



Charles Church

LAND OFF HIGH STREET

SUTTON BINGER

Design Compliance Statement
DECEMBER 2025 SUBMISSION



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INTRODUCTION

This Compliance Statement has been prepared in support of the Reserved Matters Application for land off High Street, Sutton Benger, following the granting of outline planning permission at appeal (Appeal Ref. APP/Y3940/W/24/3349828, decision dated 27 January 2025). The outline consent approved the erection of up to 60 dwellings, including affordable housing, together with Public Open Space, structural planting and landscaping, land for the provision of allotments, a sustainable drainage system (SuDS) and associated vehicular access from the B4069. All matters were reserved for later consideration except for means of access.

The purpose of this statement is to demonstrate that the detailed design proposals now submitted are consistent with the parameters and principles established at outline stage, and that they accord with the relevant national and local planning policies and the conditions attached to the appeal decision. These local policies include those set out in the Sutton Benger and Draycot Cerne Neighbourhood Plan 2020-2035, and the following report also demonstrates compliance with these.

The reserved matters submission seeks approval of details relating to layout, scale, appearance and landscaping. These details collectively define the form and character of the development and translate the broad design vision endorsed through the appeal into a deliverable and high-quality residential scheme.



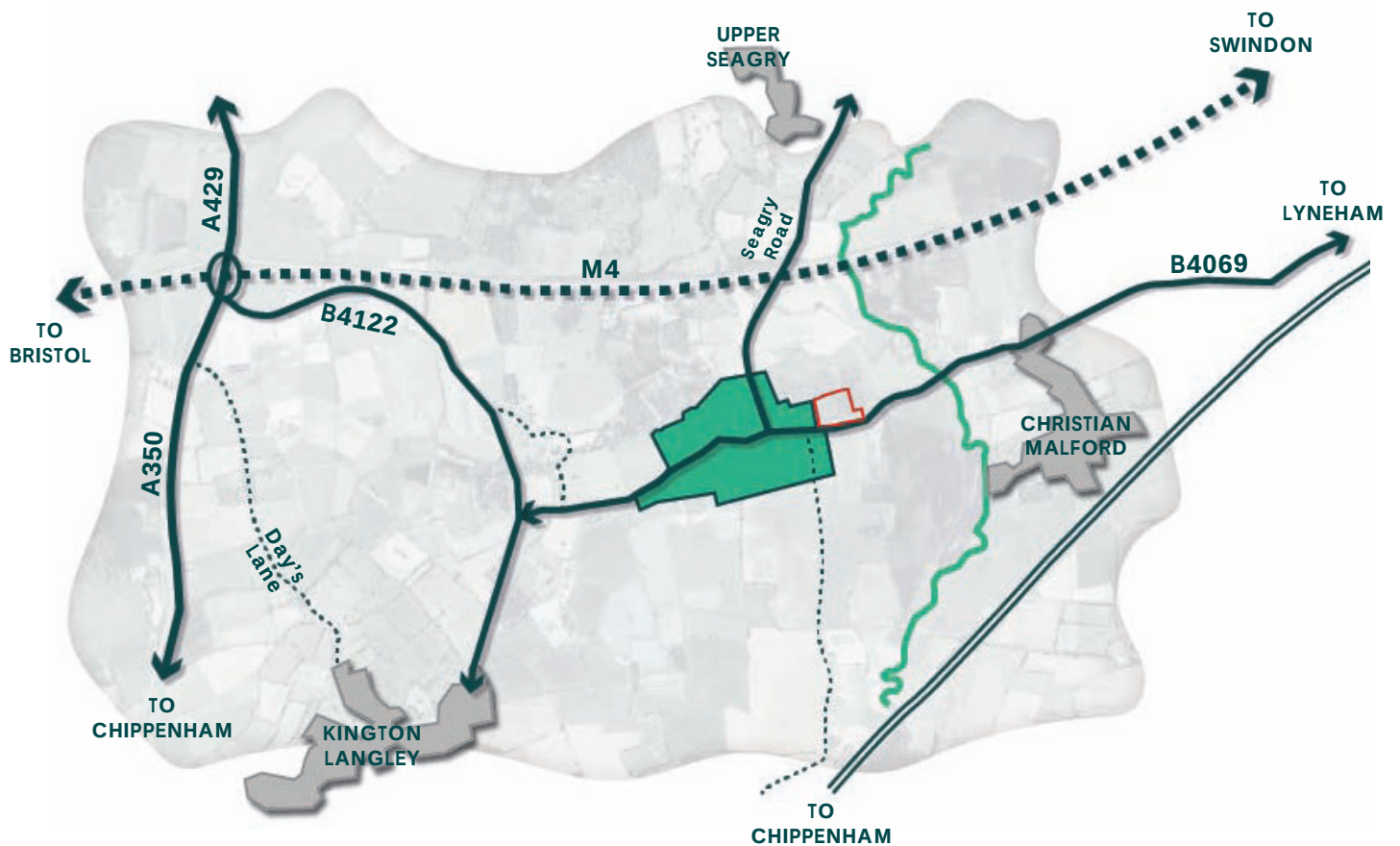






CONTEXT & ANALYSIS

THE SITE



The site sits on the eastern edge of Sutton Benger, a village in north Wiltshire within easy reach of larger centres. Chippenham lies around 4.2 miles to the south west, providing higher order services, employment and a mainline rail connection. The M4 motorway runs close to the north, giving strategic access across the region, while the surrounding landscape remains predominantly agricultural, with the River Avon corridor to the east influencing the wider character and recreational network.



All Saint's Church



The Surgery



Village Hall



The site comprises a single arable field of approximately 3.64 hectares on the eastern edge of Sutton Benger, Wiltshire, positioned to the north of the B4069 (High Street). It sits immediately adjacent to the existing settlement, with the village to the west and open farmland extending to the north and east, meaning the site reads as part of the current village edge rather than an isolated parcel in the wider countryside.

The surrounding landscape is generally flat and open, lying at around 53–55m AOD, characteristic of the Avon Open Clay Vale landscape character area. The setting is semi-rural, defined by hedgerows, scattered trees and distant views to the north towards the M4 corridor. The Grade II listed cottages at Nos. 74–76 High Street mark the eastern extent of the historic settlement, with the Sutton Benger Conservation Area beginning immediately west of the site.

The approved access from the B4069 forms the sole vehicular entrance to the development and has been designed to maintain highway safety and accommodate a new 2.0m footway linking to existing

pedestrian infrastructure. The reserved matters layout retains this arrangement and provides a legible internal movement hierarchy of primary, secondary and shared-surface streets, all connected to the retained public footpath network.

To the east, the landscape remains open farmland separating Sutton Benger from Christian Malford, ensuring that a meaningful settlement gap is retained in accordance with Neighbourhood Plan Policy SB2. To the south, beyond the B4069, lie agricultural land, a small traveller site and a sewage treatment works. These contextual relationships have informed the design approach, particularly in terms of landscape buffering, separation distances and the orientation of new homes.

