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## MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday, 11 April 2023

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), John Glover (Chair of Council) David Pafford (Vice Chair of Council), Terry Chivers, Mark Harris and Peter Richardson

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 17 April 2023 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

**TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.**

Click link here:

**<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09>**

Or go to [www.zoom.us](http://www.zoom.us) or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**  
**Passcode: 070920**. Instructions on how to access Zoom are on the parish council website [www.melkshamwithout.co.uk](http://www.melkshamwithout.co.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,

Teresa Strange, Clerk



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## AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
  - a) **To receive Declarations of Interest**
  - b) **To consider for approval any Dispensation Requests received by the Clerk and not previously considered.**
  - c) **To note standing Dispensations relating to planning applications.**
4. **To consider holding items in Closed Session due to confidential nature**

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business item **10(a)(ii)**, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications:**

**[PL/2023/01949](#)**: Land at Blackmore Farm, Sandridge Common. Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed-use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate development of the site (access only). Applicant Gleeson Land (**Comments by: 21 April**)

**[PL/2023/00478](#)**: Land off Angelica Avenue. Outline application for up to 11 dwellings with associated access road (All Matters Reserved). Applicant DWH South West Ltd. (**please note this application is within Melksham Town**). To support the comments made by Melksham Town Council regarding the impact on a proposed new community centre East of Melksham.

**[PL/2023/01008](#)**: 32 Lancaster Road, Bowerhill. New Highways depot, including the installation of modular buildings for office block, portacabins for operative welfare, works vehicle parking, material storage, external lighting and car parking. Applicant Milestone Infrastructure Ltd (**Comments by 2 May 2023**)

**[PL/2023/01799](#)**: 113A Beanacre. New access gates to front of boundary joining the public highway. New Aco drainage channel to be installed with soakaway to manage surface water entering the highway. Applicant Neil Bridgeman (**Comments by 18 April**)

**[PL/2023/01839](#)**: 23 Catalina Court, Bowerhill. Proposed double storey rear extension. Applicants Mr and Mrs Honeysett. (**Comments by: 13 April 2023 –**  
**Serving rural communities around Melksham**)

**extension granted)**

**PL/2023/02735:** Beanacre. Removal of a 10m section of hedgerow to facilitate installation of a new rising main to connect properties on Westlands Lane and The Laurels to the existing sewerage network that are currently served by septic tanks and private package treatment plants. This is an amendment to HRN L/2022/06195 due to altered alignment of rising main. Hedgerow to be replanted on completion of works. Applicant Wessex Water. **(Comments by 26 April 2023)**

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days)**
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
9. **Whitley Stores Pre Application.** To submit pre application on behalf of Shaw & Whitley Community Hub for a new village stores in the car park of The Pear Tree, Top Lane, Whitley.
10. **Planning Policy**
  - a) **Neighbourhood Planning**
    - i) Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
    - ii) To review initial draft site selection, following Housing Task Group meeting held on 12 April.
  - b) To note how many empty homes are in Melksham Without and Melksham Town, following a Freedom of Information Request by a Councillor and consider next steps.
  - c) To consider submitting further comments to existing and new planning applications, further to the response to the Wiltshire Council School Strategy Consultation and other next steps.
  - d) Provision of new play areas within new developments. To note response from Wiltshire Council regarding lower provision calculations for the West Wiltshire Area.
11. **S106 Agreements and Developer meetings: (Standing Item)**
  - a) **To note update on ongoing and new S106 Agreements**
    - i) **Hunters Wood/The Acorns:**
      - To note any updates on footpath to rear of Melksham Oak School.
    - ii) **Bowood View:**
      - Update on play area adoption.
    - iii) **Pathfinder Place:**
      - To note latest update from Wiltshire Councillor Nick Holder/Taylor Wimpey on outstanding issues.
      - To note the Section 106 maintenance contribution of £64,763.52 (£58k index linked) has been invoiced to Taylor Wimpey by Wiltshire Council.
  - b) **To note any S106 decisions made under delegated powers**
  - c) **Contact with developers.**

**Copy to all Councillors**

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**Notes from meeting with Gleeson & Origin 3 regarding potential housing development at Blackmore Farm on 24 March 2022 at 10.00am  
Via Zoom**

**Present:**

**Melksham Without:**

Councillor Richard Wood (Chair of Planning)  
Councillor David Pafford (Vice Chair of Council)  
Councillor Alan Baines (Vice Chair Planning)  
Councillor Mark Harris  
Teresa Strange, Clerk  
Lorraine McRandle, Parish Officer

**Melksham Town Council:**

Councillor Graham Ellis (for part of meeting)  
Patsy Clover, Acting Deputy Town Clerk

Wiltshire Councillor Nick Holder

Jonathan Orton	Managing Director, Origin 3
Clare Danks	Associate Urban Design, Origin 3
Stephanie Massie	Principal Planner, Origin3
Zoe Knott	Planning Manager, Gleeson Land
Imogen Nicholson	Principal Consultant, i-transport

Councillor Richard Wood reminded everyone the meeting was being held with representatives of the Parish Council's Planning Committee and not the Neighbourhood Plan Steering Group, in order to listen to proposals by Gleeson. Gleeson were looking to develop a site East of Melksham at Blackmore Farm and in line with developer meeting protocol in the adopted Melksham Neighbourhood Plan, a representative from the Town Council had also been invited with Councillor Graham Ellis in attendance, along with an officer from the Town Council, Patsy Clover.

The meeting was reminded that the Parish Council had met with the developers previously in April 2019 to discuss proposals for the site.

Jonathan asked if a written response would be received by the Council on proposals for the site.

The Clerk clarified whilst a written response on the views of the Council would not be made, the notes from the meeting would be presented to the Planning Committee for their information.

Jonathan explained Gleeson were a land promotion company and were assisting in promoting the site through the planning process. During the last three years technical consultants had been appointed to look at the site and what constraints and opportunities there were with regard to a future residential land use for the site. It was hoped to submit plans shortly with a public consultation event taking place in due course.

Jonathan explained Gleeson had a wider land area interest down to Eight Acre Plantation (SHEELA Site No 3552), however at present were only promoting a smaller section of the site (30 hectares), as they did not wish to prejudice the outcome of potential bypass proposals. They would also be

liaising with Highways to make sure any proposals could be accommodated. An outline plan would be submitted to establish the principle of a mainly residential scheme on the site shortly.

Jonathan explained Gleeson had made a response to the Local Plan Review and 'Call for sites' and had read both Councils' responses to the Local Plan which were both comprehensive and insightful, particularly thoughts on the emerging plan. In the Local Plan there was a requirement for new homes in Melksham just shy of 4,000, with a lot already delivered to date, with a residual requirement for the plan period of 2,500.

Wiltshire Council's current housing land supply figure published in December 2020 indicated the current land supply for the County was under 5 years, however, whilst it was acknowledged this information was out of date, he was not aware of new data available.

Jonathan explained that in their opinion there was an emerging policy which continued to identify Melksham as a key settlement for growth in both housing and employment going forward. Therefore, he believed the emerging policy was justification in talking to the parish council about this site and along with a lack of 5-year land supply, they were indicators the timing was appropriate to advance plans for the site to outline planning stage.

Jonathan noted as part of the Local Plan Review, a Site Selection Report was published in 2021, which included Gleeson's site, as well as the wider area adjacent to the site. Whilst it was appreciated Wiltshire Council were still in the process of selecting sites to go forward in the Local Plan, he felt the site was an appropriate site to go forward, given the lack of constraints and ability for the site to connect to the wider Melksham area. There was an opportunity to bring forward a well-planned and sustainable settlement to address the housing needs identified for Melksham.

Jonathan explained he was aware of work done with AECOM as part of the Neighbourhood Plan process regarding the SHELAA sites and the comments in their report and those made in response to the Local Plan by both Councils regarding the site.

Jonathan explained conversations had been held with Catesby who were promoting the site to the South of the site and there was a willingness to engage to talk about what was happening on their boundary to ensure sensible connections, rather than working in isolation.

Clare explained a Pre-App proposal was submitted to Wiltshire Council in May 2021 and responses had been received back on proposals and a suite of technical advice had already been obtained.

Proposals for the site included:

- 650 homes
- Primary School to be sited in the middle of the site.
- Community Hub
- Two access points off of Sandridge Common
- Site structured around retaining the existing tree boundaries.
- Open space area in middle of site to include play area and an area for teenager play/formal recreation.
- Open space will include opportunity to extend accessibility with GI from Eastern side of Melksham and improve connectivity onto PROWs.

- Open space underneath pylons with an opportunity to enhance biodiversity.
- Housing site set around retained assets.
- SUDs basin, wetland water retention areas on Southern part of site.

They initially had plans for their full land interest, however, with the understanding of a potential bypass they felt it was appropriate to look at a smaller site area so as not to cause a conflict. Therefore, since meeting the Parish Council in 2019 the plans have been refined.

Constraints for the site include:

- Existing overhead powerlines to the top right of the site.
- Blackmore House is listed; therefore, a Heritage Assessment has been done.
- Existing neighbours and impact on amenity.
- Existing hedgerow and trees (some large oaks). Various surveys have been undertaken. It was noted some trees were failing, but have biological value.
- Site includes two Public Rights of Way.
- A tributary of Clackers Brook with no fluvial flooding, but does have a surface water gathering zone which the EA have identified.

The proposals highlighted two potential alignments of a possible A350 bypass adjacent to the site. With the second alignment looked at just before Christmas which has been published by Wiltshire Council.

With regard to transport/highways, Imogen explained the two site access points off of Sandridge Common to the site. Connectivity with regards to the Public Rights of Way with other existing developments. The need for consideration to be given to a potential bypass and the impact this would have on the development. Also looking at providing bus services for the site.

Councillor Glover asked if the buses would be able to negotiate through the site, which Imogen agreed would be looked at.

Councillor Baines explained with regard to bus routing, a bus operator would want to go through a site rather than in and back out and questioned why there was no connection with the roundabout on Eastern Way, which is part of an existing bus route.

Imogen explained the land to connect the site to Eastern Way was under different ownership, therefore, it was not possible to provide a connection to the site from here.

Jonathan explained the parcels of land to the West of this site were being promoted independently and had been involved in the 'call for sites' process by Wiltshire Council for future housing sites. However, they would ensure connectivity from the site to these sites, if they were to be developed in the future.

Councillor Wood sought clarification on why two entrances were proposed a short distance from each other on Sandridge Common.

Imogen explained both junctions would be 'T' junctions, with adequate visibility splays, it was anticipated the distance between the two junctions would not cause any safety concerns.

Councillor Wood noted junction B on the plans did not serve many dwellings.

Imogen explained whilst it did not serve many dwellings, a second access road had been provided for emergency vehicles, in case there were any issues with junctions being obstructed for any reason.

Councillor Glover sought clarification on whether the proposed primary school would have adequate parking provision, particularly as children from other areas may want to go to this school.

Imogen explained the school would be one form entry with circa 210 pupils, it was anticipated 202 pupils would be generated from the site and therefore, they would largely fill the school, with only a small number of children coming from elsewhere. It was anticipated most would walk or cycle to the school given its proximity to residential dwellings. A traffic impact study would be undertaken as part of the application.

Councillor Glover commented that most schools tended to be built after housing had been occupied and therefore children from the development would more than likely attend a different school.

Jonathan explained the scheme had been in gestation for three years and looked at in detail. The timeline for the scheme was as follows:

12 April 2022	Planned leaflet drop to more than 560 properties within the vicinity
14 April 2022	Advert in Melksham News
26 April 2022	Public consultation event at the Assembly Hall. A web page will also be available for people to submit comments, which will form part of the planning application.
Summer 2022	Submission of planning application

The meeting was opened up for questions.

