

**PL/2025/09623 Development Site known as Land Off High Street, Sutton Benger – Approval of Reserved Matters.** Erection of 60 dwellings: Appearance, Landscaping, Layout and Scale (Deadline for Comments: 22 January 2026)

Councillors would like to feedback the following comments related to the Reserved Matters as follows:

**Appearance:**

- The black window frames shown on the houses' design are out of character with existing houses in the village and do not confirm to the design recommendations given in the existing Neighbourhood Development plan.
- The railings shown around houses in the middle of the site are more suitable for an urban estate and do not reflect the rural nature of the estate's surroundings. These should be replaced by natural boundaries, e.g., wood, or shrub planting.

**Landscaping:**

Councillors request a deeper tree planting barrier on the West side of the site, to obscure more of the buildings from the existing dwellings. In addition, the cut path shown along the side of the site closest to these existing cottages is not a right of way and encourages walkers close to these cottages. No paths along this side of the site should be made with any hardcore base.

Councillors were concerned that adequate plans are being put in place for regular watering of young trees given recent very hot summers. Local experience in two other large sites has been that many trees have died as a result lack of attention during the summer droughts.

**General Comments:**

- The village sewage system is already under strain and sewage overflow in the High Street in recent years during heavy rain means raw sewage can flow down the B4069 towards the site.
- Councillors request assurance that the significant flooding in recent years following the extreme weather conditions has been fully considered and that water flow from the site to the attenuation pond will be contained within the estate under all circumstances and will not cause further flooding on the B4069.

Councillors appreciate that the entrance to the estate has been designed in accordance with existing Highways requirements for exiting onto a 50 mph public road. However, the Parish Council statistics for speeding vehicles, currently under review by Wiltshire Police, show that this is an unsafe lane with a significant number of regular speeders. The Parish Council's recommendation, as a matter of urgency, is that the village's 30 mph speed limit is extended along the B4069 toward Christian Malford to a point beyond the new entrance.