 45: Meeting Wiltshire's Housing Needs</i>	The proposed development will include for 40% provision of affordable homes, as set out in the description of development, in accordance with Core Policy 43. The layout and location of the affordable homes will be determined at the RMs. The proposed development, as shown in the illustrative masterplan (and set out in more detail in the DAS) provides a range of housing types, including 1 and 2-bed homes, and larger 3 and 4 + bed family homes. The precise mix will be agreed at the RMs.
Ecology and Biodiversity <i>Core Policy 50: Biodiversity and Geodiversity</i> <i>Policy SB5: Biodiversity and net gain</i>	As set out within the indicative Biodiversity Net Gain (BNG) Assessment that has been produced in support of the illustrative development proposals, and the indicative Statutory Metric that both accompany the application, the proposed development could deliver a net loss of -9.12 'Habitat Units' (-45.31%) and a net gain of 1.77 'Hedgerow Units' (+71.41%). An additional 11.18 Habitat Units would be required to achieve 10% Biodiversity Net Gain – the additional Habitat Units will be achieved by biodiversity offsetting, through the acquisition of offsite units/provision. This will be secured by way of a planning condition and/or s106 agreement.
Green Infrastructure <i>Core Policy 52: Green Infrastructure</i>	The Parameter Plan submitted for approval, incorporates 1.30ha of Green Infrastructure and which will include the provision of public open space. Whilst details of the landscaping approach will be set out and approved at the RMs, the application as submitted provides an illustrative approach that could be adopted. The approach as set out, ensures both the retention and enhancement of Green Infrastructure in the local area, and provides suitable links that will be maintained long into the future.
Design <i>Core Policy 57: Ensuring high quality design and place shaping</i> <i>Policy SB7: Design</i>	As explained with the DAS that accompanies this application, the final detailed design approach will be determined through the RMs. Notwithstanding the above, the illustrative proposals as presented in the illustrative masterplan and DAS, demonstrates that a high quality and contextual approach towards design has been adopted. The scheme as presented respects the sites local context at the same time as complying with all relevant design standards; furthermore, it is considered that the proposals as indicatively presented, will enhance the visual appearance of the site, complementing its locality. Overall, the proposals have carefully considered the sites constraints and opportunities (including but not limited to – the relationship with nearby properties, land uses, local and wider landscape and nearby designated and non-designated heritage assets), and these have informed the approach as submitted. In terms of scale, height and massing of the dwellings proposed, every effort has been made to ensure that in this respect, the proposals will successfully integrate with its surroundings and local vernacular whilst maintaining an effective use of the site. Therefore, the proposed homes comprise predominantly of 2 storey buildings, with some up to 2.5 storeys.