Patsy sought clarification on the size of the land available for the proposed primary school and whether there was scope in the future for the school to be expanded and also sought clarification on the size of the land set aside for the community hub.

Zoe explained 1.8 hectares of land was available for the primary school, which allowed for two form entry.

With regard to the community hub, Councillor Wood sought clarification on what was meant by a community hub.

Clare explained the land was set aside for a community i.e., village hall type facility. There was no identified provision for a shop. However, with regard to land use, the application would include a broad land use mix for the site, which could include a shop, if one was interested in the site. It was clarified 0.2 hectares was available for mixed use.

Patsy noted 0.17 hectares was the size of the site for the community centre south of East of Melksham.

The Clerk asked where it was envisaged secondary school children from the development would go and where residents would also go for GP services.

Zoe explained Wiltshire Council were asking for Section 106 payments towards one secondary school as a hub.

With regard to GP services, would be looking at human health as part of the application, which considers the number of GPs in the area and what is needed. As stated previously, the use of the community hub is flexible, therefore if a need for a GP service is identified, there is an opportunity they can move to this site. However, they were aware that there is a problem in general with GPs wanting to move into rural areas, such as Wiltshire. However, a room could be made available in the community hub for physio etc. At present only a financial contribution towards GP provision for 'off site' was envisaged, unless anything changes.

Councillor Glover sought advice, as previously learnt from experience, if the Parish Council do not ask questions at Pre-App stage, it is often too late to ask for things to be included on a development.

The Clerk stated that at the public consultation stage there would be an opportunity for the Council to make their comments then.

Jonathan explained they would be happy to meet the Parish Council again further in the planning process to talk through proposals if requested.

Zoe agreed to send all consultation documents to the Clerk for information.

Councillor Baines suggested it would be useful to have a list of properties included in the leaflet drop, particularly as some of the residents in the Sandridge area do not get Melksham Independent News and therefore may not be aware of proposals.

The Clerk clarified the notes of the meeting would be available at the next Planning meeting on 11 April for Members' information.

Meeting finished at 11.07am

## **Response of Melksham Without Parish Council to the Public Consultation being run by Gleeson/Origin 3 on Land at Blackmore Farm**

[www.landatblackmorefarm.co.uk](http://www.landatblackmorefarm.co.uk)

**Following Full Council meeting held on Monday 25<sup>th</sup> April and Planning Committee meeting held on Monday 9<sup>th</sup> May 2022**

Melksham Without Parish Council **STRONGLY OBJECT** to proposals for 650 dwellings on this site for the following reasons:

- The proposals do not answer the strategic needs of the Melksham Neighbourhood Plan area and in fact distinctly hinder any future strategic plans for Melksham in terms of master planning.
- The development is in the open countryside, outside the Settlement Boundary of Melksham & Bowerhill, isolated and therefore unsustainable.
- The Melksham Neighbourhood Plan was made on 8<sup>th</sup> July 2022 and therefore meets the NPPF “Paragraph 14” criteria in the light of the current lack of 5-year land supply demonstrated by Wiltshire Council.
- The Melksham Neighbourhood Plan Steering Group are currently undertaking a Call for Sites (during April and May 2022) for the purposes of allocation in the emerging review of the Melksham Neighbourhood Plan and this site has not been submitted as part of that process.
- The proposals are not part of any housing allocation in the current Melksham Neighbourhood Plan. The proposals do not adhere to policies within the Plan, particularly policies 1, 6, 8, 11 and 18 with regard to sustainable design and construction, housing in defined settlements, infrastructure phasing and priorities, sustainable transport & active travel and local distinctive, high-quality design, respectively.
- There is a lack of connectivity with the surrounding area and lack of connection to Eastern Way.
- Highway safety concerns with two entrances/exits close together proposed on Sandridge Road, at the bottom of a steep hill and on a bend, with several accidents having taken place along this stretch of road over the years.
- The proposal for a single form entry primary school does not meet the Wiltshire Council criteria of two form entry school provision.

**Whilst the parish council strongly object to the proposals, the parish council ask that the following be included in any future planning application:**

- Adherence to policies of the current Melksham Neighbourhood Plan and those of the emerging review of the Plan.
- The route in the 2<sup>nd</sup> non-statutory consultation for the proposed A350 Melksham detailed a roundabout junction on Sandridge Road. Therefore, with 'T' junctions proposed on to Sandridge Road, they would impede traffic flow and cause traffic chaos. A suggestion is made that roundabouts should be installed instead, in order to ease traffic flow; if the planning application were to progress further.
- The Parish Council enter into discussions to be the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area.
- Equipment installed for teenagers.
- Provision of fenced in allotments with water, car park, security measures.
- Circular pedestrian routes around the site.
- The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
- Connectivity with existing housing development.
- There are practical art contributions, with the Parish Council being involved in public art discussions
- Speed limit within the site is 20mph and self-enforcing.
- The development is tenant blind.
- If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
- The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
- Contribution to educational and medical facilities within the Melksham area.
- There is visible delineation between pavement and roads. Shared spaces which are easily identifiable.

- Tree planting is not adjacent to property boundaries, in order they do not cause issues later on with growing over the boundary to resident's properties or causing shade on gardens.
- Large contribution towards the enhancement of public transport for at least the first 5 years.
- Contribution towards bus shelters which are tall enough and with a power supply to enable real time information to be installed. To give good shelter from the weather to users including sides to the shelters, with a bench seat rather than a perch seat.
- More land be set aside to enable a functional community hub.
- Provision of Local Centre, similar to nearby Verbena Court, with the provision of electric car charging points (in line with Policy 4 of the Neighbourhood Plan).
- Large contribution towards community facilities, noting a precedent has been set with £500,000 coming forward for village hall/community centres by both developers for the 450 dwellings East of Melksham and the 150 dwellings on Semington Road (Bowood View) for village halls/community centres; to be increased from this precedent in line with the rate of inflation.
- Contribution towards green initiatives i.e., provision of charging points, local green energy production and battery storage for the community hub.
- Improvements to existing Rights of Way in the area, which are understood to have been submitted by Wiltshire Council's Rights of Way Team as part of their response to the proposals.
- The parish council ask in addition to those improvements for the provision of pedestrian access to Praters Lane from Sandridge Road around Lopes Close, by providing a route under the overhead power lines on the proposed development site.
- Right of Way MELW30 becomes a bridleway to connect up bridleways at MELW40 & 41, particularly as there are many stables in this area.
- Ecological measures such as bird and bat boxes, bee bricks, reptile refugia and hibernacula with all these enhancements (types, numbers, position etc) marked on plans and drawings.

Comparison of Local Plan Review Sites vs AECOM Site Assessments for Melksham NHP

LPR Site No.	LPR Description	"Local" Description	SHELAA Site No.	Assessed by AECOM? Site No.	Green/Brown Field?	AECOM capacity	AECOM Verdict	Melksham & Bowerhill OR Rural Communities	Additional Information	Public Response	Comments from JMNP Steering Group
1	Land to the east of Melksham	Snarlton Farm, Blackmore Farm	3552 3686 3525	NO NO 30	Greenfield	499	Significant constraints	Melksham		Site 3525 - Yes 30% NO 53%	The northern area of this large site with access from the A3102 is considered to a reasonable site to progress for further assessment. The GI corridor of Clackers Brook links into the town and could provide a natural edge to the site. Impact on the landscape and views from Sandridge Hill across the lower lying and flat area of landscape should be taken into account. Important to respond sensitively to the transition between the settlement edge and countryside in this location (ref policy 17 of the submission JMNP). There are also existing trees and hedgerows on this site which development should retain where possible (ref policy 16 of the submission JMNP) and an area of biodiversity value - 8 acre plantation which is an area of deciduous woodland priority habitat. There is also a new local centre located close to the site on the other side of the Eastern Way - links would need to be made across this road to improve connectivity. The area to the south of Clacker's Brook would not be supported (specifically SHELAA site 3123)
			3123	NO							

# Notes from meeting with Gleeson & Origin 3 regarding potential housing development at Blackmore Farm

Weds 3<sup>rd</sup> April 2019 at 2pm

at MWPC Meeting Venue, 1 Swift Way, Bowerhill

## Present:

Cllr Richard Wood	Melksham Without Parish Council
Cllr Alan Baines	Melksham Without Parish Council
Cllr Paul Carter	Melksham Without Parish Council
Teresa Strange, Clerk	Melksham Without Parish Council
Jonathan Orton	Managing Director, Origin 3
Clare Danks	Associate Urban Design, Origin 3
Emily Ramsey	Planner, Origin 3
John Smith	Planning Manager, Gleeson Strategic Land

The individuals introduced themselves.

Origin 3 are a planning and urban design consultancy based in Bristol, that offer commercial planning and design advice. They advise investors and developers with property and land acquisitions and disposals throughout the UK

Gleeson have employed Origin 3 to work for them, Gleeson representing the landowner interest.

Origin 3 have been working on this project for about a year, and come to the meeting without any preconceived ideas about the site, they have already met with the Spatial Planning Manager at Wiltshire Council a couple of times on the project and are following the Local Plan review work closely, with regard to the numbers of housing and where they will be assigned.

Their client Gleeson is involved in strategic land development and they work with communities to bring together a planning application. At this stage, they have been advised by Wiltshire Council to engage with parish and town councils and therefore welcome the opportunity to meet with the parish council and introduce themselves and present their site opportunity.

They have already done some background work on the site, but they obviously don't know what the housing numbers will be for the area but they are making an educated guess that the Melksham area will have some new housing based on the large numbers assigned to it in the past. They are not looking to forge ahead without being part of the Plan review, which they are waiting eagerly to hear more on, but to work over the longer-term policy window for this greenfield development.

Gleeson concurred that they work with communities in their approach to planning applications, rather than force developments on communities.

Cllr Wood explained that the Neighbourhood Plan is well advanced and hoping to go out to Regulation 14 in the Spring. The Clerk advised that the Neighbourhood Plan goes up to 2026 and that the Melksham Community Area has already "done" the housing numbers for up to 2026 and in the Wiltshire Housing Site Allocations plan that is shortly going to Hearing with the Planning Inspector, there is no housing allocated to the Melksham Community Area as the housing numbers to 2026 are met; with 1,000 dwellings currently in the pipeline being built.

The site allocation call for sites part of the Neighbourhood Plan work was conducted at the end of 2017 and those sites have been independently assessed by AECOM and already gone out to public consultation with an indication of the additional community benefit offered by the developers per site. The site allocation work for the Plan is closed, and will not be re-opened at this late stage of the Plan. It was acknowledged that by time that the Plan is eventually adopted, hopefully by the end of 2019, that a review may be triggered by the advanced stage of Wiltshire Council's Local Plan Review which goes up to 2036.

Therefore, the parish council have suggested that they meet with Origin 3 and Gleeson today, to listen to a presentation about a potential housing site for 2026 to 2036, regardless of any housing number information that may come from Wiltshire Council at the end of April.

Emily Ramsey stated that the Local Plan review was gathering evidence in 2019, going out to consultation in 2020 for adoption Autumn 2021.

The site that is being promoted is Blackmore Farm, to the north east of Melksham and is in singular ownership with one landowner and promotion of site the sole responsibility of Gleeson. It is circa 66 hectares/160 acres.

Cllr Baines outlined one of the initial site constraints, which is the potential eastern bypass which although it does not yet have a designated route would likely to cut through the Blackmore Farm site identified.