1. Church of England Primary School
2. Village Hall
3. Post Office
4. All Saint's Church
5. Pub/Restaurant
6. Hotel
7. Surgery

PLANNING CONTEXT

The site benefits from an extant Outline Planning Permission which establishes the acceptability of residential development in principle. As a result, the purpose of the current submission is to address the remaining Reserved Matters, namely appearance, landscaping, layout and scale, with the site access already approved as part of the Outline consent. The Outline approval provides for up to 60 dwellings and confirms the expectation that the development will be delivered as a high quality, sustainable extension to Sutton Benger, supported by an integrated landscape framework, Public Open Space and sustainable drainage.

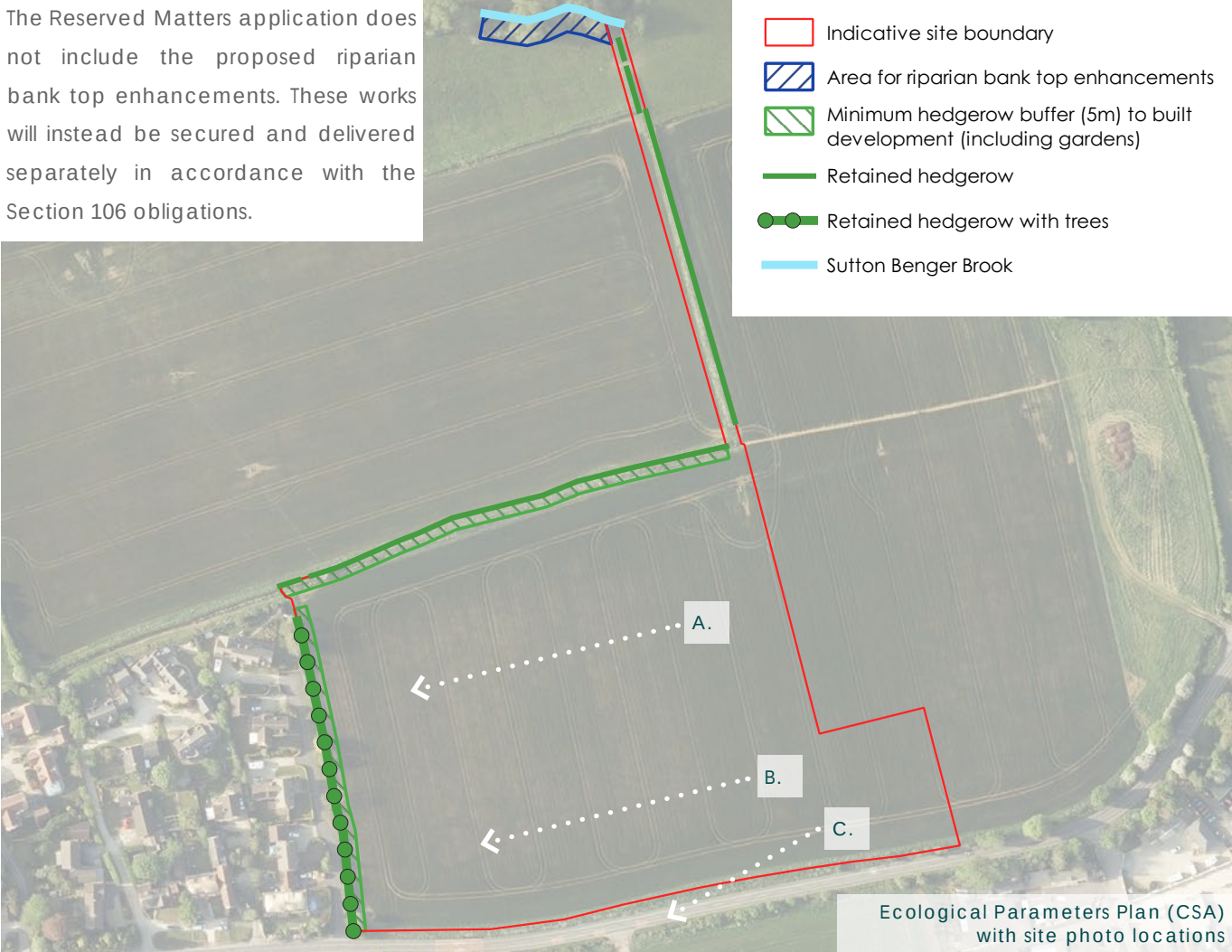
The proposals have been prepared having regard to the Development Plan and other material considerations. The relevant local policy framework includes the adopted Wiltshire Core Strategy (2015), saved policies from the North Wiltshire Local Plan, and the Wiltshire Housing Site Allocations Plan. In addition, local design and place-making expectations are set through the Sutton Benger and Draycot Cerne Neighbourhood Plan and the Wiltshire Design Guide SPD, alongside national policy within the National Planning Policy Framework.

The Outline consent also establishes a series of approved plans and parameters that guide the Reserved Matters design response. In particular, the Reserved Matters scheme is required to remain broadly consistent with the approved Development Framework Plan and the Ecological Parameters Plan, ensuring that the layout and landscape strategy respond appropriately to the agreed spatial structure, retained landscape features and ecological buffers. The Outline conditions also require delivery of key on-site community elements, including provision for a Locally Equipped Area for Play (LEAP) and community allotments, as part of the overall place-making approach.



ECOLOGICAL PARAMETERS PLAN

The Reserved Matters application does not include the proposed riparian bank top enhancements. These works will instead be secured and delivered separately in accordance with the Section 106 obligations.



The approved Ecological Parameters Plan (CSA/3324/129) sets the ecological constraints and baseline green infrastructure requirements that the Reserved Matters proposals must follow. The plan identifies the key retained landscape features, including existing hedgerows (with and without trees) that define parts of the site boundary and contribute to habitat connectivity and landscape containment.

A clear minimum buffer is established between built development (including private gardens) and the retained hedgerows. The plan specifies a minimum hedgerow buffer of 5 metres, ensuring that new development does not directly abut these habitats, and providing space for protection, future management

and ecological function. This requirement is particularly important on the site edges where hedgerows form linear wildlife corridors and where incremental encroachment (fencing, sheds, garden planting, lighting and disturbance) can otherwise erode habitat value.

The plan also highlights Sutton Benger Brook and identifies an area for riparian bank top enhancements. This signals an expectation that the watercourse corridor is treated as a sensitive ecological feature, with enhancement works focused along the bank top to strengthen biodiversity value and reinforce the wider network of green infrastructure.