Topic / Relevant Development Plan Policy	Applicant Assessment of Proposals – confirming adherence with the Development Plan
Flood Risk and Drainage <i>Core Policy 67: Flood Risk</i> <i>Policy SB6: Flooding and Drainage</i>	A detailed flood-risk assessment has been undertaken, confirming that the site lies entirely within Flood Zone 1, with low risk from all other assessed flood sources. The proposed development will not increase flood risk to adjacent land or downstream receptors. The combination of on-site attenuation, controlled discharge, exceedance routing, and robust long-term maintenance provisions ensures that the development remains safe, compliant, and sustainable in flood-risk terms. As noted in section 2 of this Statement, there are some very small, isolated areas, of surface water flood risk in the north-east corner of the site and along the B4069. These are anticipated as 1 in 100 and 1 in 1000-year events (low to medium risk). However, there is no new built-development in these areas. Furthermore, the Flood Risk Assessment undertaken for this site (which should be referenced in full) demonstrates that the proposed (illustrative) layout (albeit with the residential area controlled on the parameter plan) and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the proposed development – therefore addressing any risks identified – and without increasing the flood risk elsewhere. On this basis, a sequential test need not be applied, in accordance with paragraph 027 of the NPPG (as revised in September 2025). Specifically, the proposed attenuation basin has been sized to ensure that it can accommodate both existing surface water run off and additional run-off resulting directly from the development. Not only does the proposal therefore provide appropriate mitigation measures to enable the development, it also provides benefit to the existing situation (as noted above in the Benefits section). The requirements of Core Policy 67 are met.
Trees and Woodland <i>NE12: Woodland</i> <i>NE14: Trees, site features and the control of new development</i> <i>Policy SB4: Trees and hedgerows</i>	The Shrubbery/Weird Wood, which includes an area of replanted Ancient Woodland is situated to the north of the application site. A minimum of 15m buffer has been incorporated into the illustrative masterplan, ensuring that no adverse impact is demonstrated upon the woodland as a result of the proposals. An Arboricultural Impact Assessment and Tree Survey accompany this application and should be referred to in full. The proposed development will not result in the loss of any existing trees. Only two partial hedgerow removals are required to provide footpath access to the site; these hedgerows however are confirmed (within the Tree Survey) to be of low value. An incursion into the RPA's of four trees on the west of the site is currently shown within the illustrative masterplan, however this incursion can be mitigated through the use of cellular confinement technology during surfacing operations. In light of this, an Arboricultural Method Statement would accompany an RM application and can be secured as part of a suitably worded planning condition. Extensive tree planting is proposed throughout the site, within the streetscape, and greenspaces around the site.
Noise and Pollution <i>NE18: Noise and Pollution</i>	Whilst matters of detail are for the RM stage, it is considered that the proposed development will not generate, or itself be subject to, harm upon public health or cause pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, other forms of air pollution, heat, radiation, effluent or vibration.

The Planning Balance



6.1 On the basis of the analysis set out in the above section, it can be concluded in the context of the key policies for determination that:

- The site is both sustainably and suitably located, where it is accessible, and the proposals will contribute to the supply of new market and affordable housing helping to meet an identified need. There is no conflict with Core Policy 1 and in this regard the overall principle of development can be supported.
- It is accepted that the proposal would conflict with Core Policy 2 and saved policy H4 where the site lies outside of the settlement boundary. However, these policies are considered to be out of date, as set out elsewhere.
- Where the site is accessible by sustainable transport modes, there is a reduction in a need to travel by private car, and the proposals accord with Core Policy 60 and Core Policy 61 in that respect. Furthermore, a safe and suitable access will be provided and there are no material effects on existing safety or operation of the local highway network, so that the proposals accord with Core Policy 62.

- There is no conflict with Core Policy 57 where the illustrative masterplan (and LVIA) has shown that the site can be sensitively designed in relation to its context, with a landscape-led high-quality built development with green infrastructure.
- Notwithstanding, a limited amount of landscape harm is identified and in this respect, there is a technical conflict with Core Policy 51. However, the limited harm identified is localised to the site itself and only receptors within the immediate proximity.
- There is also (very) limited heritage harm identified, and there is also a technical conflict with Core Policy 58.

6.2 As set out above, and where the Council is unable to demonstrate a five-year housing land supply (and the Local Plan is more than 5 years old), it is accepted that the policies most important for determining the application are out of date, and the tilted balance therefore applies. Under paragraph 11 (d), the presumption in favour of sustainable development is applicable here and planning permission should be granted unless any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.3 The proposal will deliver an important number of benefits, as set out, which weigh heavily in the planning balance. The provision of up to 90 new homes (including up to 36 as affordable homes) on a site that is in a sustainable, and accessible location and suitable by virtue of being free of restrictive landscape designations (as noted elsewhere) should be viewed positively, particularly in the context of the increasing housing requirements set out for Wiltshire under the December 2024 NPPF.

6.4 The limited landscape harm identified does not significantly and demonstrably outweigh those benefits, and the identified harm falls far short of this 'significant and demonstrable' bar which would be necessary to warrant a refusal. The site is not identified as an 'asset of particular importance', and there are no key policies from the NPPF that would provide a clear reason for refusal. Furthermore, the NP does not contain policies and allocations to meet its identified housing requirement, and therefore paragraph 14 of the NPPF does not apply.