Clare Danks ran through the presentation which is a summary of intent and initial plans for the land. There is a long-term interest in looking at the future development of the site, and they have engaged consultants to look at flooding, historic, landscape, transport and ecology themes. The document shows the red line extent of the land available; from the solar farm to the east, to clackers brook in the south and the A3102 in the north, with a small proportion north of the A3102. The document lists some of the main constraints of the land and where it sits in relation

to the town and other planned development, which are useful for their discussions with Wiltshire Council and other stakeholders who do not know the area so well. They have a diagram for scene setting that shows that recent development has not been in the west, but concentrated in the east. They feel that Eastern Way gives a hard edge to current housing and they could use their site to blend the barrier of the road and use the landscape of the site to soften the edge of development and blend it with the landscape using some of the existing natural features such as pockets of trees. It has the ability to make connections, for the site funding to make Clackers Brook to be more of an access, than a barrier, with connections to the Town Centre. It's a large enough site to create a "neighbourhood" at a strategic level.

The presentation shows two site layouts/scenarios showing one layout of 700 dwellings with 40 houses per hectare density which is a comparable/benchmark density at present. It shows a primary school site in the centre of the development, a 2-form entry school. However, they were flexible for discussions further down the line for a bigger school or funding to be pooled elsewhere as is the wish of the Education Authority. The drawings are just indicative to show the type of numbers involved, but the site is flexible and can be directed by planning policy (Local Plan or Neighbourhood Plan) and they would respond accordingly to that. For strategic large sites they have the financial back up to deliver community benefits required, which can be other than primary schools, and they believe delivers more opportunity than the same housing numbers delivered across numerous smaller sites.

The other site layout shows 1,300 dwellings to meet a larger housing need and the appetite for that sort of number to be delivered on one site. The site protects the 8-acre plantation and works in the constraints of the power lines in the north east, with no housing planned there, it would be a corridor. This layout also looks at the site the other side of the A3102 to be used for employment purposes/community centre/health centre; they felt that this could replace the old Forest & Sandridge school community building on that site of the road rather than put into the main site. This is fluid and just for ideas, and will change in time due to the Government guidance. Their plans show where the water courses are and flood restraints, and works with the hedgerows retained and integrated.

Cllr Wood asked about the future ownership of the 8-acre plantation, and the first recourse would be to contact the local wildlife trust and see if they would run it. John Smith felt it was an opportunity to bring the woodland to the people of Melksham by connecting it by a green corridor between them; to continue the line of the green corridor currently on the new 800 houses development. Clare felt that some off-site funding could be used to improve the connectivity of the pedestrian and cycle connectivity of the existing green corridor as they felt it had some constraints.

Cllr Baines felt that the schemes did not relate to the town, and should be linking more to the Sandridge community. In other developments, there have been a requirement for developers to provide a connection from the new development to the existing development abutting it; this scheme does not abut to anything, just another landowner's piece of land. Eastern Way was discussed as a barrier, and that it was designed to be the edge of development, but that future housing numbers may erode

that. Jonathan felt that there is a fixation in the UK of seeing a road as the edge of development. Cllr Wood did feel that there was a Local Centre land development recently built, so although it was cut off from the town, it was not cut off from community facilities, but residents would have to cross the busy Eastern Way.

With regards to a commercial Local Centre Land area in the proposed development, that would need discussions with operators, but was an easier sell when a development has a much larger number of dwellings.

It was noted that Manor Farm on the other side of the road had commercial units, and all agreed that the piece of land north of the A3102 would be a good place for commercial facilities with the developers proposing community facilities such as a community centre or health centre to be sited here too.

Cllr Carter did not want to comment on the site, but did like the amount of detail in the presentation, he thought it was well put together and found favour with the concept.

The Clerk had two observations, that the discussions so far had been about the provision of primary school places and that the secondary school places will at some point dictate the requirement for a second secondary school for the town and perhaps a school to the north east would work rather than trying to find a safe way for hundreds of children to get to a secondary school in the south. Clare confirmed that this was being done on another site that they were currently working on.

The Clerk also raised the concern about the impact of traffic on the single-track New Road and the through route to the A350 and M4 via the medieval single-track bridge at Lacock via a national cycle way and a road used by regularly by horses. This brought the discussion back to the potential bypass.

Cllr Wood confirmed that discussions between Melksham Town Council and Melksham Without Parish Council for post 2026 were in agreement that any housing to the north east must be in conjunction with a bypass. John said that they had been unable to find out much information about a bypass, and the council informed it would be a centrally funded project with Highways England and the SWLEP (South West Local Enterprise Partnership) working with Wiltshire Council.

*The meeting closed at 2.20pm.*

- **Planning Application**

[PL/2023/00478](#)

**Land off Angelica Avenue. Proposals for up to 11 Dwellings with associated access road (All Matters Reserved)**

- **Stance**

Object

## **Details**

### **Information**

#### **Comments**

Linda Roberts's comment

#### **Comment Number**

WC-23-03-259835

#### **Text**

Members of the Economic Development and Planning Committee did not support this application on the following grounds: Overdevelopment  
Coalescence It will severely impact on the development of the proposed East of Melksham Community Centre. The Committee have requested that Unitary Concillor Mike Sankey calls in the application.

#### **Date Created**

10/03/2023

## Lorraine McRandle

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**Subject:** FW: Whitley Stores Pre Application  
**Attachments:** Pre-app-advice-request-june-2016-non-householder (1).pdf; 202317 A Lister plg 1 (1).pdf; Heritage Assessment - The Pear Tree, Whitley (1).pdf; Whitley Stores Proposal.pdf

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**From:** SWCH Chair <[chair@shawandwhitleycommunityhub.org](mailto:chair@shawandwhitleycommunityhub.org)>  
**Sent:** 02 April 2023 15:14  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** alisoncandlin <[REDACTED]>  
**Subject:** RE: Whitley Stores Pre Application

Hi Teresa,

That all sounds fine. Thanks.

Please find attached the pre application documentation. This includes the pre-application request form and with this the site plans, the heritage assessment report and our Whitley Stores Proposal (the latter has already been seen by MWPC).

There should be no legal obligations on the Parish Council in submitting a request for pre-application advice. Given we are a community benefit society, with the aim of working for the benefit of communities served by Melksham Without Parish Council, it is appropriate for such a pre-app request to be submitted for us, by our Parish Council.

Subject to the advice received through this pre-application process, we will intend to also ask the Parish Council to submit the full planning application.

Please let me know if we should attend the planning meeting on 17th April.

Many Thanks  
Nathan

**Nathan Hall**  
Chair  
Shaw and Whitley Community Hub  
<https://whitleystores.org/>  
[chair@shawandwhitleycommunityhub.org](mailto:chair@shawandwhitleycommunityhub.org)



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---- On Thu, 30 Mar 2023 16:43:59 +0100 **Teresa Strange** <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)> wrote ---

Hi Nathan

**Request for Pre-Planning Application Advice (Non-Householder form)**

Use this form for non-householder proposals such as: Demolition in a conservation area, alteration to a shop front, development resulting in the erection of 1-9 dwellings & change of use

<p><b>1. Your Details (or agent details if applicable)</b></p> <p>Name: <input style="width: 90%;" type="text" value="Shaw and Whitley Community Hub"/></p> <p>Address 1: <input style="width: 90%;" type="text" value="██████████"/></p> <p>Address 2: <input style="width: 90%;" type="text" value="Shaw"/></p> <p>Address 3: <input style="width: 90%;" type="text" value="Melksham"/></p> <p>Postcode: <input style="width: 20%;" type="text" value="SN12 8EX"/> Phone: <input style="width: 20%;" type="text" value="██████████"/></p> <p>Email: <input style="width: 90%;" type="text" value="chair@shawandwhitleycommunityhub.org"/></p>	<p><b>2. Address of Application site (if different)</b> Please provide the full postal address of the application site.</p> <p>Address 1: <input style="width: 90%;" type="text" value="The Pear Tree Inn"/></p> <p>Address 2: <input style="width: 90%;" type="text" value="Top Lane,"/></p> <p>Address 3: <input style="width: 90%;" type="text" value="Whitley"/></p> <p>Town: <input style="width: 90%;" type="text" value="Melksham"/></p> <p>County: <input style="width: 20%;" type="text" value="Wiltshire"/> Postcode: <input style="width: 20%;" type="text" value="SN12 8QX"/></p>																																										
<p><b>3. Description of Development:</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 80px;"> <p>Shaw and Whitley Community Hub is a Community Benefit Society whose purpose is to operate a community shop to serve the villages of Shaw and Whitley. The Society has developed a proposal with the landlords of the Pear Tree Inn to operate a new community shop from a cabin located within the car park of the Pear Tree Inn. This proposal has the full support of the society's 175 members. The shop will provide significant community benefit, including access to the only convenience store within the villages of Shaw and Whitley, significant volunteering opportunities, supporting local suppliers and using profits to support other local community projects. The shop will build on the success of the community shop that the society operated between August 2021 and December 2022 within the village. This successfully demonstrated how such a venture can thrive at this location and deliver very significant community benefit.</p> </div>																																											
<p><b>4. Site area</b> <input style="width: 100px;" type="text" value="60m2"/></p>																																											
<p><b>5. For Commercial enquiries where applicable</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><u>Hours of opening</u></td> <td colspan="2"><u>Number of customers/visitors</u></td> <td colspan="2"><u>Parking spaces</u></td> </tr> <tr> <td>Existing</td><td><input style="width: 40px;" type="text" value="n/a"/></td> <td>Proposed</td><td><input style="width: 40px;" type="text" value="9am-5pm"/></td> <td>Existing</td><td><input style="width: 40px;" type="text" value="n/a"/></td> </tr> <tr> <td></td><td></td> <td>Proposed</td><td><input style="width: 40px;" type="text" value="50 per day"/></td> <td>Existing</td><td><input style="width: 40px;" type="text" value="n/a"/></td> </tr> <tr> <td></td><td></td> <td>Proposed</td><td><input style="width: 40px;" type="text" value="n/a"/></td> <td>Existing</td><td><input style="width: 40px;" type="text" value="n/a"/></td> </tr> <tr> <td colspan="2"><u>Number of employees</u></td> <td colspan="2"><u>Floor space</u></td> <td colspan="2"></td> </tr> <tr> <td>Existing</td><td><input style="width: 40px;" type="text" value="n/a"/></td> <td>Existing</td><td><input style="width: 40px;" type="text" value="n/a"/></td> <td colspan="2"></td> </tr> <tr> <td></td><td></td> <td>Proposed</td><td><input style="width: 40px;" type="text" value="1"/></td> <td>Proposed</td><td><input style="width: 40px;" type="text" value="41.25m2"/></td> </tr> </table>		<u>Hours of opening</u>		<u>Number of customers/visitors</u>		<u>Parking spaces</u>		Existing	<input style="width: 40px;" type="text" value="n/a"/>	Proposed	<input style="width: 40px;" type="text" value="9am-5pm"/>	Existing	<input style="width: 40px;" type="text" value="n/a"/>			Proposed	<input style="width: 40px;" type="text" value="50 per day"/>	Existing	<input style="width: 40px;" type="text" value="n/a"/>			Proposed	<input style="width: 40px;" type="text" value="n/a"/>	Existing	<input style="width: 40px;" type="text" value="n/a"/>	<u>Number of employees</u>		<u>Floor space</u>				Existing	<input style="width: 40px;" type="text" value="n/a"/>	Existing	<input style="width: 40px;" type="text" value="n/a"/>					Proposed	<input style="width: 40px;" type="text" value="1"/>	Proposed	<input style="width: 40px;" type="text" value="41.25m2"/>
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<p><b>6. Are you aware of any site constraints e.g. contaminated land, pipelines, flood zones:</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>There are no such site constraints.</p> <p>The community shop would share car parking space with the Pear Tree Inn - with more than ample space available during the daytime opening hours of the proposed shop. The vast majority of the shops custom will arrive on foot.</p> <p>The Pear Tree Inn is a listed building, and so we have commissioned the attached heritage report.</p> </div>	<p><b>7. Enclosures: (please attach the following)</b></p> <p>Location Plan (required for all requests) <input checked="" type="checkbox"/></p> <p>Proposed and existing floor plans <input checked="" type="checkbox"/></p> <p>Sketch drawings and photos to describe the building/site as existing <input checked="" type="checkbox"/></p> <p>Sketch drawings to describe the proposal <input checked="" type="checkbox"/></p> <p>Heads of terms of S106 agreements (if appropriate) <input type="checkbox"/></p> <p>The appropriate fee* £..... (payable to Wiltshire Council) or no fee is required as the proposal is exempt from the pre application advice fee <input checked="" type="checkbox"/></p>																																										

# Whitley Stores

Working  
together  
for a new  
village shop

SHAW  WHITLEY  
COMMUNITY HUB

Dear Members and Volunteers,

As you know, following the closure of our shop at 116 Top Lane in December, we have been pursuing several options for reopening in new premises within Whitley or Shaw. We are delighted to be able to share with you a concrete proposal for moving forward with a new Whitley Stores to build on the success of our year and a half of operation.