DEVELOPMENT FRAMEWORK PLAN

The approved Development Framework Plan (CSA/3324/120 Rev G) sets the principles for the outline consent and provides the structure against which the Reserved Matters proposals have been prepared. It confirms the main access point, the broad distribution of built development and open space, and the expectation that the scheme will be landscape-led and well integrated with the village.

Vehicular access is taken from the B4069 (High Street) on the southern boundary, forming the single point of entry to the site. This connects into a clear internal street network, with a simple hierarchy that allows residents and visitors to move around the development. The arrangement also supports safe, convenient pedestrian movement, including links back towards existing footways and connections through the site.

Built development is contained within a defined envelope in the central parts of the site, with the remainder of the land given over to green infrastructure. This balance is important because the Framework Plan is explicitly trying to avoid a hard settlement edge. Instead, open space, landscape buffers and structural planting are used to shape the development, provide recreation, and manage views.

A central green incorporating the LEAP is placed where it is easy to reach and overlooked, so it can function as the social focus of the neighbourhood. The existing public footpath SBEN18 to the north is retained within a landscaped corridor and tied into new routes, improving recreational connectivity.

The southern edge is set back behind a wide landscape strip alongside the B4069, helping to maintain the rural approach into Sutton Benger and manage the setting of nearby heritage assets, including the Grade II listed cottages (Nos. 74 to 76 High Street) and the Conservation Area. In the south eastern corner, the Framework Plan also identifies the attenuation basin and allotments, combining drainage requirements with a usable community facility. Structural planting along the northern and eastern boundaries reinforces the edge to open countryside and supports ecological connectivity.



Existing view to Listed Buildings and Conservation Area



Existing Public Footpath to the north of site



Development Framework
Plan (CSA)



LOCAL CHARACTER



Sutton Benger's built character is shaped by a clear contrast between its historic core along High Street and the later suburban neighbourhoods that extend off it.

1. High Street
2. Seagry Road
3. Sharplands

The following pages present an analysis of key features observed throughout the local area and illustrate how the proposals respond to the evolving context in a sensitive and site-specific manner.

1. High Street



- High Street reads as the most traditional part of Sutton Benger, with a clear village frontage character and a strong sense of place.
 - Buildings are typically two storeys, with a varied but coherent roofscape and occasional dormers.
 - Warm-toned natural stone is the dominant walling material (coursed rubble and squared blocks), giving the street a consistent local palette.
 - Roofs are generally steeply pitched and finished in clay tiles, with prominent chimney stacks that punctuate the skyline.
 - Elevations are simple and robust, with traditional proportions and limited ornamentation.
 - Openings are mostly vertically proportioned, with a solid-to-void balance that feels domestic and established.
 - Set-backs vary: some houses sit close to the road, while others are set behind shallow front gardens or gravel forecourts.
- Despite varied set-backs, the street edge is strongly defined by low stone boundary walls and dense hedgerows.
 - Boundaries and planting create enclosure and continuity, helping the street feel contained and legible.
 - Frontage treatments feel rural and informal, with gravel drives, simple gates and soft landscaping rather than extensive hard surfacing.
 - Greenery is integral to the character: shrubs, clipped hedges and occasional trees soften the stone façades.
 - Plot widths and building forms vary, but the overall rhythm remains consistent and “village-like” rather than suburban.
 - The street scene is quiet and settled, driven by natural materials, strong boundaries and a verdant edge.

2. Seagry Road



- Seagry Road reads as a more suburban, village-edge character area, but still with a clear local identity and a strong relationship to landscape.
- Built form is predominantly two storey, with simple house types (terraces, semis and short detached runs) that create a consistent height and scale.
- The material palette is still rooted in warm-toned stone, giving continuity with the older village, but the architecture is generally plainer and more uniform.
- Roofs are pitched with gables frequently presented to the street, creating a slightly more “estate” rhythm of repeated forms rather than one-off historic buildings.
- There is a greater mix of frontage conditions: some homes sit behind low stone boundary walls, while others have more open front gardens and shared spaces.
- Set-backs are typically deeper and more consistent than High Street, which reduces enclosure and gives a more open, residential feel.
- Parking is more visually present, with gravel drives and forecourts and wider plot access, reflecting modern expectations.
- Corner plots are handled with simple massing and boundary walls, helping to “turn” the street without large blank side elevations.
- Soft landscaping plays a key role: lawns, shrubs and small trees are common and help the area feel green and settled.
- The public realm feels calmer and less “linear street” in character, with more space between buildings, wider verges, and occasional glimpses out to open countryside.
- Boundary treatments remain important, particularly stone walls, but they tend to define plot edges rather than create a continuous street wall.

3. Sharplands



- Sharplands reads as a modern village-edge estate character, with a noticeably looser grain and a stronger emphasis on access, parking and shared spaces.
- Built form is predominantly two storey, with simple house types and repeated massing that gives a consistent scale across the street.
- The palette is lighter and more contemporary than High Street and Seagry Road, with a mix of buff stone and light render elevations, and limited architectural detailing.
- Roofs are pitched with plain, uniform coverings, creating a consistent roofline with fewer chimneys and less variation in silhouette.
- Streets are wider and feel more vehicle-oriented, with generous carriageways, turning areas and visibility splays shaping the public realm.
- Set-backs are generally deeper and more consistent, with houses sitting behind small front gardens and driveways rather than close to the footway.
- Parking is visually dominant, including on-plot driveways, garages and occasional on-street parking, which influences how the street is experienced.
- Boundary treatments are lighter and more fragmented, often relying on low hedges, short runs of fencing or open frontage rather than continuous walls.
- The public realm is characterised by shared grass verges and incidental planting, rather than formal squares or enclosed street corridors.
- Street trees are limited, but hedges and shrubs provide some greening, particularly along plot edges and around corners.
- The area feels more exposed to the landscape, with views opening out towards green edges and vegetation, reinforcing its settlement-edge position.





DESIGN PROPOSALS

DESIGN EVOLUTION

The layout has been developed through an iterative process, moving from an initial sketch framework to a fully coordinated Reserved Matters proposal.

The first sketch option established the core design intent, namely to sensitively extend the settlement edge and create a soft transition to the open countryside, particularly along the eastern boundary. This early work tested a block structure aligned with the Outline masterplan parameters and introduced green buffers and a defined area of open space to the southern edge to reinforce a landscape led frontage.



As the framework became established, subsequent iterations focused on refining the built frontage and the role of streets. Key plots were repositioned and reoriented to improve their relationship with the surrounding streetscape, ensuring primary elevations address the public realm and reinforce legibility across the site. The emerging street hierarchy then provided the structure for the wider movement network, including logical pedestrian connections through the site and to the site edges.



A review stage identified areas where the landscape interface could be strengthened and where edge conditions required further adjustment. This led to an increase in the extent and consistency of the green buffer around the site, with particular emphasis on moving built development further from the southern boundary to create more usable open space and a more robust landscaped edge.

