

From: Weddell, James <James.Weddell@wiltshire.gov.uk>
Sent: 11 August 2026 20:30
To: Saeed Mahmood <saeed.mahmood@localplanners.co.uk>
Cc: Goodwin, Mark <Mark.Goodwin@wiltshire.gov.uk>
Subject: RE: Sutton Benger

Dear Saeed

Thank you for forwarding the applicants responses. Please see my comments in blue below.

Kind regards

From: Saeed Mahmood <saeed.mahmood@localplanners.co.uk>
Sent: 11 August 2026 15:10
To: Weddell, James <James.Weddell@wiltshire.gov.uk>
Cc: Goodwin, Mark <Mark.Goodwin@wiltshire.gov.uk>
Subject: Fw: Sutton Benger

Hello James,

Please see response to our queries from the Applicants; I think it seems reasonable unless you think otherwise.

Please add your comments next to each answer. If you feel something is pressing and we need to push, then let me know. As far as I can see, they have done their best to accommodate our requests.

Only copying Mark (for his information) as some of his comments are linked to yours. Had a really good discussion with both of you on this project!

Regards,

Saeed Mahmood | Senior Planning Consultant
Local Planners Limited

From: Bostock, Thomas <thomas.bostock@persimmonhomes.com>
Sent: Tuesday, August 11, 2026 2:51 PM
To: Saeed Mahmood <saeed.mahmood@localplanners.co.uk>
Subject: Sutton Benger

Good afternoon Saeed,

I have reviewed the comments from the UD Officer and have the following comments. I would be grateful for your input here. I have used the same reference numbers as in in the attached letter.

3. There is a balance here between moving the plots forward slightly to increase the gardens against retaining the open space to the front of the site and view from the listed building to the west. If you think it is necessary we will move these two dwellings forward by 2m, however our preference is to leave them in their current location as we

think this creates a better street scene at the front of the site, wider area of open space and does not encroach into the view from the listed building. Please advise and we will amend accordingly.

Without full knowledge of the background to this development, I consider that any requirement to protect the setting or view corridor of the Listed Building should take precedence. However, Plot 29 is positioned further forward than Plots 41 and 42 and therefore appears to establish the development line in this location.

In addition, the garden sizes and back-to-back separation distances for several plots in this area fall below the standards recommended within the WDG (paragraph 9.2.2) and the Sutton Benger Parish Design Code (Codes SB.04 and SB.09). These matters should ideally have been addressed at an earlier stage in the design process.

4a. We will include the stone headers at first floor level as requested. An updated housetype pack will be provided. Thank you

4b. As per 4a, additional stone headers are to be provided at first floor level on all street facing elevations. Thank you

4c. A reference will be added to the housetype plans for the inclusion of the continuous dry verge system. Thank you

6. I believe enough information has been provided that allows the Council to permit the two roof tiles that are proposed. A sample panel of a plain grey tile and profiled brown tile seems unnecessary given that these aren't bespoke or uncommon products. I have attached the material specification sheet which includes the detail. Thank you for providing the material specification. The proposed roofing materials would appear to reflect those used on more recent developments within the village such as those used on Sharplands

8. No change.

9. Updated plan to be provided. Thank you

10. All road edges will be HB2 with 125 upstand which will appear on the highways kerb and surfacing plan at technical approval stage. This would prohibit cars overrunning the highway edge. This can be conditioned if required, as suggested by the UD officer, however we feel is unnecessary as this is required as part of the adoption standards anyway. Agreed, the detail will be subject to highway technical approval.

Kind regards,

Tom Bostock | Senior Planner

Persimmon Wessex | Verona House, Tetbury Hill, Malmesbury, SN16 9JR