The plans outlined in this brochure relate to establishing a community shop in a cabin within the car park of The Pear Tree Inn, on Top Lane, Whitley at the invitation of the Pear Tree landlords, Jackie and Adrian. The shop will be run by Shaw and Whitley Community Hub.

We plan to be open 7 days a week, provisionally 9am to 5pm, Monday to Friday and 10am to 4pm on Sundays, but with hours to be fixed according to demand and volunteer availability. We are extremely grateful to Jackie and Adrian for coming to us with the offer of space to operate alongside them. They have experience in a previous pub of working together with an adjoining farm shop and in fact many community shops around the country operate successfully from local pub or village hall car parks.

As before, all profits will be put back into the community business, which will be staffed by volunteers, and any surplus used for the benefit of the wider communities of Shaw and Whitley through grants awarded to local groups or projects. In the longer term, we hope to be able to support a paid member of staff to operationally manage the shop.

We are a Community Benefit Society, registered with the Financial Conduct Authority. We are also a member of the Plunkett Foundation, a national charity that supports rural communities to set up and run community enterprises such as ours. We have been and continue to be advised by their experts. In common with other Community Benefit Societies, the Shaw and Whitley Community Hub is governed by a set of rules, which can be found on our website.

You will find in this document a description of the planned new shop proposal, a 'roadmap' of what is required to make this a reality, and some preliminary financial plans for the set-up and operation of what will be a larger shop than we had before.

We really want to ensure all our members support our way forward and feel fully engaged in our next steps. We therefore welcome your feedback on these initial plans.

One of our first and most pressing tasks is to submit a planning application for the site and we would be particularly interested to hear from anyone with any professional experience who might be able to support us with this.

We're excited to be moving forward with this new phase of the Whitley Stores journey and to have your support as we work to reopen the shop.

***Nathan***

Chair, Shaw and Whitley Community Hub  
chair@shawandwhitleycommunityhub.org



## Our Mission

To establish a community owned and run shop which can be an essential service and focal point for Shaw and Whitley, providing a range of fresh local produce and everyday essentials such as newspapers, bread and milk. In addition, the shop will be a social centre for the villages, offering volunteering opportunities and a space for locals to meet.



*“Shaw and Whitley very much needs its own shop and we have enjoyed volunteering in Whitley Stores: meeting customers, new and old, and those who are new to the village who seek advice and information; making friends and chatting to lonely people who otherwise would not see anyone during the day ... All the volunteers are enthusiastic and work well as a team, fill in for others at short notice and are a happy, friendly bunch of people. We like doing something for the community of Shaw and Whitley and are pleased any profits are going to local good causes.”*

*Bob and Cecily*



# WHERE WILL THE NEW SHOP BE?



The proposed location for the new shop is along the front edge of the Pear Tree car park, in the space behind the flower bed on the right-hand side as you enter. It has been calculated that this position will have the least impact on the Pear Tree parking, taking up just two existing parking spaces. It also gives Whitley Stores a really visible position from the road, which will help to attract passing trade.



This keeps the shop in the established 'eye of the village', with easy access for pedestrians and plentiful parking for delivery vans and any customers who come by car.

We plan to operate out of a portacabin, but clad in timber for greater visual appeal, in a style similar to the samples below and with the design input and approval of Jackie and Adrian.



The proposed site has water and electricity supplies already in situ and it will be straightforward to install drainage in this location. There will be some ground works involved in preparing the site and foundations.

We are exploring the feasibility of installing solar panels on the roof to reduce electricity costs and a slight upstand in the cladding as shown will help to disguise these.

It's important to note that these plans are all subject to planning permission, but we are now in a position to prepare plans for submission of a planning application.

## Our Offering

The size of the proposed portacabin is 30ft x 10ft. This is about twice the size of the area we had in the previous premises. This will allow us to stock a broader range of the items that sold well in the previous shop, benefit from improved profit margins by purchasing some items in larger quantities, and possibly expand into new product areas that we could not previously accommodate, such as cheaper refill options for household cleaning products, or a proper range of fresh fruit and vegetables to complement the seasonal Village Veg offering.

We plan to include space in the shop for a table and chairs, where customers can sit and chat with one another and with the volunteers. However, we will not sell food or drink for consumption on the premises.

With more space, we might be able to look again at the possibility of being a parcel drop-off point or offering some of the other amenities that were popular in our original survey before opening. We remain committed to trying to secure a visiting mobile Post Office to Whitley, though this is proving more challenging than anyone ever expected.

## Rent

Discussions with Adrian and Jackie have formulated a plan for a limited rent, starting at £100 per month for the first year, then increasing to £200 and £300 over Years 2 and 3. This is a significantly lower financial liability than the shop's previous commitment and will enable the new shop to become established and sustainable. Electricity and water will be metered at point of entry and paid for according to usage.

## Location

Subject to planning approval, the shop will be situated as indicated on the plan to the right. Anecdotally, this Pear Tree location is greatly favoured over other potential village contenders by our existing volunteers and many of our regular customers: as the centre of the village, with a good outlook and visibility to passing trade.

## Landlords

Jackie and Adrian, members of Shaw and Whitley Community Hub, are keen to strengthen community links between the pub and the villagers and see the opportunity of hosting the village shop as one part of this commitment. The effects of Covid continue to ripple through the hospitality industry, together with rising costs and a diminishing labour pool, and we hope that our businesses will be able to support one another with reciprocal special offers, and building on the already established support of Whitley Stores to go from strength to strength.



Jackie and Adrian have experience of sharing their site with a shop and of working closely and harmoniously with a separate entity of that kind, and both we and they are committed to establishing a strong and successful working relationship. The two businesses will be stronger together.

### **Set-up**

Power and water are already in place in the corner of the car park where the shop location is proposed. These will need to be routed into the cabin, and waste water from the shop piped into the sewerage system.

Access for installing a portacabin in this location is clear and straightforward. Some groundworks will be required to establish firm pad foundations for the building.

We will need to add to our shelving stock in order to fill the larger area and will achieve this with a combination of DIY shelving and possibly some further shelf units purchased to match the existing furniture.

We have offers of help for installing an electricity meter and connecting the supply, plumbing and external cladding of the building and are in discussions regarding solar panels and their supply and installation. That the building should look aesthetically pleasing is a prerequisite of the landlord, so we are budgeting accordingly for timber to clad the exterior.

We intend to purchase a second-hand portacabin that is already insulated, equipped with windows and appropriate doors, wired internally and with a handwash basin and possibly also WC in place. These are reasonably plentiful at an affordable price, and we will source something appropriate once planning approval is granted.

### **Planning**

There are lots of considerations in assessing the likely success of a planning application on this site. These include distance from the highway, car parking, impact upon the local area, neighbouring or overlooking properties, location in the purlieu of a listed building, the fact that the proposed structure is a temporary building, and the community aspect of the application. The building's aesthetic will be a key planning consideration and we are seeking advice to support us in our application.

If any of our shareholders or volunteers have professional experience in planning law or the planning process, we would be most grateful to hear from you.

### **Running the Shop**

Just as before, the shop will be volunteer-run, with the backing of the steering group. We have had positive feedback from our existing team of volunteers, who almost unanimously are keen to return behind the counter in our new incarnation.

We will need two volunteers on duty at all times going forwards, so there will be more opportunities for existing and new volunteers to get involved.

With our own front door we will be able to set our own opening times to suit our customers and staff availability, and this might mean opening slightly earlier or later to accommodate villagers who work during the day, perhaps closing over lunch or at other quiet times.

# WHAT HAPPENS NEXT?

Now we have narrowed down our location search to one site, we can press ahead with planning and practicalities. This flowchart shows the key processes and milestones between now and opening the new shop.



# SHOP LOCAL, SUPPORT YOUR LOCAL COMMUNITY

When you use Whitley Stores you will not just be ‘shopping local’ and supporting our many local suppliers, but also supporting your own community and helping to fund local projects with the profits. You are helping to guarantee for yourself convenient access to a comprehensive range of products and services, you are supporting those villagers with reduced mobility who find it difficult or impossible to venture further afield for their shopping, and helping to reduce isolation by supporting a venture that offers volunteering opportunities and social interaction for customers, too. You are both enhancing the rural economy and achieving a positive environmental impact.

We have prepared a business plan, which this document outlines. Our financial projections show that with the villagers’ support the business will be sustainable, provided that we ensure we are responding to what you, the village communities, have told us you need.

We go into this reborn venture with valuable knowledge gained from our 18 months in the previous premises, both in understanding what sells and what does not, but also with the experiences of running a team of volunteers, dealing with our many suppliers, working with a landlord and with the feedback of our customers and volunteers.

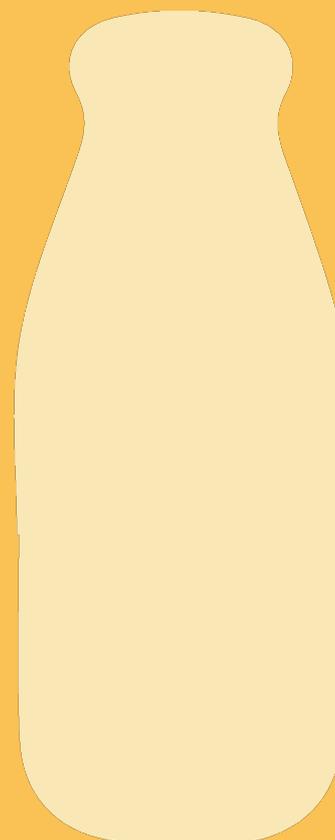
Your initial investment in our community enterprise remains in place as we seek to relaunch in our proposed new premises. Community Shops offer a multitude of benefits to the mental and physical well-being of the volunteers helping to run them, to locals who use the facility, and also, in great measure, to the heartbeat of the village itself.

At the end of our first year of trading, we were able to award small financial grants to three local groups: Whitley Art Group, Whitley Cricket Club and the Parents and Friends of Shaw School.

