

The Town and Country Planning Act 1990
Notice of Approval of Reserved Matters
Application Reference Number: PL/2025/09623
Decision Date: 09/09/2026

Applicant:	Charles Church Wessex Charles Church Wessex, Verona House, Tetbury Hill, Malmesbury, SN16 9JR
Particulars of Development:	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.
At:	Development site known as 'Land off High Street, Sutton Benger'

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - 550.100 B – Planning Layout
 - 550.101 – Site Location Plan
 - 550.102 C – Materials Key Plan
 - 550.103 B – Boundary Treatment Plan
 - 550.104 A – Boundary Treatment Details
 - 550.105 B – Affordable Housing Plan
 - 550.106 C – Bin Storage and Collection Plan
 - 550.107 C – Parking, Cycle Storage and EV Plan
 - 550.110 B – Street Scenes

- 550.150 B – Site Section A-A, B-B & C-C
- 550.001-1 B – Barmouth Housetype
- 550.002-1 B - Benllech Housetype
- 550.003-1 A - Blyth Housetype
- 550.004-1 – Broadhaven Housetype
- 550.004-2 A - Broadhaven Housetype
- 550.005-1 A - Chopwell Housetype
- 550.006-1 A – Eskdale Housetype
- 550.006-2 A – Eskdale & Blyth Housetype
- 550.006-3 A - Eskdale & Blyth Housetype
- 550.007-1 B – Hastings Housetype
- 550.008-1 B - Hollicombe Housetype
- 550.009-1 B - Seacombe Housetype
- 550.009-2 B - Seacombe Housetype
- 550.010-1 B - Lancombe Housetype
- 550.011-1 A - Rockcliffe Housetype
- 550.012-1 A – 2b Maisonette Housetype
- 550.013-1 A - Alnmouth Housetype
- 550.014-1 B - Haldon Housetype
- 550.015-1 A - Danbury Housetype
- 550.016-1 B – Rendlesham Housetype
- 550.017-1 A – Ennerdale Housetype
- 550.018-1 A – Birkdale Housetype
- 550.020-1 – Single Garage
- 550.021-1 – Double Garage
- 550.022-1 – Triple Garage

- P25-2384-PEG-XX-XX-DR-C-0120 P3 – General Arrangement Plan
- P25-2384-PEG-XX-XX-DR-C-0160 P5 – Road Construction Details
- P25-2384-PEG-XX-XX-DR-C-0220-P4 – Kerbing and Surfacing Plan
- P25-2384-PEG-XX-XX-DR-C-0250-P4 – Refuse Vehicle Tracking
- P25-2384-PEG-XX-XX-DR-C-0260 P3 – Fire Tender Tracking
- GL2566 SP 01 – Landscape Specification
- GL2566 LP 01C – Landscape Plan Sheet 1 of 2
- GL2566 LP 02C – Landscape Plan Sheet 2 of 2
- GL2566 LP 03C – LEAP Layout Plan
- GL2566 LP 04B – Allotment Landscape Plan

REASON: In order to define the terms of the permission.

- 2 No development shall commence on site above slab level until a sample wall panel for render and stone work, not less than 1 metre square for each material, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 3 Notwithstanding the details shown on the submitted plans and forms, no development hereby approved shall be first occupied until details of the cycle and storage sheds have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of residential amenity and the character and appearance of the area.

- 4 The development hereby permitted shall not be first brought into occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 5 No part of the development hereby permitted shall be first occupied until the access &/or turning areas &/or parking spaces associated with the occupied part of the development have been completed in accordance with the details shown on the approved plans (drawing number 550.107 C – Parking, Cycle Storage and EV Plan).

The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 6** Prior to first occupation of the development site the dedicated visitor parking bays associated with the occupied part of the development shall be completed and marked in accordance with the approved plans (drawing number 550.107 C – Parking, Cycle Storage and EV Plan). The visitor parking bays shall thereafter be maintained free for the parking of visitors, shall not be obstructed by the storage of materials and shall not be allocated for the parking of any individual dwelling.

REASON: In the interests of highway safety and to ensure sufficient parking provision is provided in accordance with Core Policy 61, 62 and 64.

- 7** Prior to first occupation the internal carriageways and any associated footways alongside the dwellings hereby permitted, shall have been provided to base course surfacing level.

REASON: In the interests of safe and convenient access to the development.

- 8** Prior to commencement of development, full construction and design details of the footway links to the High Street to the south of the site shall be submitted to and approved by the Local Planning Authority. Prior to first occupation the footway provisions hereby approved shall be completed in all respects in accordance with the approved details.

REASON: In the interests of improving pedestrian accessibility to and from the development in compliance with Wiltshire Core Strategy Policies 60, 61 and 62.

- 9** The development hereby permitted shall not be first occupied until a scheme for the future maintenance of the roads and other communal areas has been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that satisfactory arrangements for the future maintenance of those areas are in place.

- 10** Prior to installation LEAP as agreed through the S106, a detailed plan of the Play area surfacing should be submitted to and approved in writing by the Local Planning Authority. The LEAP shall thereafter be laid out in accordance with the approved details and retained and maintained for the lifetime of the development.

REASON: To ensure the provision of a satisfactory area of equipped play for future occupiers in the interests of residential amenity and to ensure compliance with Core Policy 57 of the Wiltshire Core Strategy.

- 11** The development hereby approved must comply with the Council's Waste storage and collection; guidance for developers Supplementary Planning Document with regard to walking distances to bin presentation areas: 25m for residents and 10m for collection operatives.

REASON: In the interests of confirming that the development can be properly serviced with waste collection.

- 12** Notwithstanding the details shown on the submitted plans and forms, the development hereby approved shall not be first occupied until details of the materials, including colour and bond proposed for all road, cycle, pedestrian and access paths and drives have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 13** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 14** Prior to completion to slab level; notwithstanding the details shown on the submitted plans and forms, no development hereby approved shall be first occupied unless full details of landscaping within private gardens have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 15** Any air source heat pump to be installed on the approved development shall be installed and operated in full accordance with the Microgeneration Certification Scheme (MCS) 020 a) compliance standard, including adherence to the revised sound calculation methodology, cumulative noise assessment for multiple units, and any acoustic mitigation measures required to meet the standard, unless full details are submitted to and approved by the Local Planning Authority.

REASON: In the interest of protecting residential amenity from noise impacts, in accordance with Wiltshire Core Strategy Policy CP57 and Paragraph 187 of the National Planning Policy Framework.

Informative

- 1** The developer/applicant will be expected to secure a S38 Agreement with the Highway Authority before commencement of works hereby approved.

Informative

- 2** The Council will seek to secure an indemnity against any future damage to an unadopted road or drive within the approved scheme as a result of use of said road/drive by the Council's refuse collection vehicles and operatives in the collection of waste.

Informative

- 3** Any works within the Root Protection Area of trees subject to the Tree Preservation Order, immediately adjacent to the existing access must be undertaken with the oversight of the Council's Arboricultural officer.

Informative

- 4** No construction / demolition vehicle access may be taken along [SBEN18] without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

Informative

- 5** No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way whilst development takes place.

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)