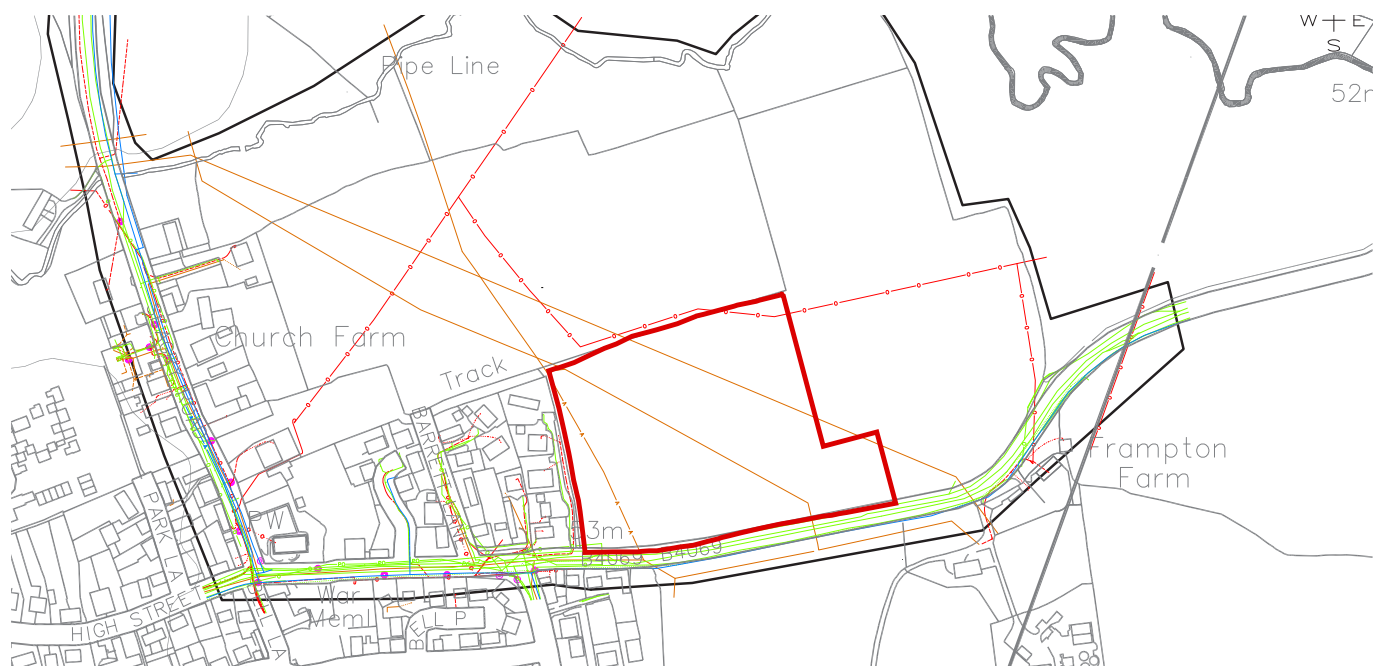


Plan 4 responds to the review findings by increasing and consolidating the green buffer around the site, creating a more consistent landscape edge and a clearer transition to the rural setting. Development along the southern boundary was pulled further into the site, releasing a larger and more useable area of open space capable of accommodating meaningful planting. The LEAP was more clearly embedded within the layout, ensuring play provision is integrated and accessible.



Utilities coordination then established a key design constraint, specifically the sewer easement, which informed the alignment and geometry of the central street and helped to rationalise the internal arrangement of blocks and open space. The resulting layout balances this technical requirement with the intended landscape structure, street character and outward facing edges.

Whilst the sewer main through the center of the site will remain in place, the rising main to the north will be diverted along the edge of the development. The technical requirements of this diversion are currently being progressed with Wessex Water.



Digital Utility Overlay Plan produced by Landmark

PLANNING LAYOUT

The layout establishes a clear street hierarchy from the approved site access off the B4069 (High Street), feeding a primary spine route that runs diagonally through the site. This diagonal alignment responds to known site constraints (including the sewer easement) and provides a legible organising element, from which shorter secondary streets, loops and small private drives serve development parcels.

A central Locally Equipped Area for Play (LEAP) is positioned close to the spine route, functioning as the social focus of the neighbourhood and helping to anchor wayfinding. The surrounding parcels are arranged so that dwellings front streets and spaces, improving passive surveillance and ensuring the public realm feels overlooked and safe. Corner plots and key junctions are reinforced through turning building lines and dual frontages, which helps to create a more composed townscape at nodal points.

The development edge is treated as a landscaped transition rather than a hard perimeter. Green corridors wrap the site boundaries, softening the interface with open countryside to the north and east, while also providing pedestrian routes and ecological connectivity. Along the southern edge, development is set back from the B4069 behind a broad landscape strip incorporating informal open space, tree planting and the SuDS attenuation basin, reducing the visual impact and creating a rural approach consistent with the neighbourhood plan's aim of maintaining landscape character. The allotments are placed in the south eastern corner with a dedicated access and adjacent hardstanding, allowing practical day-to-day use without drawing vehicles deep into the residential core.

Open Market

Housetype	Beds	Number
BLYTH	3	4
ESKDALE	3	4
CHOPWELL	4	2
BENLLECH	4	2
HASTINGS	4	3
HOLLICOMBE	4	2
LANDCOMBE	4	3
SEACOMBE	4	11
BARMOUTH	5	3
BROADHAVEN	5	2
TOTAL		36

Affordable Housing

Housetype	Beds	Number
SHARED OWNERSHIP		
HALDON	2	2
RENDLESHAM	3	2
RENTED		
1B GF	1	2
1B FF	1	2
HALDON	2	6
RENDLESHAM	3	2
ENNERDALE	4	1
LOW COST HOUSING		
2BM GF	2 (FLAT)	1
2BM FF	2 (FLAT)	1
ALNMOUTH	2	3
DANBURY	3	2
TOTAL		24



- | | |
|--|--|
| 1. Site boundary (application site) | 9. LEAP (Locally Equipped Area for Play) |
| 2. Approved access point from B4069 (High Street) | 10. Informal Public Open Space / green corridor |
| 3. Primary spine street | 11. SuDS attenuation basin |
| 4. Secondary streets and shared surface mews/private drives | 12. Existing hedgerows and trees to be retained |
| 5. Footpath and pedestrian links through the site | 13. Proposed landscape buffer / new hedgerow and tree planting |
| 6. Visitor parking bays | 14. Allotments with access and hardstanding |
| 7. Respectful relationship between development and the Listed building | |
| 8. Turning head / refuse vehicle turning area | |

LANDSCAPE PROPOSALS

The Landscape Proposals establish a clear green infrastructure framework that sits comfortably alongside the approved layout and gives the scheme a strong, legible landscape structure. As per NP Policy SB5, the proposed development includes public and private green amenity spaces using high quality landscaping to balance gardens and community spaces. The proposals focus on three things:

- creating a strong and defensible settlement edge,
- weaving usable public open space and the LEAP into the walking and cycling network,
- delivering biodiversity and everyday amenity through layered planting and SuDS-friendly landscape design.

