

15th December 2025

REF: GLEE1009

FAO Verity Giles-Franklin
Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Verity

Land at Gate Farm, High Street, Sutton Benger

Further to our pre-application submission (under reference ENQ/2025/01561) and on behalf of Gleeson Land Limited, we enclose a outline planning application for

'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'

on Land at Gate Farm, High Street, Sutton Benger.

The application is submitted via the Planning Portal under reference PP-14558342. The application documents, and architectural and technical plans, are listed below:

Application documents

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

Site Wide Plans – for approval

- Site Boundary 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

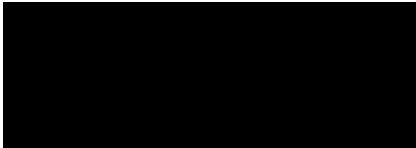
Illustrative Plans / Drawings – for information only

- Illustrative Masterplan: STN-GEN-SW-DR-MP-06 rev C
- Illustrative Landscape Plan: 17958/P08 rev A

The fee of **£20,420** has been paid via the Planning Portal.

I trust that the enclosed is sufficient to validate this application, and look forward to receiving confirmation that the application has been received and registered. Should you require any further information at this stage, please do not hesitate to contact me.

Yours Sincerely



Hannah Pearce
Director

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