

Highway Development Control Consultation Response

Planning Application Ref: PL/2025/09623

Site Address: Development site known as 'Land off High Street, Sutton Benger'.

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

Date of Consultation Response: 12/01/2026

I refer to the above application dated 12/12/2025 seeking permission for the approval of reserved matters (Appearance, Landscaping, Layout and Scale) for the erection of 60 dwellings, public open space, landscaping and associated infrastructure following outline planning permission PL/2023/06204.

The principle of development and site access has been established and approved through the outline planning permission.

It is proposed that 60 dwellings are located within the site with the majority of the roads being proposed to be adopted. The dwellings comprise of a mixture of affordable and open market housing comprising 4, 1-bed, 13, 2-bed, 14, 3-bed, 24, 4-bed and 5, 5-bed.

The parking proposals for vehicles is detailed on a separate plan and seems to indicate a different housing type in regard to bedroom quantum. When looking at the number of 3-bedroom and 4-bedroom dwellings, this gives a slightly higher parking provision than would be required as a minimum, which is not necessarily an issue until you look at the allocated parking for the proposed 2-bedroom apartments where it is suggested that a single space is required.

All 2-bedroom dwellings require a minimum parking provision of 2 spaces per dwelling; therefore, this should be amended to provide the correct level of off-street parking for plots 39 and 40.

Visitor parking has been demonstrated at the correct level and is situated at various appropriate locations throughout the site.

The internal site layout is set out with 5.5m wide carriageways and 2m wide footways which is in accordance with Manual for Streets. A footway connection is proposed to link to the footway provisions proposed along the site frontage which link to the development access, it does not appear that this is proposed to be adopted, clarification of this would be required, any unadopted footpath would be required to be maintained by a management company along with any other links through public open space.

Cycle parking has been demonstrated on the parking, cycle storage and EV charging plan, where garages are proposed this is suitable for cycle storage and where a dwelling has no garage space, there are cycle storage facilities proposed. There is no visitor cycle parking proposed, where there should be an element of visitor cycle parking within the site at a rate of 1 visitor space per 20 bedrooms, this should be conveniently and appropriately located.

EV charging is demonstrated for 57 properties, it would appear that plots 2, 15 and 34 have no EV charging proposed, this should be amended.

Vehicle tracking for a fire tender and refuse vehicle has been demonstrated to show that turning and access points within the site can accommodate the larger vehicle movements, these movements would be relatively limited and therefore the tracking is acceptable.

If the parking, for both vehicle and cycles, and EV charging can be amended to demonstrate it is in accordance with the minimum required standards, then I will be in a position to make any highways recommendations.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@wiltshire.gov.uk