A continuous belt of planting is proposed around the site boundary, with the greatest emphasis on the northern and eastern edges where the development meets open countryside. This approach softens the transition from built form to landscape and reduces the visibility of the new settlement edge in longer views. Importantly, the boundary planting is designed as a layered mix of hedgerow reinforcement with trees and shrub groups, creating a more resilient woodland-edge character.

In accordance with NP Policy SB4, no existing trees are to be removed as part of the proposed works, and only 4m of hedgerow are required to be removed to allow the delivery of service connections. In mitigation of this, approximately 200m of new hedgerow is being planted along the eastern boundary of the site, which will also help filter views of the new homes from the adjacent countryside.

Furthermore, the hedgerow buffer (also identified on the Ecological Parameters Plan) along the northern boundary provides open space and tree planting

that retains the rural nature of the public right of way in accordance with NP Policy SB15. The proposed development provides pedestrian links with this footpath network, ensuring future residents have immediate access into the surrounding countryside.

Within the site, the landscape strategy helps to shape the streets and shared spaces. Street trees and small groups of specimen trees are used to mark corners and key junctions, break up longer views and add shade, while also making the route structure easier to read on the ground. Frontage and garden planting is also indicated to support a greener streetscape and improve residential amenity, without compromising visibility at junctions and access points.

The LEAP is positioned as a central piece of the public realm, directly connected to the main movement route. The surrounding paths and planting help define the space, provide a comfortable setting and ensure it relates clearly to nearby frontages. This means the play area is naturally overlooked and feels like an intentional, well-used part of the neighbourhood .

Along the southern and south-eastern edges, the proposals include a wider landscape corridor and SuDS-related planting adjacent to the B4069 and around the site access. This provides a meaningful buffer to traffic while accommodating swales and basin margins as part of an integrated landscape. The allotments are similarly given a clear landscape setting, with enclosing planting and practical access arrangements that support long-term usability and a well-defined edge to this community asset.



Malus 'Golden Hornet' (POS)



Betula Pendula (POS)

LOCALLY EQUIPPED AREA FOR PLAY

The proposals include a centrally located Locally Equipped Area for Play (LEAP), consistent with the Outline approval principles where on site play provision forms part of the agreed approach to delivering a balanced and sustainable residential environment. The LEAP is positioned within the heart of the layout and close to the primary pedestrian routes, ensuring it is convenient to reach from all parts of the development and supporting everyday use. Its location is also deliberately overlooked by surrounding dwellings and adjacent streets, providing passive surveillance and helping the space to feel safe and well used.

The detailed LEAP proposals confirm the equipment and supporting infrastructure, including a mix of active and inclusive play elements such as swings, a multi play climbing unit, an inclusive carousel, a double springer and informal play boulders. A robust 2m wide tarmac footpath with edging provides inclusive access for buggies and wheelchair users, and seating is provided to support supervision and social use.



Artist's impression of the LEAP



Seating area



Carousel



Swing



Climbing unit



Springer

SOUTHERN PUBLIC OPEN SPACE LINK

Wildflower meadow planting and a strong structure of new trees are used to create a softer landscape edge, helping the development transition naturally into the surrounding countryside. This approach strengthens biodiversity, adds seasonal interest, and avoids a hard urban boundary at the settlement edge.

Development is intentionally set back from the road to respect the setting of the nearby listed building, maintaining a more open foreground and ensuring the new built form does not dominate key views. The setback also reinforces the rural character of the street by allowing landscape to remain a defining element of the approach.

A considered palette responds to the Sutton Benger Conservation Area, with simple, robust detailing that supports a high quality appearance, including timber entrance porches and stone headers and sills. The street scene is varied through cottage scale dwellings and subtle shifts in plot rhythm and roofline, creating visual interest and a village like grain.

Informal pedestrian routes are threaded through green corridors, providing attractive links between streets, open spaces and the wider Public Rights of Way network.



Artist's impression of the Southern POS link - wildflower meadow



ALLOTMENT PROVISION



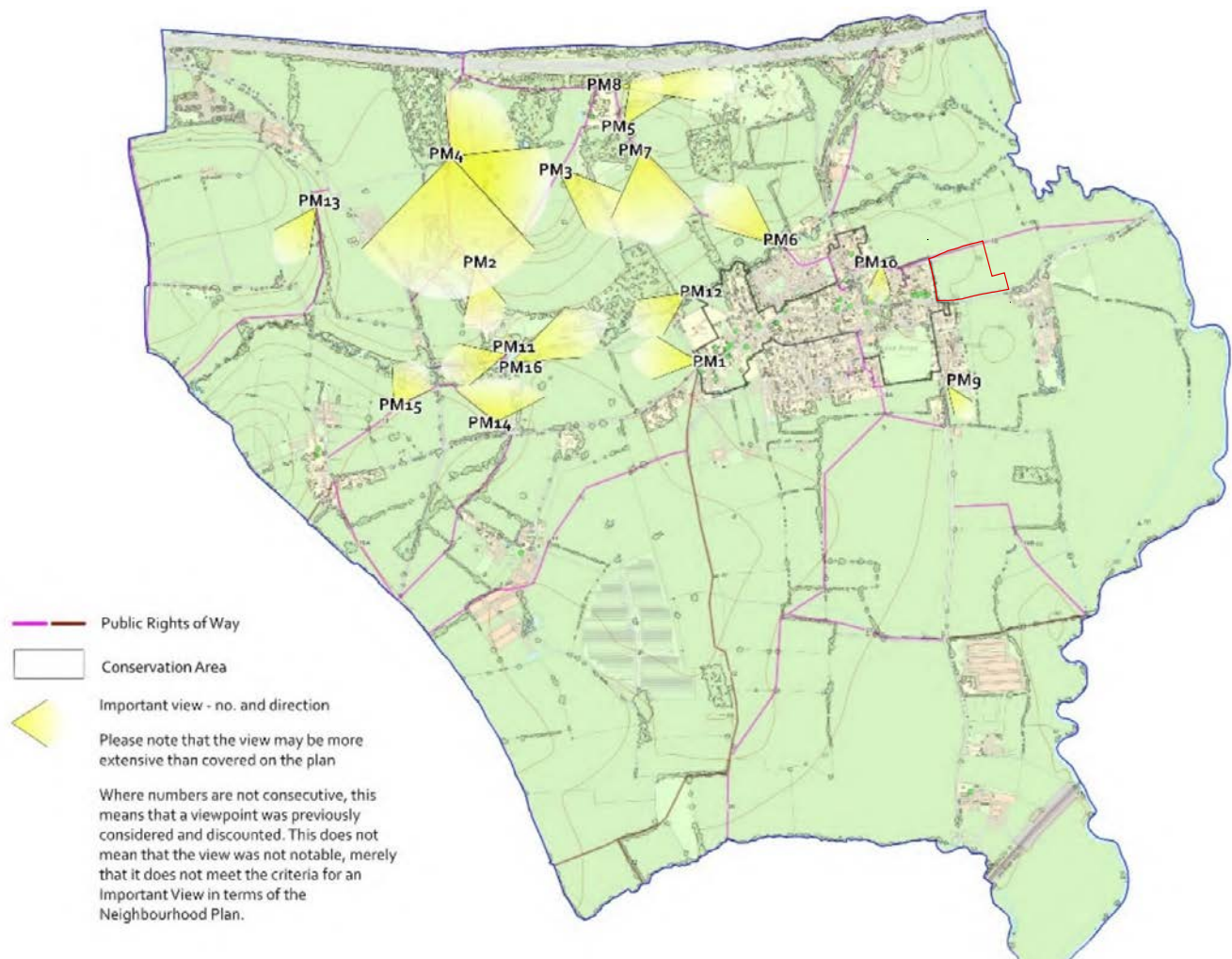
The layout includes a dedicated allotment area, consistent with the Outline approval principles of providing on site community infrastructure and usable open space as part of a balanced, sustainable neighbourhood. The allotments are located at the south eastern edge of the site, where they can be accessed conveniently without drawing vehicles through the residential core, while also sitting alongside the wider green infrastructure and SuDS features.