It is often claimed that properties in villages with a thriving local shop are valued at around 5 per cent more than similar properties in areas without the same facility. Our research backs this up, with local estate agents agreeing that “A village shop draws people into an area, making it an attractive place to live” and “Good local facilities always assist in a sale”.

We’re excited to be working with Jackie and Adrian at the Pear Tree Inn to create a vibrant and sustainable community venture in the heart of Whitley, that will enhance village life.

Our shareholders will remember that as a new start-up business, investors in Shaw and Whitley Community Hub Limited may be able to obtain tax benefits under the HMRC Seed Enterprise Investment Scheme (SEIS). A plan for and evidence of business growth are required to gain HMRC approval for this, and we anticipate that this move to larger premises will help us to secure this.



# FINANCING THE NEW VENTURE

After a year and a half of trading in our original premises, we feel confident that we have a model that works. Our turnover in our first year was £55,000 and with a larger shop area we hope to be able to increase this in our new location, starting with a target of £65,000, rising to £75,000 in Year 2 and £85,000 in Year 3. In line with actual figures from last year, gross profit has been estimated at 22% of turnover: community shops typically generate a gross profit of between 20 and 24%.

## Set-up costs

We aim to be able to fund the set-up costs from our existing reserves, with support from additional grants, and we have already submitted some grant applications towards this and depending on the level of grants awarded, we will be able to retain more of our reserves or purchase a better appointed cabin.

There is power, water and drainage already in the corner of the car park where we will be sited, making the installation of utilities straightforward. Some groundworks will be required in order to provide adequate foundations, together with external landscaping to provide steps / ramp up into the shop as required.

Current balance	£24,000
Purchase of Portacabin	£4,000
Transport and siting works	£2,000
Groundworks and utilities	£1,000
Timber cladding	£4,000
Exterior landscaping	£1,000
Signage	£500
Shelving and internal furnishings	£1,000
WiFi set-up	£500
Heating / Aircon installation	£2,000
Stock	£4,000
Reserves / Contingency	£4,000

We will look to purchase a second-hand portacabin with windows that is already insulated, floored and fitted with lights and sockets. As a food handling business, it is also important to have hand-washing facilities as a minimum and possibly a WC for customer and volunteer use. Initial research shows available cabins at around £4,000, but we will not look in earnest until planning permission is granted.

## Running costs

We will start with a rent of £100 per month, rising to £200 per month in Year 2 and settling at an ongoing figure of £300 from Year 3. This will allow us to grow our revenue steadily and sustainably.

Projected running costs show that we are working towards employing a part-time manager from part-way through Year 1, working alongside a team of 'super volunteers' to take on some of the tasks currently performed by the Steering Group. The part-time manager role salary has been estimated at the National Living Wage of £9.50ph, for 10 hours a week, plus National Insurance, but this role will only be feasible if we can achieve our revenue targets.

Power is set to remain a major expense. We have agreed with the Pear Tree that we will pay for our electricity at a consumed kWh level, at the same rate per kWh that they are billed. Based on the consumption of our existing appliances, a proposed heating and air conditioning unit, and miscellaneous items such as till, lights etc, we have estimated our first year's power costs to be c. £5,000 (calculated at the Pear Tree's assumed rate of 50p/kWh from October tbc).

Subject to planning approval and financing, we propose to install 8kW of solar panels to provide some of our energy from Year 2. The capital expenditure is too great to include this in the initial set-up. These panels will reduce our annual power costs to c.£1,500 and we hope to access grants to support the purchase and installation of these.

	Year 1	Year 2	Year 3
Turnover	£65,000	£75,000	£85,000
Cost of Sales	£50,700	£58,500	£66,300
Gross Profit	£14,300	£16,500	£18,700
Salary	£2,811	£5,847	£6,080
Rent	£1,200	£2,400	£3,600
Credit Card Fees	£601	£644	£729 (1.3% of 2/3 transactions)
Banking	£500	£550	£605
Power	£4,781	£1,481	£1,481 (Reducing in Y2 with solar)
WiFi	£360	£396	£436
Accounting	£1,000	£1,100	£1,210
Insurance	£1,000	£1,100	£1,210
Waste	£600	£660	£726
General / admin / IT	£1,400	£1,540	£1,694
Repairs	£0	£500	£550
	£90	£283	£378
Refrigeration	£2,000	4 x refrigeration units @ 1,000 kWh/annum	
Heating / Cooling	£2,281.25	5kW unit running at average 1.25kW for 10 hours a day	
Misc Electric	£500	Unit price of electric assumed = 50p	
	£4,781.25		

Whilst these figures show little more than breakeven at each year end, they are conservatively calculated, assuming 10% year-on-year inflation and a pessimistic electricity rate of 50p / kWh.

# WHAT DOES WHITLEY STORES MEAN TO THE VILLAGE?

In September, 2020, we distributed 547 surveys – to each household in Shaw and Whitley – to gauge the level of interest in retaining a shop in the village and to explore the services and produce villagers would like to see. 79% of survey respondents rated having a village shop as Important or Very Important.

Village shop basics, such as Bread, Milk and Newspapers, all figured highly at >65% each.

Whitley Stores was designed to stock these importantly rated items from this survey and sold a wide variety of daily essentials, fresh breads and meats, local produce and seasonal offerings.



*“I found the convenience of Whitley Stores very useful, especially for things like milk, bread, butter etc. i.e. the staple foods that it is so easy to run out of.”*



In our first year of operation, Whitley Stores sold 10,779 newspapers and magazines 3,280 stamps, 2,970 pints of milk, 2,785 bakery items, 3,978 eggs, 1,932 sausages and 1,556 cans of pop. Our gift table showcased the work of local craftspeople and we made 1,065 sales altogether in this category. Our medicine selection saved the day for people on a number of occasions, including the grateful parent who had travelled from Seend and was delighted to find that we stocked Calpol. We were thrilled to support community events by running the bar tent at the CAWS Jubilee Fete and the barbecue at the Shaw School Summer Fayre.

# VOLUNTEERING AT WHITLEY STORES

Community Shops are largely staffed and supported by volunteers. Our fantastic team of helpers served in the shop and also provided support in the background to ensure the smooth running of the store. Our volunteers told us that it was a very enjoyable and rewarding thing to do which not only really benefited the community, but the volunteers, themselves, too.

Here are some thoughts from our community shop volunteers:

*“Whitley Stores was truly the heart of the community. People came not only to support us financially, but to meet friends, make new friends, share problems and joys and left feeling part of a special community.”*

*“I enjoyed my shifts in the shop, it felt like it was connecting the community and a central part of the village.”*

*“This wonderful asset was the central hub where locals were not only able to shop and collect papers but where in some cases it was the only chance they had to meet and chat to another person.”*

*“As a volunteer I felt I was playing a small part together with a group of similar minded people who were invited to serve in our village shop. I have enjoyed volunteering and meeting people in the village and beyond who I had not met before. Thank you.”*





*“I feel quite strongly that Whitley needs a village shop, hence the reason I volunteered. I’ve enjoyed trying to make myself useful, albeit only 1 shift per week due to other commitments, but Whitley Stores gave me the pleasure of meeting other volunteers and villagers, and this continues when collecting my paper and drinking hot chocolate with new friends at the Reading Rooms on Saturday mornings.”*

We are keen to hear from anyone who would like to join the list of volunteers, be part of a new Operations Team to oversee the day to day running of the shop or join the SWCH Steering Group. There are volunteer roles that can be done from home or that do not require you to be operating the till, including stock control, ordering, some simple admin, managing the volunteer rota etc. Please do get in touch if you would like to find out more.

### **Supporting our Volunteers**

Whitley Stores will have a volunteers’ handbook that is made available to existing and potential volunteers. This will clarify the expectations of volunteers, explain more about the Shaw and Whitley Community Hub and provide essential information for all volunteers. In addition to this, an updated Operations Manual will detail all shop procedures, including daily routines, dealing with till problems, ordering and more.

The SWCH steering group will regularly monitor its volunteer programme and seek to ensure feedback from volunteers informs the development of the society. Volunteer drop-in sessions and occasional social events will provide volunteers with an opportunity to meet members of the steering group and to come together with other fellow volunteers.



# GROWING OUR MEMBERSHIP

Shaw and Whitley Community Hub is a Community Benefit Society, a member-owned organisation that seeks to provide benefits for the community it serves.

The benefits of our society of having a large and engaged membership is:

- Having a larger number of people who have a financial interest in the running of the enterprise and who are more likely to use it regularly.
- A greater number of people who attend AGMs and committee meetings and positively contribute to the overall direction of the business.
- A more accessible pool of people to draw on when committee numbers are falling, or when more volunteers are needed to help run the business.

The SWCH rules require it to have a membership strategy to ensure 'membership' remains at the heart of the enterprise, whereby the society continues to grow membership and engage its members.

We will seek to grow our membership year on year, beyond the current 175 members who originally invested in our society.

Anyone over the age of 18 years old can apply to join our society as a member by investing the minimum sum of £10 into our society. Our membership application form is available on our website.

## MEET THE STEERING GROUP



**Nathan Hall** has lived in the Shaw & Whitley community with his wife Claire since 2004 and has seen his now teenage sons, Evan and Finn grow up here. He has worked in NHS Management since 1997, and currently leads national improvement programmes for NHS England. He has previously been a Governor at Shaw Primary School, chaired the Board that established the Academy Trust of Melksham and has provided mentoring support to young people. Nathan was born and brought up in the South Wales valleys, where he developed his interests in sport, music and the outdoors.



The vibrancy of our village is extremely important to **Alison Candlin**. She'd been a city girl before moving to Whitley in 2008 to be close to family in Corsham, but has discovered a passion for the surrounding open spaces and for being part of a tight-knit and supportive community. Alison works from home as a marketing professional and writer, so spends more or less all of her time in the village or walking the family spaniel around it. She lives here with her three boys and husband, John. She was Chair of Shaw School PTA for three years, does her utmost to support local businesses and feels passionately that a good village shop is an essential part of the tapestry of rural life.



**Charlotte Yates** has lived in the village for 12 years with her husband and 2 daughters. Both daughters attended Daisychain nursery and then Shaw school where Charlotte was treasurer of the school PTA for a number of years. Charlotte enjoys living in Whitley and spends time appreciating her local area while out walking her dog. Charlotte is a keen supporter of the community attending local events and frequenting the Pear Tree and she feels strongly that a village shop should be at the heart of a village. Charlotte works for a local Pharmaceutical company in Chippenham where she leads a team of research scientists.



**Dominic Szanto** has lived in Shaw and Whitley for 15 years with his wife – a local artist – and daughter. He works for an international renewable energy developer, managing investments in offshore wind projects. In addition, he is a Trustee of Wiltshire Citizens Advice. Away from work, Dom's interests are politics, football, and travelling. He describes himself as a keen musician whose enthusiasm is unencumbered by talent.



Originally from Yorkshire, **John Lister** spent many years living overseas and travelling all over the world with his work in construction and project management software before settling in Whitley, just 10 miles from his University town of Bath, in 2008. He now manages a software consultancy in Leeds from the office at the bottom of his garden. John is Group Scout Leader at 1st Broughton Gifford and Holt Scouts. In his spare time, John can usually be found in his woodworking shop or knocking up a tree house. He's the person all his friends turn to for DIY advice (and tool hire).