6.5 The tilted balance is engaged, and a presumption in favour of sustainable development is applied – in accordance with paragraph 11(d) of the December 2024 NPPF.

6.6 The NPPF notes that “...the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner...” (paragraph 7). Such development is to be achieved across the three overarching objectives of sustainable development (social, economic and environmental).

6.7 The proposal is considered to constitute sustainable development in the context of the policies set out within the NPPF and the Development Plan. In summary, the proposal is considered:

- Environmentally Sustainable – the site is located within a sustainable, suitable and accessible location that is not restricted by landscape designations and where the proposals have no material landscape or visual harm beyond the immediate site boundary and locality. The future occupants of the dwellings would be close to services and facilities, which would be accessible without reliance on the use of the private car – thereby helping towards low-carbon living in the future. Furthermore, the proposal can provide energy-efficient buildings and incorporate genuine sustainability measures, with ecological enhancement and a minimum of 10% BNG provided, partly through the additional planting

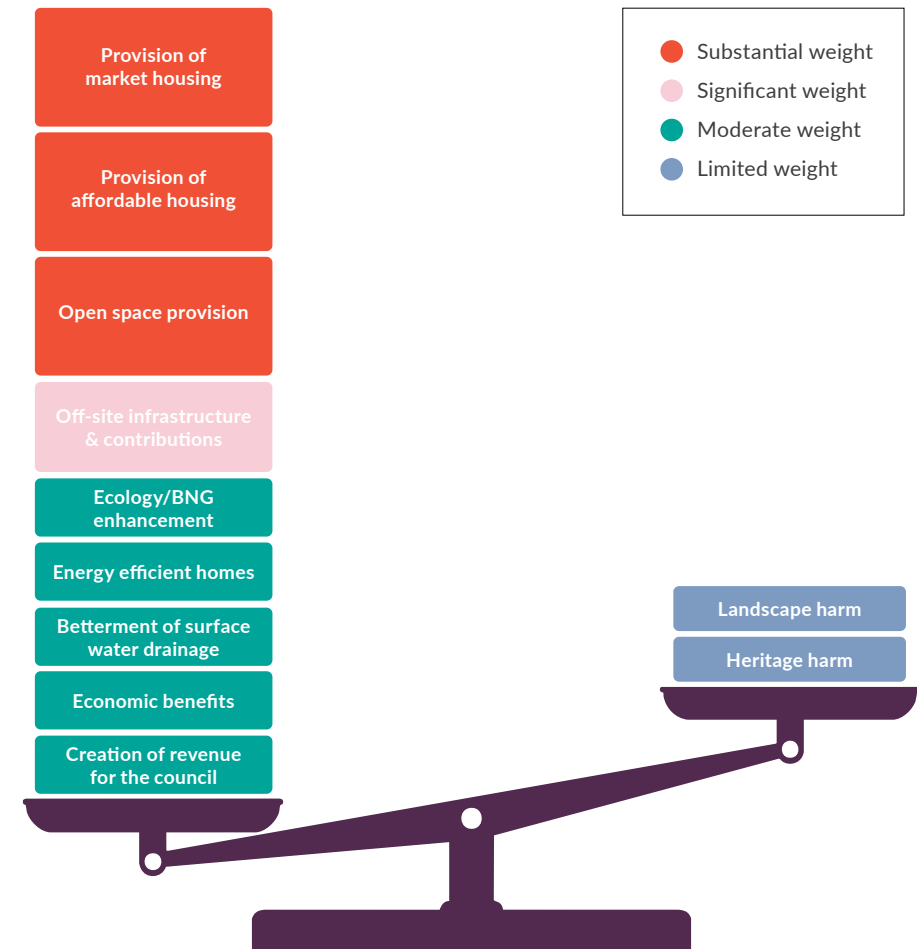
and landscaping, contributing towards the mitigation of the effects of climate change.