The detailed Allotment Proposals set out five full sized plots of 250 sq m each, arranged around a practical shared access route. A defined entrance area is

provided with hoggin surfacing to the access space and 1m wide hoggin paths to reach each plot, with timber edging for durability and clarity. Secondary access routes are shown in amenity grass to provide additional permeability around plots.

To support day to day use, the proposals include two water troughs supplied via a controlled ball system, ensuring a reliable water source for plot holders. A designated storage and management area is included, with a concrete pad to accommodate manure and compost storage, helping to keep the site tidy and maintainable.

IMPORTANT VIEWS



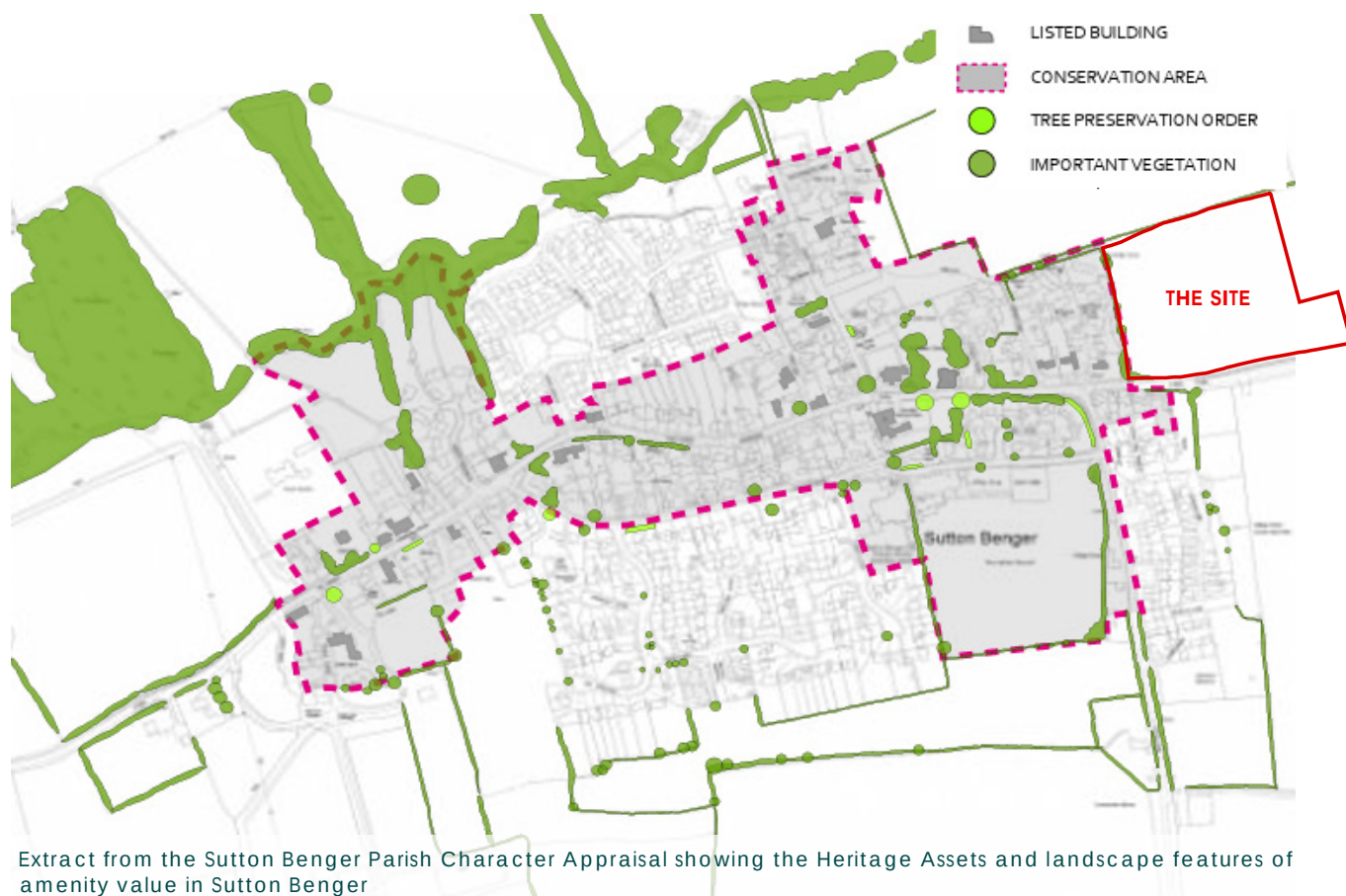
Extract from the Sutton Benger Parish Character Appraisal showing the Important Views within Sutton Benger

Policy SB3 of the Sutton Benger Neighbourhood Plan seeks to safeguard the parish's "Important Views", recognising that the wider landscape setting and longer views to and from the village are a key component of local character. The supporting plan identifies a series of view cones and viewpoints agreed through local consultation, illustrating where development could have the greatest potential to affect the appreciation of the village in its rural context and the relationship with heritage assets.

The above extract confirms that the application site does not fall within any of the mapped view cones and is not located on, or immediately adjacent to, the identified viewpoints. As a result, the proposals

will not intrude into the specific vistas protected by Policy SB3, nor alter the key sightlines that contribute to the parish's distinctive setting. The site's location, set back from the primary viewpoints, means that the development is not expected to be experienced within the frame of the designated important views.