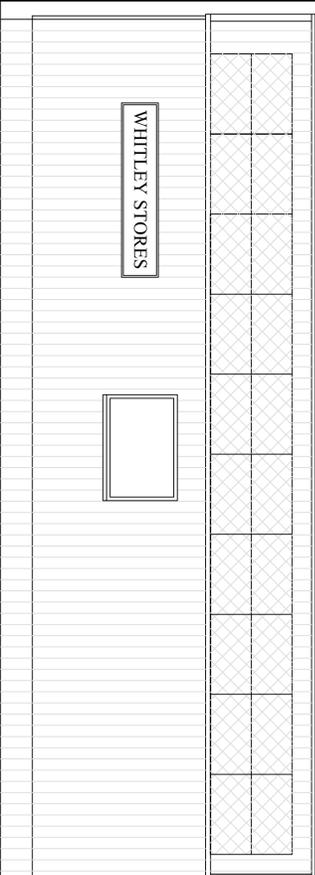
**Martin Moorshead** and his wife Jo moved to Whitley in 2013 being the perfect mid-point between their family homes near Bath and Chippenham. Their two children have since progressed through the Reading Rooms Toddler Group, Beeches Pre-School, and Shaw Primary School. Having worked from home on occasion in the past, and far more frequently in recent times, he has strengthened his view that a local shop and community hub are essential parts of village life. Outside of work Martin can often be seen running or cycling the lanes and trails around the village, although he says this is mainly to justify indulgence at the Pear Tree rather than for the enjoyment of keeping fit.

Thank you for taking the time to read this brochure. We hope we can count on your support and look forward to working with the villages to create a vibrant community hub that will benefit everyone in Shaw and Whitley.

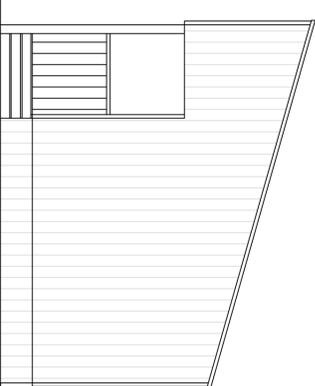
Shaw and Whitley Community Hub Limited is a Community Benefit Society registered with the Financial Conduct Authority (Registration Number 8571)

Shaw and Whitley Community Hub Limited:  
Registered office, 63a Shaw Hill, Shaw, Wiltshire SN12 8EX  
[www.whitleystores.org](http://www.whitleystores.org)

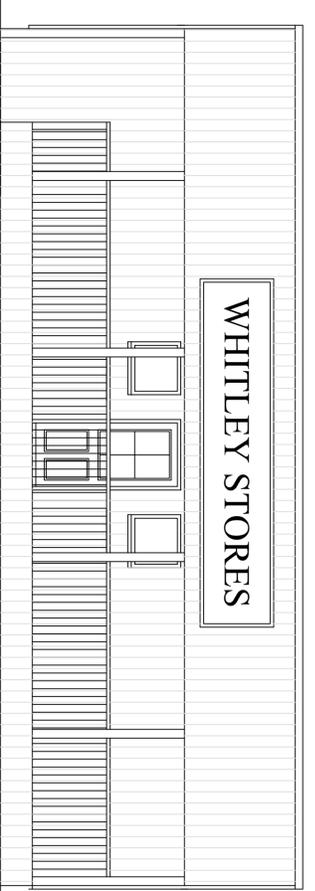




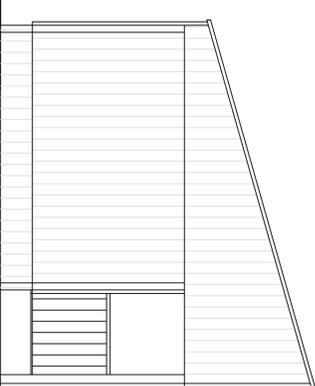
Proposed South Elevation 1:50



Proposed West Elevation 1:50

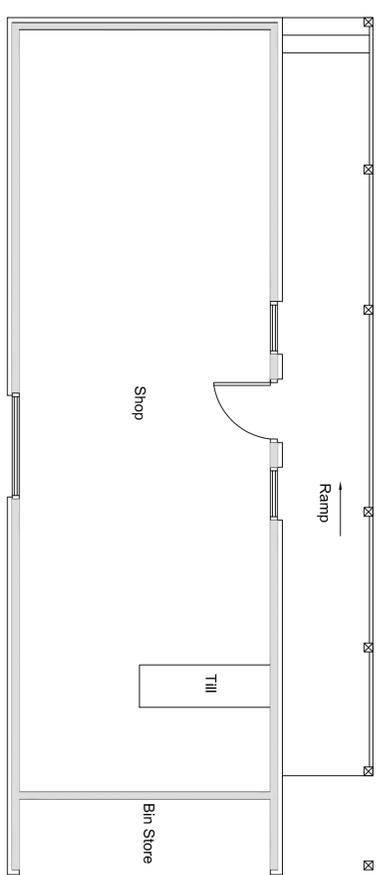


Proposed Rear (North) Elevation 1:50

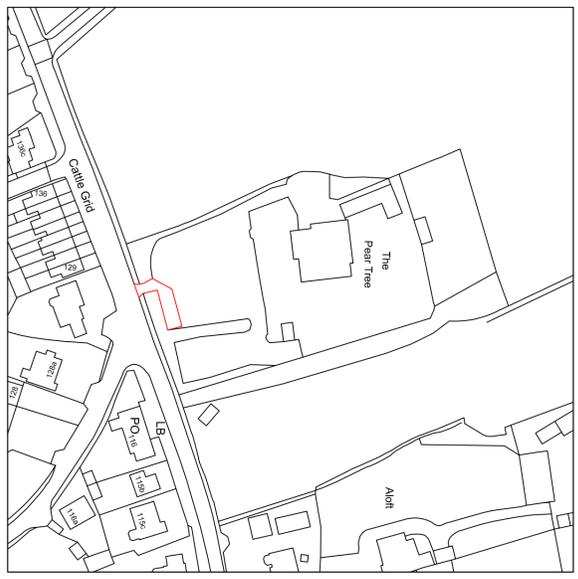
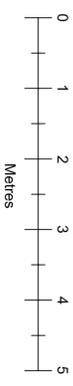


Proposed Side (East) Elevation 1:50

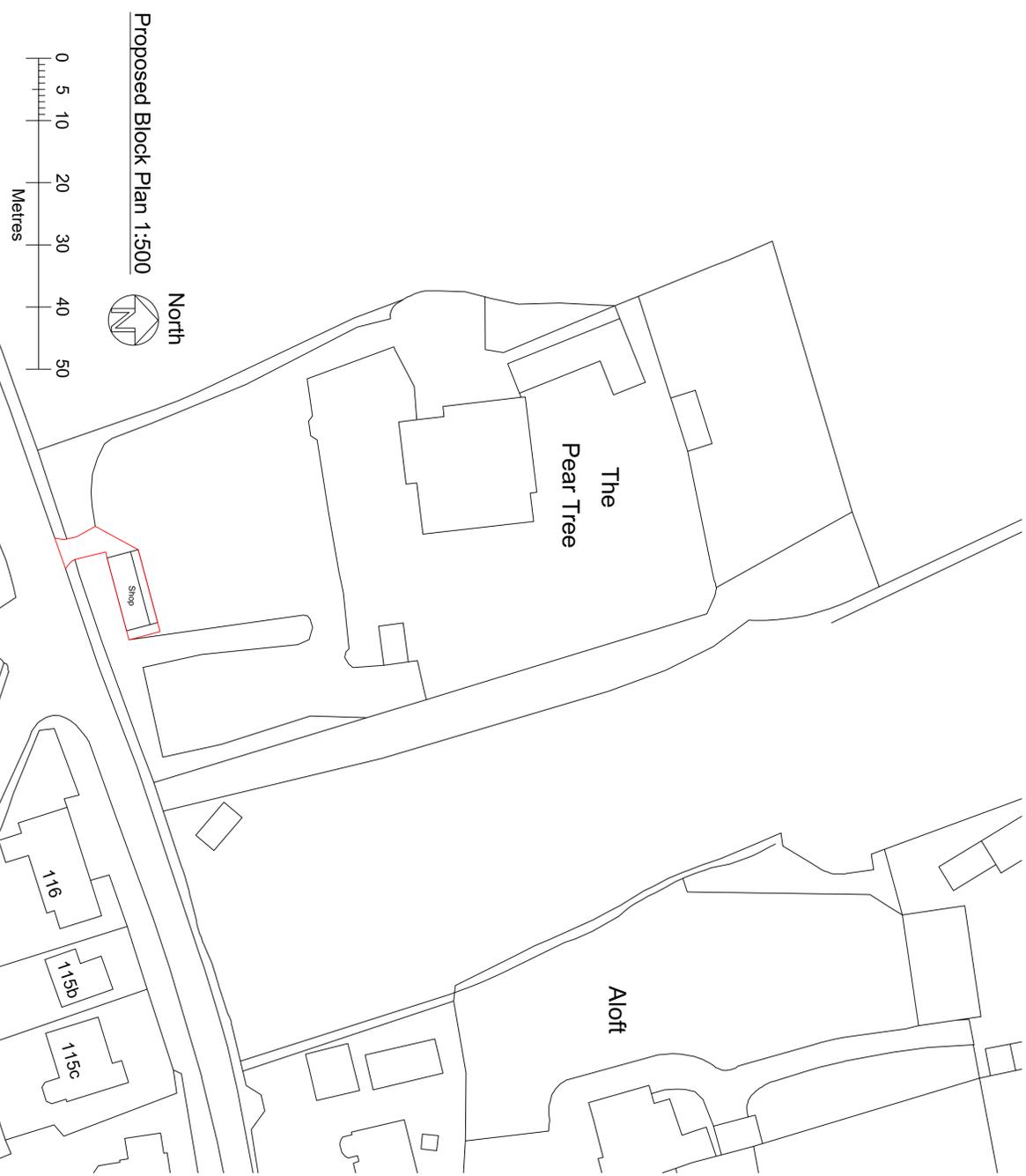
Building Materials:-  
Walls:- Timber cladding  
Roof:- GRP flat roof with solar panels  
Windows & Doors:- Timber  
Rainwater Goods:- Upvc



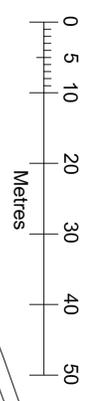
Proposed Floor Plan 1:50



Location Plan 1:1250



Proposed Block Plan 1:500



Drawn by	A Harlow & Son 01225 938329		
Proposed Village Shop at	The Pear Tree Inn		
Top Lane	Whitley		
Whitshire	SN12 8QX		
Scale	1:500, 1:50, 1:1250	Drawing No	AH2023/17
Date	26th March 2023	Sheet	1 of 1
A1 Papersize			

**PROPOSED COMMUNITY SHOP, TOP LANE,  
WHITLEY, WILTSHIRE**

**Heritage Assessment**



**March 2023**

*Carefully managing change  
in the historic environment*

**Ian Lund**  
Dip Urban & Regional Planning, Dip Architectural  
Conservation, IHBC  
Heritage Professional  
23 Hanewell Rise  
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**Frontpiece : Photo 1 – The south facing front of *The Pear Tree* inn from the corner of the car park, near Top Lane**

## 1. Introduction

- 1.1 I have been commissioned by Shaw and Whitley Community Hub Ltd to provide a heritage assessment intended to inform and accompany an application for planning permission concerning a proposed community shop on land near to *The Pear Tree* Inn, Top Lane, Whitley. The Inn is listed as having architectural or historic interest and this report is largely aimed at clarifying whether impact the proposed shop might have on the setting of the *The Pear Tree* would harm its significance.
- 1.2 National planning policy requires an applicant to describe the significance of heritage assets that may be affected by new development, and an appropriate level of specialist expertise is expected to be applied to the decision-making process. The first step for all applicants is to understand the significance of any affected heritage assets and, if relevant, the contribution of their setting to significance. The assessment is informed by guidance within *Historic Environment Good Practice Advice in Planning Note 2 (GPA2)* and *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning (GPA3 Second Edition)* both published by Historic England.
- 1.3 I am a retired chartered town planner with over 40 years experience of appraising development proposals in the historic environment. I am also a current member of the Institute of Historic Building Conservation, a past member of the Central Council, and Chairman of the South West Branch. In 2021 I joined the Disciplinary Panel of the Institute.
- 1.4 The report is largely based upon research, and an inspection of the site, undertaken during March 2023.