- Economically Sustainable – the proposal will generate economic benefits in terms of other increases in GVA, expenditure, etc both during construction and occupation stages. Revenue will be generated from the development, which will in turn provide support for local services and facilities.
- Socially Sustainable – the proposal will help to meet a very significant need for both market and affordable housing and through the illustrative masterplan demonstrates how it would be possible to provide a range of type of homes to support the local population. The provision of open space alongside the new dwellings will support a sustainable community.

6.8 In this respect, and where the proposals represent sustainable development, the presumption in favour applies and the proposal can therefore be approved on this basis.

6.9 Furthermore, and as set out above, there are no other material considerations that indicate the proposal should be determined otherwise, and the proposal complies with the policy framework, including the Development Plan and the NPPF in all other respects.

6.10 There is an acknowledgement from the applicant that there will be a need to secure on-and-off-site contributions through a Section 106 Agreement and are willing to enter into the same. This will be discussed further with the Local Planning Authority during the consideration of the planning application.



Relevant Planning Policy Context

Appendix 1

Development Plan

The following adopted policies of the Development Plan are considered to be of relevance to these proposals:

Wiltshire Core Strategy, Adopted January 2015

Core Policy 1: Settlement Strategy

identifies the settlements where sustainable development will take place.

Core Policy 2: Delivery Strategy

This strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes.

Core Policy 9: Chippenham Central Areas of Opportunity

Sets out which redevelopments the local authority will support.

Core Policy 10: Spatial Strategy for the Chippenham Community Area

Identifies Sutton Benger as a 'Large Village' settlement, and seeks to secure a mix of house types for market and affordable housing including 4,510 homes at Chippenham and 580 in the rest of the community area between 2006 and 2026.

Core Policy 41: Sustainable Construction and Low Carbon Energy

states that new homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes. It also sets out that all proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application outlining the low-carbon strategy for the proposal.

Core Policy 43: Providing Affordable Homes

states that on sites of five or more dwellings there is an affordable housing provision of at least 40%, the category in which this site falls in based on location. Affordable housing units should be dispersed throughout the development, and designed to a high quality, so as to be indistinguishable from market price units.

Core Policy 45: Meeting Wiltshire's Housing Needs

states that a mixture of types, tenures and sizes of market and affordable housing should be provided to help create mixed communities.

Core Policy 50: Biodiversity and Geodiversity

states that proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Major developments must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Core Policy 51: Landscape

states that developments should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.

Proposals must demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- The locally distinctive character of settlements and their landscape settings.
- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- Visually sensitive skylines, soils, geological and topographical features.
- Landscape features of cultural, historic and heritage value.
- Important views and visual amenity.
- Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- Landscape functions including places to live, work, relax and recreate.
- Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty

Core Policy 52: Green Infrastructure

Explains that developments need to make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Core Policy 57: Ensuring high quality design and place shaping

states that Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire. Criteria are provided to which applications and development proposals should adhere:

- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development

- responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- being sympathetic to and conserving historic buildings and historic landscapes
- the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

- incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
- ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place

- meeting the requirements of Core Policy 61 (Transport and New Development).

Core Policy 58: Ensuring the Conservation of the Historic Environment

states that development should protect, conserve and where possible enhance the historic environment. Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Core Policy 60: Sustainable Transport

States that the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.

Core Policy 61: Transport and Development

states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. Contributions may be sought towards sustainable transport improvements, and travel plans will be required.

Core Policy 62: Development Impacts on the Transport network

states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed

directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.

Core Policy 67: Flood Risk

states that All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Saved Policies of North Wiltshire Local Plan 2011, Adopted June 2006

NE12: Woodland

States that the creation, conservation, enhancement and positive management of woodlands across the district will be supported.

NE14: Trees, site features and the control of new development

States that permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

NE18: Noise and pollution

States that development will only be permitted where it would not generate, or itself be subject to, harm upon public health or cause pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, other forms of air pollution, heat, radiation, effluent or vibration.

H4 Residential development in the open countryside

States that new dwellings can be permitted in the countryside outside the framework boundaries, provided that: they are in connection with the essential needs of agriculture or forestry; or it is a replacement for an existing dwelling.