HERITAGE CONSIDERATIONS



The proposals have been developed with regard to the nearby heritage assets, including the listed buildings to the south west of the site and the Sutton Benger Conservation Area. The layout and landscape strategy have been developed to ensure the setting of these nearby heritage assets is protected through a combination of physical separation, scale, and the focus of a landscape led settlement edge. These principles ensure that the development complies with NP Policy SB8. This policy aligns with the broader Local Plan and NPPF in seeking to ensure that heritage assets and their settings are conserved and protected.

Development is set back from the B4069 behind a broad landscape strip incorporating informal open space, tree and hedgerow planting and the attenuation basin. This provides a clear visual buffer on the village edge and helps avoid a hard or abrupt transition between the new development and the historic core. The southern

frontage is arranged to remain visually permeable, supporting retained views from the listed building and the Conservation Area and reducing the perceived mass of built form in wider views. Across the scheme, building heights are limited to two storeys, helping to ensure the development does not appear dominant in the setting of nearby heritage assets.



62/64 High Street - Local precedent demonstrating the use of natural stone walling with a low stone boundary wall



The surrounding historic context is defined by stone walling and detailing, simple vernacular forms, and strong boundary treatments, including low stone walls and dense hedgerow planting. These established characteristics have directly informed the proposed palette and detailing.

The site is immediately adjacent to the Grade II listed building at 74 and 76 High Street. From the listed building's eastern facing window, views towards the development will be screened by the retained boundary vegetation and further softened through additional tree and hedgerow planting, including new hedging along the edge of parking areas. This layered planting will maintain a green, rural outlook and reduce the visual prominence of vehicles and built form within the setting of the listed asset.



68/70 High Street - Demonstrates the use of stone quoining.



74/76 High Street - Grade II Listed Building neighbouring the site

SITE GATEWAY

This view represents the primary gateway into the development from the High Street and therefore plays an important role in the wider streetscene experienced on approach to the Sutton Benger Conservation Area. Although the frontage does not directly face into the Conservation Area, it forms part of the setting at the entrance and establishes the first impression of

the scheme in heritage terms. The proposal responds by elevating the quality of the built edge and public realm at this key location through a robust, locally appropriate palette and simple traditional detailing. In particular, a continuous stone boundary wall with cock and hen coping provides a strong, coherent frontage, referencing local boundary treatments and reinforcing



Artist's impression of the site entrance and dwellings overlooking the attenuation basin.

a village character at the street edge. The arrangement of dwellings and their outward facing elevations further supports a positive streetscape, ensuring the development reads as an integrated extension rather than an inward looking enclave.



ECOLOGY ENHANCEMENTS

Charles Church have signed up to the Homes for Nature initiative, which is an addition to the BNG regulations. This commitment will see a bird nest box or bat box installed for every new home built.

This Reserved Matters application incorporates a package of targeted ecology enhancements to ensure biodiversity is embedded within the development. These measures are designed to provide durable, long term habitat opportunities within buildings, boundaries and public open space, strengthening the site's ecological value alongside the wider landscape strategy.

The scheme will deliver 45 swift boxes to support declining urban bird species by providing secure nesting opportunities within the built environment. In addition, 15 integrated bat boxes will be incorporated into selected elevations to provide discrete roosting features that are robust, low maintenance and visually unobtrusive. Locations will be selected to avoid conflict with lighting and to ensure suitable flight lines and connectivity to boundary vegetation.

At plot level, hedgehog holes within close boarded fencing will be provided to create permeability between rear gardens, supporting hedgehog movement and foraging across the site. This aligns with the industry wide direction set by the Future Homes Hub's Homes for Nature commitment, which promotes bird nesting provision and hedgehog highways as standard measures on new housing sites.

Within the public open space, a habitat pile will be installed to provide shelter and overwintering opportunities for invertebrates, amphibians and small mammals, complementing the wider planting proposals and creating a richer mosaic of habitats.



45 swift boxes to be provided



15 integrated bat boxes to be provided



Hedgehog holes to be provided in close boarded fences



Example of a habitat pile to be provided with the POS

SUSTAINABILITY

In accordance with Policy SB9, the development will incorporate air source heat pumps (ASHP) and electric vehicle (EV) charging infrastructure to each dwelling, enabling homes to be powered through lower carbon energy sources and supporting the wider transition to electric mobility. The equipment associated with this renewable infrastructure will be located within private amenity areas and positioned to avoid harm to landscape character. This approach also limits visibility from public rights of way and ensures no adverse effects on biodiversity. Furthermore, the small scale of the ASHP and associated infrastructure ensures there will be no harm caused to the residential amenity of neighbouring properties.

The landscape strategy also contributes directly to climate adaptation. The delivery of 104 new trees across streets and the central Public Open Space will provide shade and evaporative cooling, reducing overheating risk in the public realm and improving comfort for pedestrians and residents.

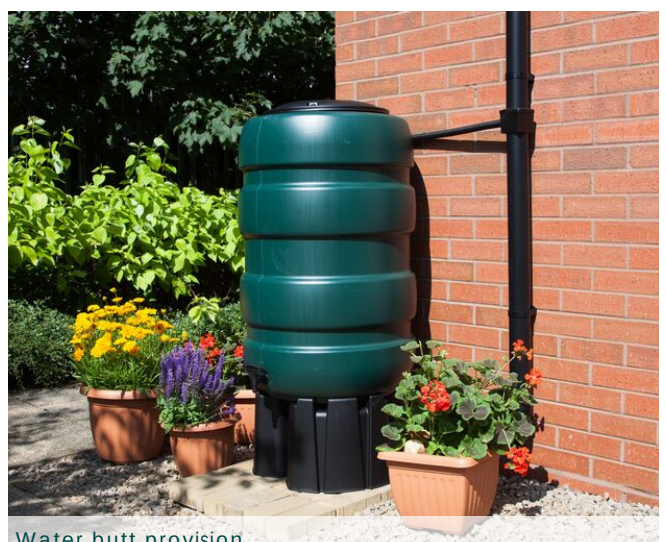
Water efficiency and flood resilience are supported through the provision of water butts to each home, enabling rainwater harvesting for garden use, alongside an integrated SuDS strategy to manage surface water across the site



Electric Vehicle (EV) charging infrastructure provision



Air source heat pump (ASHP) provision



Water butt provision

AFFORDABLE STRATEGY

Affordable housing is to be provided at 40%, which equates to 24 dwellings. These are proposed as a mix of one, two, three, and four bed houses and flats. The mix of affordable homes will be tracked to ensure compliance with the requirements set out in the Section 106 agreement.

