



Charles Church

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Wiltshire Council Ref: PL/2025/09623

Our Ref: 550

Wiltshire Council Planning Department
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN

Date: 8th May 2026

Dear Sir or Madam,

**Updated Reserved Matters application for Land at High Street, Sutton Benger,
application reference PL/2025/09623**

I am pleased to write in respect of the above site and Reserved Matters application for the proposed development at Land at High Street, Sutton Benger. Following submission of the Reserved Matters application in December 2025, enclosed are updates to the reports and drawings following the conclusion of the consultation period. Also enclosed is a 'consultee response tracker' which provides comment on each of the points raised by members of the public and Wiltshire Council consultees.

The two separate Discharge of Condition applications will also be updated in line with the revised plans presented in this resubmission.

The following letter highlights some of the key changes made within the Reserved Matters application.

Central LEAP and POS

The public open space at the centre of the site has been increased in size so it now also includes an informal grassed area for seating and recreation. Tree planting continues to frame

this setting, with additional tree and hedgerow planting added to soften the wider central square character.

As requested by the Planning Officer and Urban Design Officer, the highway along the north-west boundary of this central POS area has been increased from a private drive to an adopted highway. This ensures that vehicles are able to drive in a forward gear through the site and exit without needing to carry out a turning manoeuvre.



Extract from Planning Layout

Removal of Frontage Parking

Vehicle parking in front (south) of plots 43-50 has been removed. This reduces the amount of parking visible from the High Street on the approach into the village. As requested by the Urban Design Officer, parking is now located at the rear of the homes in a small parking court arrangement, or from the side accessed from the private drive.

Pedestrian and Cycle Connectivity

The informal paths along the western and eastern boundary of the site have been removed. Instead, hardstanding links are provided between the ends of the private drives that facilitate pedestrian and cycle connectivity around the edge of the development, as requested by the Urban Design Officer.

Affordable Housing

The OPP S106 Agreement requires 40% of dwellings to be provided as Affordable Homes. During the course of the application, Charles Church has contacted 24 different Registered Providers and has been unable to secure a partner to deliver the Affordable Rented and Shared Ownership dwellings. As such, Wiltshire Council are in agreement that to secure the delivery of all 24 Affordable Homes the tenure should be amended to First Homes. The following table identifies the amended tenure mix and accommodation schedule of the Affordable Homes provision.

Tenure	Size	Reserved Matters Application
First Homes	1b2p maisonette flat	4
	2b3p maisonette flat	2
	2b4p house	11
	3b5p house	6
	4b6p house	1
Total		24

Tree Planting

Additional signature trees have been added to the central open space, with the use of feature trees that provide seasonal interest and create stature within the core of the development. Tree planting has been increased along the western and northern boundaries, as well as increased tree and shrub planting around the allotments. Furthermore, the Birch species have been amended to alternative native species.

Other points of clarification

It is highlighted that all windows and doors are proposed as 'Light Ivory' colour to complement the stone and render. This is confirmed on the Material Layout plan, but also the individual house type drawings and 3D visualisations. Concerns had been raised about black windows, however this is likely due to the appearance of the condensed linework when the drawings are printed on smaller paper sizes.

Document List

A list of the submitted documents has been provided as part of the submission. This will be updated if any documents are superseded during the course of the application. I would be

pleased to provide hard copies of plans should this be of assistance. If you wish to discuss any of the above information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'TB', with a long horizontal stroke extending to the right.

Tom Bostock
Senior Planner

Charles Church (Wessex)