Sutton Benger and Draycot Cerne Neighbourhood Development Plan 2020 – 2035, made March 2025

Policy SB1: Landscape – the rural character

states that proposals should demonstrate how they protect, conserve and enhance the features which positively define the character of the neighbourhood area, and respond positively to the Wiltshire Landscape Character Assessment and Sutton Benger Parish Character Appraisal.

Policy SB2: Landscape – maintaining the separation of settlements

States that new development should respect the rural landscape setting of the neighbourhood area and preserve the distinctive separation between the settlements of Sutton Benger and Draycot Cerne. Depending on their scale, nature, and location, development proposals on the land between the settlements, should be supported by a landscape and visual impact assessment which demonstrates that the development will not harmfully erode the physical or visual separation of the settlements.

Policy SB3 – Important Views and Vistas

Identifies a number of important views, and

confirms that development proposals should respond positively to the identified views and demonstrate consideration of matters relating to design, height and massing. The policy goes on to confirm that development proposals that result in an unacceptable impact on an identified view, will not be supported.

Of particular relevance to this application submission, are the following views:

- PM 1 View looking north west towards Draycot Park Farm & St James Church
- PM 12 View looking south west towards the Church and Seagry Road and the old Rectory

Policy SB4 Trees and hedgerows

relates to retention of ancient, veteran and notable / mature trees and hedgerows in the Plan area (as identified within the Character Appraisal).

Where appropriate, development proposals should be accompanied by a tree maintenance/ care plan setting out the maintenance of 39 trees incorporated with the design and layout, including their replacement (when necessary) for a period of at least five years from substantive completion.

- Proposals which affect trees and hedgerows should be accompanied by information proportionate to the application which establishes the health and longevity of any affected trees and hedgerows in accordance with the survey requirements of BS 5837- Trees in relation to design, demolition, and construction.

- Where retention is not practicable, the loss should be mitigated by replacement trees within the site which are appropriate to the scale and nature of the development concerned, its location, and the type and number of trees which would be lost. Wherever practicable, the replacements should be native trees and fruit / nut trees of local provenance. Replacement trees with large canopy covers that provide increased shading opportunities will also be supported.

Policy SB5 Biodiversity and net gain

States that wherever practicable, and as appropriate to their scale, nature and location, development proposals should:

- incorporate public and private green amenity spaces
- create and conserve natural and green corridors
- introduce new or improve existing trees, wetlands, grassland, parks, woods, orchards and allotments
- be designed to avoid having an unacceptable impact on priority habitats or result in the loss of woodlands, amenity trees or hedgerows. Development proposals which do not comply with this criterion will not be supported unless the need for, and the benefit of the development at that location clearly outweighs the loss, and suitable mitigation measures are put in place

- be designed to avoid having an unacceptable impact on protected species. Development proposals which do not comply with this criterion will not be supported unless the need for, and the benefit of the development at that location clearly outweighs the loss, and suitable mitigation measures are put in place.

Policy SB6 Flooding and drainage

States that proposals need to demonstrate that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and surrounding environment.

To manage potential flood risk issues on site and to ensure flood risk is not increased elsewhere, development proposals should incorporate Sustainable urban Drainage Systems (SuDS), unless it would be inappropriate to incorporate such an approach on the site concerned.

Where appropriate, development proposals should incorporate a site-specific flood risk assessment and be designed to respond positively to climate change, to manage rainfall run-off rates and volumes to existing pre-development rates, and the natural drainage regime of the site.

Policy SB7: Design

States that development proposals should be of a high standard of design, in keeping with the character of the area as identified within the Sutton Benger Character Appraisal and Design Code, and

the setting of the Conservation Area. Where the proposed development is significantly different from the surrounding identified character, adequate explanation should be provided to support the proposal with a clear contextual analysis and design justification.

Policy SB9: Sustainable development and climate change

Measures to mitigate and adapt to climate change should, where appropriate, be incorporated into the design of new developments and conversion or extension proposals.