## 2. Background Context

- 2.1 Whitley is a small settlement in the Melksham Without civil parish. It lies on gently rising land within the broad valley of the River Avon. Very little seems to have been written about its history. The Victoria County History notes that both Whitley and its neighbour Shaw were once tithings of the Melksham parish<sup>1</sup>. Apparently there are records referring to Whitley in 1546 as a manor although this is questioned in the VCH as it seems unlikely that the estate, properly speaking, could have been a manor at this time.

- 2.2 There is no unique record for Whitley within Wiltshire Council's Community Histories, although under the Melksham Without entry it is stated that it seems a general rebuilding in stone took place there from the late 17th century. "From this it would seem that there were a number of tenants in Whitley who built themselves substantial farmhouses."
- 2.3 *The Pear Tree*, post code SN12 8QX, lies on the north side of Top Lane opposite the junction with First Lane. It faces south towards Top Lane but is set well back from the carriageway. The curtilage of *The Pear Tree* now includes a car park located between the building and the lane, together with amenity land to the west, north and east of the pub.
- 2.4 The proposed community shop is intended to be located within the car park area near to its junction with Top Lane. The car park is surfaced with free draining gravel.
- 2.5 There are no large scale national heritage designations such World Heritage Sites, Historic Parks and Gardens, Scheduled Monuments or battlefields relevant to the site. Neither are there other listed buildings, or Conservation Areas in the vicinity. The impact of the proposal on *The Pear Tree* is therefore the key consideration from the point of view of the historic environment. The protection of the setting of listed buildings is a statutory requirement set out in Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

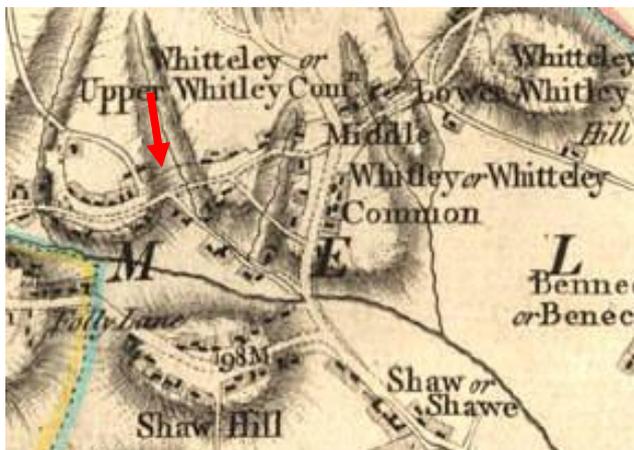
### **3 Understanding *The Pear Tree***

- 3.1 It seems likely that *The Pear Tree* was originally one of the stone farmhouses referred to above. Agriculture in the parish was predominantly mixed in the post-medieval period but there was a change to dairy farming, although few records have been found that suggest when this took place. An entry in the Wiltshire and Swindon Historic Environment Record refers to the inn as a:

"Partially extant 17th century farmstead of regular courtyard plan. The courtyard is of L-plan (with a detached house) with additional detached elements to the main plan. The farmhouse is set away from the yard. Located within or in association to a village. There has been a partial loss (less than 50%) of traditional buildings."

- 3.2 The farmstead, however, is not readily identified on the Andrews and Dury map of 1773. The map, however, does seem to indicate an east-west boundary parallel to Top Lane. The map also refers to the area as Whitley Common. The boundary may represent the northern edge of the common on which a nearby series of buildings

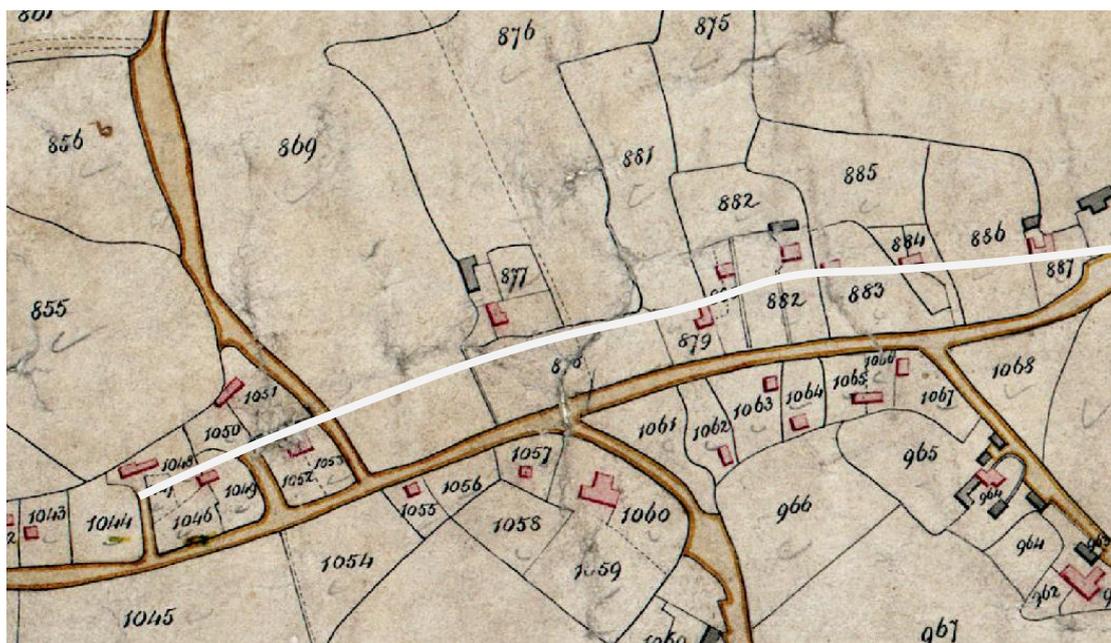
seem to abut. By the time of the Tithe Survey in 1840 the enclosure and privatisation of common land would have been substantially complete.



**Map 1. Map of 1773, with the location of *The Pear Tree* arrowed.**

3.3 The Tithe Map clearly identifies the site at plots 877 and 878 and there is little doubt that the core of the building, and an outbuilding in the courtyard (3.1 above), had been constructed. The accompanying Tithe Apportionment groups 877 with various other properties as “sundry houses, cottages, gardens and small plots of land” seemingly owned by members of the Awdry family.

**Map 2. Map of 1840 on which I have superimposed a line in front of properties possibly facing the former common.**



3.4 The First Ordnance Survey Map of 1878 indicates little change but the area in front of the building is shown as having three trees. The property is still not identified as an inn, public house or beer house. However, it may soon have been diversifying into

the sale of alcohol. The Register of Licences for Melksham notes that during 1881 the property was the subject of a case of “selling liqueur from unlicensed premises”. By 1899 matters had been regularised and *The Pear Tree* was licensed to “retail beer, cider and perry to be consumed on or off the premises (to be closed on Sundays)”. By that time the property was said to be in the ownership of Ushers Ltd.

**Map 3. Map of 1878 with The Pear Tree arrowed**



#### 4. The Significance of The Pear Tree

- 4.1 *The Pear Tree* is not referred to in the Wiltshire volume of the Buildings of England<sup>ii</sup>. The only written reference to its architecture that I have been able to find is the description accompanying the listed building entry in the National Heritage list :

Inn. Late C17 to early C19. Rubblestone, stone slate roof with saddle back coped verges, kneelers and finial (to right only). 2 storeys, 3 windows. Central door has moulded cornice over lintel. Paired 12-pane sashes with plain cases and mullion either side of door. Single 12-pane sash over door with paired sashes either side. Left return has one blocked 3-light ovolo mullioned window with drip mould to ground and first floors and 2-light with drip mould in attic. Right return has altered ground floor but 2-light ovolo mullioned window to attic. Single storey outshut to rear has 2-light cyma mullioned window, and Roman tiled roof. Interior: good C19 inn interior. Ceiling with chamfered beams with stops.

- 4.2 The footprint of the building we find today has more than doubled in size since the 19<sup>th</sup> century. A lower in-line extension to the right of the main range is built in a

traditional style but is manifestly not a historic structure. Various rear, single storey extensions are mainly used by dining customers at the inn and internally they blend seamlessly with the original main range. Externally, however, it is clear they have been added during the past 50 years.

- 4.3 The stone built main range displays an attractive rustic character within, although internal partition walls and the original staircase have been removed. Many of the fittings, and parts of the structure such as floorboards and ceilings have been renewed. Nevertheless a traditional ambience has been preserved with original downstand ceiling beams throughout having 1 1/2" chamfers and simple run-out stops contributing to historic character.



**Photo 2. A downstand beam found on the ground floor**

- 4.4 Externally the property maintains a stone slate roof, with swept valleys to a gable on the rear roof slope. The paired sliding sash windows on the front elevation may not be original features but could be almost two hundred years old. Possibly, the most obvious indication of a 17<sup>th</sup> century origin is found in the windows on the west gable end. These have ovolo moulded stone mullions. Access to the roof structure is not easily achieved. As the level of detail in a Heritage Assessment is expected to be proportionate; in this case no more than is sufficient to understand the potential impact of the emerging proposals on the setting of the building the roof structure is not considered further here. If the list description is correct it is likely to have been constructed in the late 1600s; perhaps when economic stability was beginning to return after the 'Glorious Revolution' of 1688-9.



**Photo 3. Stone mullioned window with ovolo mouldings found on the attic floor**

4.5 Setting can also contribute to heritage significance but it is not itself a heritage asset, nor a heritage designation. It is generally accepted that its importance can lie in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

4.6 The setting of a heritage asset is defined in the Glossary of the NPPF: “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

4.7 *The Pear Tree* probably originated as a small house serving a small-holding. The associated outbuilding shown on the historic maps still survives but is now converted for visitor accommodation. Its original purpose is not entirely clear but it was probably built for horse stabling, and covered shelter for a small number of cattle. Additional modern holiday pods have been erected nearby and the immediate setting of the inn at the rear lacks heritage importance.



**Photo 4. North facing flank of the outbuilding**

- 4.8 The small farmhouse was probably erected as close to the lane as was practical at the time. The open space between the front elevation of the building and the carriageway is thus fortuitous rather than a planned garden. The emphasis in the 17<sup>th</sup> century would have been on utility with minimal effort given to the provision of an elevated position or a prospect. The selection of a picturesque location, with its own vista or panorama, was not generally practical or fashionable for farmhouses until the 19<sup>th</sup> century.
- 4.9 The existing front setting of the inn is understated with a minimum of commercial advertising. Being set well back from Top Lane it is not readily visible from the public highway. The front elevation can be glimpsed from the public domain in the area immediately adjacent to the site access but intervening hedges, walls and landform obscure more distant views.