Low Cost Housing

Housetype	Beds	Number
2BM GF	2 (FLAT)	1
2BM FF	2 (FLAT)	1
ALNMOUTH	2	3
DANBURY	3	2
TOTAL		7

Affordable Housing

Housetype	Beds	Number
SHARED OWNERSHIP		
HALDON	2	2
RENDLESHAM	3	2
RENTED		
1B GF	1	2
1B FF	1	2
HALDON	2	6
RENDLESHAM	3	2
ENNERDALE	4	1
TOTAL		17



PARKING STRATEGY

The parking strategy has been developed to support placemaking, and to ensure parked vehicles do not over dominate the street scape yet spaces remain practical and convenient for both residents and visitors. Parking is provided through a balanced mix of on-plot driveway parking, frontage parking and garages allowing flexibility across different dwelling types while maintaining good levels of surveillance and a legible street scene. Visitor parking is evenly distributed throughout the development in line with expected demand.

Each home will also be provided with an electric car charging point, to help reduce carbon emissions associated with private vehicle ownership.



BOUNDARY TREATMENTS

A variety of treatments are proposed for the boundaries to the housing plots to help create an attractive environment. Boundary treatments will aid legibility of the development and reflect the street hierarchy, with estate railings to front gardens along the primary street, and dwarf stone walls to the houses fronting the entrance. Side and rear boundaries to the public realm will be marked by brick screen walls, in materials to match the dwelling.



Boundary Strategy Plan

REFUSE STRATEGY

The refuse strategy has been designed to be sensitive to the character and setting of the development, in keeping with the NDG Life span characteristic. All dwellings have space identified for wheelie bins and compost-able waste, while well considered bin collection points are proposed to serve dwellings within private drives.

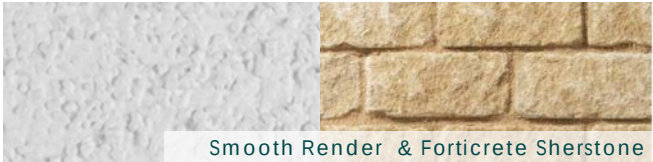
Tracking analysis of the street layout has been undertaken. The refuse vehicle will be able to access, circulate and egress the development, routing within acceptable drag distances of all bin collection points.



Refuse Strategy Plan

FACING & ROOFING MATERIALS

The Sutton Benger and Draycot Cerne Neighbourhood Plan identifies good quality materials as those that are robust and durable, remain visually attractive over time, are sustainable, and sit comfortably within the local vernacular. This is reflected through the use of stone, plain roof tiles, simple cottage-style frontages, focal gables, timber porches and restrained detailing. These expectations are reinforced by Policy SB7, which requires development to achieve a high standard of design and to respond appropriately to the established character of the area



Smooth Render & Forticrete Sherstone

KEY

Main Facade Finish Materials

- Recon Stone - Forticrete Cotswold Village Cottage - Coursed Mix, Mortar - Light Buff Or similar approved
- Render - KRender - Limestone White Or similar Approved

Detailing - All plots
Refer to individual House Type Design Sheets for details

Recon Stone heads, cills, Surrounds & Quoins - Colour - Buff

Recon Stone Quoins

Recon Stone Gable Vent

Roof Tiles

- Anthracite Plain Tile Or similar approved
- Brown Profile Tile Or similar approved

Front Entrance Door Colours

RAL 1015 Light ivory

Door, Window, Entrance Frames & Fascia

RAL 1015 Light ivory

Road Surface Material

Concrete Block Paviours & Edging - Colour : Brindle Or Similar Approved

Notes:

- All Tiled porch canopies to match main roof
- All Windows - PVCu
- All Rear Doors - PVCu
- All Rain water goods - Black
- All Meter Boxes Colour - Black
- All public road, footpath & cycleway surface finishes to be tarmac unless indicated otherwise
- To be read in conjunction with specific house type design sheets and street scenes
- Refer also to Planning Layout 550.100, Boundary Enclosures Plan 550.103 & Boundary Treatment Details 550.104



The dwelling extracts shown below illustrate that stone is proposed as the primary material across the site, with limited areas of render introduced selectively on key corners and gable elevations to provide variety. Timber porches and straightforward stone detailing, including sills, headers, quoins and vent bricks, are applied consistently to add depth and interest. This approach draws on the established character and material quality of older buildings within the Sutton Benger Conservation Area and results in a design vernacular that accords with the design principles set out within NP Policy SB7.



Barmouth



Hollicombe



Lancombe



Seacombe

ARCHITECTURAL STRATEGY

The street scenes demonstrate a coherent two storey townscape that responds to Sutton Benger's established village scale and material character. The views show a balanced composition of detached, semi detached and short terrace groups, avoiding overly long frontages and creating a finer grain that reflects the varied rhythm

of development found within the settlement. Building forms are straightforward, with pitched roofs and clear gable elements providing a consistent silhouette and legible street definition.

The proposed material palette is shown to be locally

Limited render used selectively, with stone quoins to define corners.

Simple, robust stone detailing to openings for depth and shadow.



Low hedge planting to soften plot fronts and strengthen the green streetscape.

Varied roofscape using brown profiled clay tiles where appropriate and plain clay grey tiles to reflect traditional cottage roof finishes.



informed, with stone as the predominant facing material and limited variation introduced to key plots to add subtle articulation. This reflects the use of stone within Sutton Benger's historic core while remaining appropriate to the simpler, more suburban character of the village's later growth areas.

Regular street tree planting and frontage soft landscaping are used to structure views, provide enclosure and temper the visual presence of parked vehicles. Spacing between built elements allows intermittent views through to trees and green corridors, reinforcing a landscape-led approach appropriate to the village edge setting.



Simple timber porch structures to create a cottage scale entrance which frames the vertically proportioned, traditional doors.



Traditional gable vents expressed in stone to add texture



Primary elevations in natural stone to reinforce local character.



STREET SCENE LOCATION PLAN





CONCLUSION

CONCLUSION

This Design Compliance Statement supports the Reserved Matters Application for land off High Street, Sutton Benger, following the granting of outline planning permission for up to 60 dwellings, including affordable housing, Public Open Spaces, allotments, sustainable drainage systems (SuDS), and vehicular access from the B4069. The statement ensures the detailed design aligns with the parameters established during the outline stage and complies with national and local planning policies.

The layout prioritises pedestrian connectivity, natural surveillance, and a landscape-led approach to soften the transition to open countryside. Heritage considerations are addressed through setbacks, landscape buffers, and modest building heights to preserve the setting of nearby listed buildings and the Conservation Area.



Artist's impression of the detached dwellings facing the landscape corridor.

The architectural strategy emphasises a coherent two-story townscape with locally inspired materials, including stone facades, complemented by timber porches and stone detailing. Affordable housing constitutes 40% of the development, with a mix of dwelling types. The parking and refuse strategies ensure functionality while maintaining the aesthetic quality of the streetscape.



pad