Policy SB11 – Affordable and rural workers housing

States that proposals for affordable housing, including infill development and as part of a larger rural exception sites or community led schemes, will be supported if it can be shown that they meet the recommendations of the Sutton Benger Parish Housing Needs Survey (January 2022) or in any subsequent more up to date assessment.

Policy SB13 – New development and highway implications

States that proposals should:

- Ensure that it does not lead to the loss of front gardens to accommodate parking. Where it has already been lost, opportunities should be taken in any new proposal to establish or reinforce planting to act as a screen to vehicles, whilst ensuring that highway safety is not undermined.

- Be designed to avoid adverse impacts on road safety within the Neighbourhood Plan area and, where justified, to secure road safety improvements particularly for pedestrians and cyclists.
- Maximise opportunities for sustainable transport, pedestrian and cycle movements both within and between the settlement and the surrounding area, including securing improvements to the Public Rights of Way that connect the settlements in the area.
- Be accompanied by sufficient information to demonstrate how an increase in traffic (including HGV movements) which may be generated by a proposal has been taken into consideration either individually or cumulatively, in line with the findings of traffic surveys.
- Any traffic calming measures incorporated within development proposals should be designed so as not to have an unacceptable impact on visual amenity, not to increase noise, and to avoid having an unacceptable impact on residents in the immediate locality.

Emerging Local Plan 2020 – 2038

The following policies of the regulation 19 version of the Wiltshire Local Plan Pre-Submission Draft 2020-2038, September 2023, whilst having limited weight, are considered to be of relevance to these proposals.

Policy 1: Settlement Strategy

states that large Villages are defined as settlements with a limited range of employment, services and facilities. Development at Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Policy 2: Delivery strategy

States that in large villages, development will be supported that helps sustain the vitality of these communities where it is consistent with the scale, form and role of the settlement and does not detract from its character or appearance. Neighbourhood plans will provide a main means to help carry out this role. Housing, employment and services and facilities are supported within defined Settlement Boundaries. Sites for housing adjoining settlement boundaries will only be acceptable where identified by neighbourhood plans, subsequent site allocation development plans or as rural housing exception site or first home exceptions site

Policy 4: Addressing climate change

Sets out the ways in which Development proposals must support a move to carbon neutrality and adaptation to climate change.

Policy 5: Securing infrastructure provision from new development

States that all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.

Policy 71: Transport and new development

States that in rural areas, it will be recognised that access to sustainable transport options will be limited but opportunities should be taken to allow people to travel by a choice of transport options.

Policy 76: Providing affordable homes

states that an affordable housing provision of at least 40% (net) will be required, and that affordable housing units will be distributed across the whole site in small clusters and their appearance and parking designed to a high quality, so as to be indistinguishable from other development.

Policy 78: Meeting Wiltshire's housing needs

sets out the expectations relating to local need and provision of new housing, both market and affordable.

Policy 83: Health and Wellbeing

states that proposals should demonstrate that development will contribute positively to health and wellbeing by enabling and promoting healthy lifestyles and minimising any negative health and wellbeing impacts.

Policy 84: Public open space and play facilities

states that all major new development must make provision for public open space and,

where appropriate, play facilities. In addition, all development must protect and improve the quantity, quality, and accessibility of and to public open space.

Policy 85: Sustainable construction and low carbon energy

states that new build residential development will achieve a zero-carbon in operation standard, by significantly reducing heat and power demand of the building through energy efficient design and/or modern methods of construction. The remaining energy demand should then be supplied through onsite renewables.

Policy 87: Embodied carbon

states that proposals for major residential and/or non-residential development will need to be supported by an Embodied Carbon Assessment that demonstrates a score of less than 900kg/sqm of carbon can be achieved within the development of the substructure, superstructure, and finishes.

Policy 88: Biodiversity and Geodiversity

States that development proposals will need to clearly demonstrate how the mitigation hierarchy has been sequentially applied. Development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic, and geological value as part of the design rationale. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. In addition to features

required as part of biodiversity net gain, mitigation or compensation, all proposals are required to incorporate features of biodiversity value tailored to the specific proposals, relevant local receptors and in accordance with best practice to maximise potential benefits.

Policy 89: Biodiversity net gain

states that development must achieve a minimum of 20% biodiversity net gain, or higher as stipulated in national legislation and/or policy or supplementary guidance, over the pre-development biodiversity value as measured by the latest Biodiversity Metric.

Policy 90: Woodland, hedgerows, and trees

states that proposals for major development shall make provision for the retention and enhancement of Wiltshire's woodlands, hedgerows, and trees, and shall incorporate these assets into development design as part of the wider Green and Blue Infrastructure (GBI) Network

Policy 83: Green and blue infrastructure

States that development shall make provision for the retention and enhancement of Wiltshire's green and blue infrastructure network and shall ensure that suitable links to the network are provided and maintained.

Policy 95: Flood risk

States that all development proposals will be required to consider the effect of the proposed development on flood risk from all sources, both on and offsite, commensurate with the scale and impact of the development.

Policy 98: Ensuring high quality design and place shaping

states that a high standard of design is required in all new developments.

Policy 99: Ensuring the conservation and enhancement of the historic environment

states that any harm to the significance of undesignated assets which will result from development proposals must be carefully balanced considering the significance of the asset and the harm caused. Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Other Material Considerations

The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework and Planning Practice Guidance);
- Additional guidance contained in Supplementary Planning Document (SPD) and other guidance.

National Planning Policy Framework

The NPPF was originally published in March 2012, and most recently updated in December 2024. It is material consideration in planning decisions. The following chapters and paragraphs are considered to be of relevance to this application:

The purpose of planning is to contribute to the achievement of sustainable development and

Paragraph 8 outlines the three overarching objectives of this:

- *'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

Paragraph 9 advises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, also taking local circumstances into account to reflect the character, needs and opportunities of each area.

Paragraph 10 sets a presumption in favour of sustainable development to ensure that sustainable development is pursued in a positive way.

Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means:

'Approving development proposals that accord with an up-to-date development plan without delay; or

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

Footnote 8 notes that *'This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of*

housing was substantially below (less than 75% of) the housing requirement over the previous three years.'

Chapter 4 (Decision Making) advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisionmakers should seek to approve applications for sustainable development where possible.

Chapter 5 (Delivering a sufficient supply of homes) relates to the delivery of a sufficient supply of homes and emphasises the Government's objective to significantly boost the supply of housing. Paragraph 61 advises that it is important that a sufficient amount and variety of land can come forward in order to meet demand, aiming to meet an area's identified housing need and mix appropriate to the area.

Paragraph 78 notes that *'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.'*

Chapter 6 (Building a strong, competitive economy) seeks to support economic growth and productivity accounting for local needs and wider opportunities and considering the needs of different sectors.

Chapter 8 (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. Local authorities should guard against the unnecessary loss of local services to enhance the sustainability of communities and residential environments. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.

Chapter 9 (Promoting sustainable transport) seeks to ensure that transport matters are considered at the earliest stages of development. **Paragraph 116** advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 12 (Achieving well-designed and beautiful places) advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Design quality should be considered throughout the evolution and assessment of individual proposals.

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) seeks to secure a transition to a low carbon future ensuring that climate change adaptation, flood risk and coastal change is considered in in new development.

Chapter 15 (Conserving and enhancing the natural environment) seeks to contribute to and enhance the natural and local environment, protect and enhance habitats and biodiversity and consider ground conditions and pollution.

Planning Practice Guidance (PPG)

On 6 March 2014, the Department for Communities and Local Government ("DCLG") launched the Planning Practice Guidance web based resource. This includes a section on **Housing Supply and Delivery**.

Paragraph 008 (Reference ID: 68-008-20190722)

states that: 'In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the National Planning Policy Framework.'

Consultation Leaflet

Appendix 2

gleesonland

Land at Gate Farm, Sutton Benger

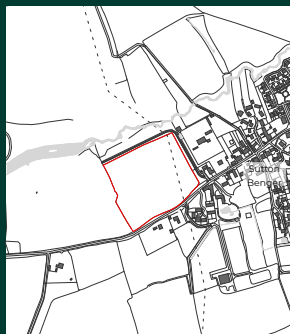
Community Consultation October 2025

Gleeson Land is bringing forward an outline planning application on land at Gate Farm for up to 90 homes, including 40% affordable, alongside extensive landscaping, including public open space and recreational play area.

About 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.

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.



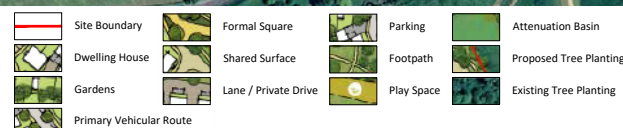
www.gatefarmconsultation.co.uk

Our Proposals

As the proposals will be brought forward in outline form, the detailed matters relating to design and layout will be addressed at a later date. However, our emerging illustrative masterplan shows one way that the new homes, access routes, and public open space could be delivered within the site.

Vehicular, pedestrian and cycle access point will be provided from High Street.

The proposals will comprise a mix of 1, 2, 3, and 4 bedroom homes to meet a wide range of housing needs, including a provision of 40% affordable homes. The new homes will be mainly 2 storeys with the potential for a small number of 2.5 storeys and will be of a high-quality design, which complements and reflects the existing character of the local area.



We welcome your feedback

Gleeson Land takes the views of the local community seriously and would welcome comments at this stage.

A dedicated website has been set up that provides further information and requests feedback:

www.gatefarmconsultation.co.uk

Alternatively, to provide your feedback please complete and return this leaflet.

We take data protection seriously. Please only provide your personal details if you are willing for them to be used by Stantec and the project team for the purpose of research in connection with this project and in order to update you on the progress of the project. Your details will be treated as confidential and will not be shared, passed on or used by any third parties and they will only be retained until the end of the planning process for the project, after which time they will be deleted. If you wish to withdraw consent to the processing of your personal data, you may do so by emailing: jordan@gillingsplanning.co.uk. Please include a reference to 'Land at Gate Farm, Sutton Benger' in your email.

Feedback Form - Please let us have your comments by 31st October 2025.



Land at Gate Farm, Sutton Benger

1. Do you live or work in the area?		4. Which of these design elements do you support?	
☐ Live	☐ Work	☐ Affordable homes	☐ Ecology improvements
☐ Live and Work	☐ No	☐ Public open space	☐ Low carbon or Eco homes
2. Do you support the provision of new homes including affordable homes in Sutton Benger?		☐ Open market homes	
☐ Yes	☐ Yes with Reservations	5. Would you, or someone you know, be interested in living in the new homes in this location?	
☐ No	☐ Undecided	☐ Yes	☐ No ☐ Unsure
3. What types of new homes do you feel that Sutton Benger and the surrounding area is most in need of?		6. Do you have any other comments?	
☐ Affordable homes	☐ Family homes		
☐ Downsizing homes			
☐ Low carbon or Eco homes		Email address (optional):	
☐ First time buyers homes			
☐ Other (please specify):		Postcode (required):	

CL/5/19/025

Next Steps

In the weeks following the close of the formal consultation period we will be analysing the feedback ahead of finalising the proposals and working towards the submission of a planning application to Wiltshire Council. Once they receive the application, they will consult on the submission.



www.gatefarmconsultation.co.uk

gleeson land

Feedback Form - Please let us have your comments by 31st October 2025.



Business Reply Plus
Licence Number
RUHL-AYCB-CBEH



Gleeson Land Limited
Arena Business Centres
Building B
Riverside way
Camberley
Surrey
GU15 3YL

For further information contact

Hannah Pearce, Director
hannahpearce@gillingsplanning.co.uk

Jordan Wiseman, Associate
jordan@gillingsplanning.co.uk

Our Values

- ✓ We believe in happiness
- ✓ We do the right thing
- ✓ We make it personal
- ✓ We make a difference