**Photo 5. Looking westwards along Top Lane with the coffee and bicycle shops on the left and the hanging sign at the entrance to *The Pear Tree* car park further away on the right**

- 4.10 The car park is visually separated from the listed building by a pleached beech hedge which reflects the boundary that may once have existed between the 17<sup>th</sup> century building and the common. The old boundary down the length of Top Lane however is generally much diminished with various properties, and boundary walls, occurring in front of the erstwhile 'building line'.



**Photo 6 (left) the hedge separating The Pear Tree from the car park, and Photo 7 one of the properties in-filling the originally common land north of Top Lane**

- 4.11 The immediate setting of the inn is thus contained in the area behind the beech hedge. The pub has a slightly wider visual impact to the zone in Top Lane immediately in front of the property but this plays only a small role as views from the lane are over a distance of 52m and are filtered by intervening trees, parked vehicles and the beech hedge. The reciprocal views of the front of the car park from *The Pear Tree* are similarly constrained.
- 4.12 The NPPF defines significance as “the value of a heritage asset to this and future generations because of its heritage interest”. Such interest may be archaeological, architectural, artistic or historic, or a combination of these. Understanding the extent of that significance is important because this can, among other things, lead to a better understanding of how adaptable the asset may be to change. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.
- 4.13 There is no evidence to suggest that the land at the front of the car park ever accommodated previous buildings or other archaeological features. Furthermore the proposed structure is unlikely to require substantial or deep foundations hence archaeological potential is not considered further. The core *The Pear Tree* building however displays time honoured vernacular building materials and character and is

thus justifiably considered to have architectural and historic interest. Perhaps unsurprisingly, this is where the main significance of the protected building lies.

- 4.14 In wrapping up a discussion on its setting of the inn it is relevant to note that the surroundings are not referred to in the list description. Setting indeed plays a very limited role in helping understand the heritage significance of the property. The geographic siting of the property well back from Top Lane is of minor local historical interest but it is the surviving physical fabric of main range of *The Pear Tree* that determines its special interest.
- 4.15 Its use as a public house additionally gives the building a communal value to Whitley, and beyond, but this is not reflected in the design of the building or its physical attributes. The visual setting of the building thus plays only a very minor role in determining its heritage character.

## 5 The Impact of the proposed community shop on the significance of *The Pear Tree*

- 5.1 A single storey structure near the front corner of the car park is most unlikely to have a noticeable effect on items of heritage significance. Even though the site is technically within the curtilage of the protected building the proposed location of the community shop is over 50m away from *The Pear Tree* and consequently the visual change will be slight. The new shop will be noticeable from Top Lane immediately adjacent to the structure but this is not an important or strategic viewing point.



**Photo 8 View across the pub car park to the corner where it is intended to site the proposed community shop**

- 5.2 No additional parking provision is needed as existing off-street provision, which is under-utilised during daytime hours, will be used. Any increase in traffic accessing the shop is likely to be small and without any material impact on any important aspects of the setting of *The Pear Tree*.
- 5.3 On the positive side the shop would consolidate activity in what might be considered the commercial heart of the settlement. A privately operated café and shop operate from premises on the south side of Top Lane, a chapel, and the location of the former village bakery, are nearby. To a small degree the community shop is also likely to complement and help sustain the village pub.

## 6. Other considerations

- 6.1 Historic England's Good Practice Advice advocates exploring ways to maximise enhancement and avoid or minimise harm. I would recommend that particular care is taken over the following items.

### Design of the shop

- 6.2 As noted above the clients have signalled an intention to clad the temporary structure with timber. The village environment would certainly be respected if this is achieved. Vertical larch or cedar boarding would be suitable and be a nod towards the current sustainability agenda,
- 6.3 The possibility of arranging an array of photovoltaic panels on the roof would also be on-message with energy conservation objectives by reducing a need to take mains electricity from the national grid. In this case, it would be desirable if the panels are carefully chosen to fit symmetrically on the roof thus avoiding the ugly unbalanced arrangements sometimes found when panels are retro-fitted to existing structures.

### External Advertising and lighting

- 6.4 It would be a natural wish to identify the location of the shop from Top Lane. However, bright or garish advertising could begin to impinge on the tranquil environment around the listed building. Therefore, signage should be restrained and any lighting subdued. It would be best if any external lighting was restricted to that necessary to obtain a safe means of access for pedestrians. Street lighting is available nearby and therefore it may prove practical to fix any new illumination at a low level. The general aim should be to avoid contributing to light pollution beyond the site boundaries.



**Photo 9 Hanging sign near the entrance to the pub car park**

### Landscaping

- 6.5 The shop should be sited to avoid damage to existing trees found at the front of the site. The closest trees (silver birch) are not subject to special protection but their continued presence would help maintain a rural ambience in the locality and soften the appearance of the new structure.

## **7. Conclusion**

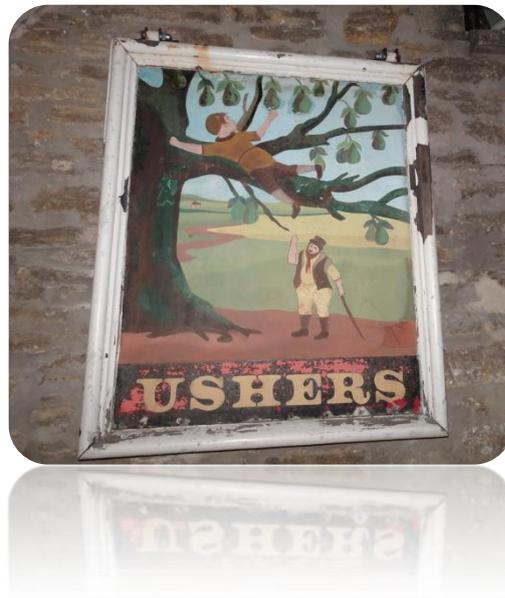
- 7.1 The Pear Tree is a listed building where the form and historic fabric of the main range plays the critical role in defining its heritage significance. Its wider setting only plays a small part in contributing an ability to appreciate that significance. Provided the regard is paid to the detailed considerations outlined in Section 6 (above) the impact of the proposed community shop on that setting of the inn will be negligible. The character of the inn would not be threatened and there would be communal benefits arising from the scheme. The extent of change would fall below the level of harm and thus the proposal is compliant with legislation and national planning policy aimed at protecting the setting of listed buildings.

## **8 References and documents consulted**

- 8.1 The following outlines the framework of research and documents consulted considered in the preparation of this assessment:
- i) Victoria County History of Wiltshire Vol. 7, 1953
  - ii) The Buildings of England Wiltshire, Orbach, Pevsner & Cherry, 2021

- iii) Historic Environment Good Practice Advice in Planning Note 2 “Managing Significance in Decision-taking in the Historic Environment” Historic England
- iv) National Heritage List – web site
- v) The National Planning Policy Framework (NPPF revision 20) Section 16 ‘Conserving and enhancing the historic environment’ is of special relevance.
- vi) Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) Published December 2017

**Photo 10. A naïve type advertisement board relating to the pub now found hanging on the stairwell in one of the modern extensions.**



**Subject:** FW: FOI CAS-439 (KW) - Empty Homes - Melksham Without and Melksham Town

**From:** Information Governance <[InformationGovernance@wiltshire.gov.uk](mailto:InformationGovernance@wiltshire.gov.uk)>  
**Date:** 29 March 2023 at 13:50:15 BST  
**To:** [REDACTED]  
**Subject:** RE: FOI CAS-439 (KW) - Empty Homes - Melksham Without and Melksham Town

Dear Terry Chivers

**Freedom of Information Request Case ID CAS-439**

Thank you for your request for information received on 22/03/2023, in which you asked for the following information:

*Do the Council keep records of empty homes, If so can I ask how many empty homes are there in Melksham Without. And how many empty homes are there in Melksham Town*

Under the Freedom of Information Act 2000 (the Act) the Council is obliged to:

- Let you know whether we hold the information you have requested
- Provide you with the requested information, if held, (subject to any exemptions to disclosure that may apply)

I can confirm that the council holds the information you requested which is as follows:

Do the Council keep records of empty homes, If so can I ask how many empty homes are there in Melksham Without. And how many empty homes are there in Melksham Town – **There are currently 180 empty in Melksham Town and 55 within Melksham Without**

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If you are dissatisfied with the response to your request you can ask for a review of the handling of your request for information. Details of the complaints procedure are below.

Regards  
Karen

Information Governance Team  
Legal and Governance  
Wiltshire Council  
[InformationGovernance@wiltshire.gov.uk](mailto:InformationGovernance@wiltshire.gov.uk)

**Freedom of Information Complaints and Review Procedure**

Any person who has requested information from Wiltshire Council which has been dealt with under the Freedom of Information Act is entitled to make a complaint and request an internal review of the handling of their request if they are dissatisfied with the response they have received.

Requests for review of a Freedom of Information requests should be made, in writing, which includes email, to:

Freedom of Information and Records Lead  
Information Governance Team  
Legal and Governance  
Wiltshire Council  
[InformationGovernance@wiltshire.gov.uk](mailto:InformationGovernance@wiltshire.gov.uk)

Please include the Case ID number, the date of your request and details of why you are asking for a review. Requests for a review should be brought to our attention within 40 calendar days of our response to your request.

Any request for a review will be acknowledged in writing confirming the reasons for the review. The review will be allocated to someone who is independent of the original decision. The person conducting the review will set a target date for a response with the intention to complete the review within 20 working days. In more complex cases the review may take up to 40 working days.

The reviewer will conduct a full review of the handling of the request for information and the decisions taken, including decisions taken about where the public interest lies in respect of exempt information where applicable. The review enables a re-evaluation of the case taking into account any matters raised by the requester.

On completion of the review the reviewer will contact the requester with the result of the review. If the requester is still dissatisfied with the council's handling of their request they should contact the Information Commissioners Office (ICO). The ICO can be contacted using the following details:

Information Commissioners Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF  
Tel; 0303 123 1113 (local rate)  
01625 545 745 (national rate)  
Email; [casework@ico.org.uk](mailto:casework@ico.org.uk)

---

**From:** Information Governance  
**Sent:** 23 March 2023 13:54  
**To:** [REDACTED]  
**Subject:** FOI CAS-439 (KW) - Empty Homes - Melksham Without and Melksham Town

Dear Terry Chivers

**Freedom of Information Request Case ID CAS-439**

Thank you for your request for information received on 22/03/2023 in which you asked for the following information:

Do the Council keep records of empty homes, If so can I ask how many empty homes are there in Melksham Without. And how many empty homes are there in Melksham Town

Your request is being processed under the provisions of the Freedom of Information Act 2000 and you will receive a response within 20 working days of receipt of your request.

Regards

Karen

Information Governance Team  
Legal and Governance  
Wiltshire Council  
[InformationGovernance@wiltshire.gov.uk](mailto:InformationGovernance@wiltshire.gov.uk)

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## Melksham Without Parish Council response to Wiltshire Council's draft School Places Strategy 2023-2027

Approved Full Council meeting on Monday 27<sup>th</sup> March 2023

PAGE NUMBER REFERENCE	TEXT	MWPC COMMENT
Page 4 What is the School Places Strategy?	To be effective, the commissioning process must begin with a thorough understanding of the needs and aspirations of the local community. It requires the strategic planning of services based on an analysis of need, a set of policies and principles by which decisions will be made and well-defined processes for the implementation of proposals.	What has been done to find out the needs and aspirations of the local community to date? Is it just this draft strategy for comment? How do the public know about it?
Page 5 A1 Wiltshire Context	The council also has a duty to respond to any representations from parents who are not satisfied with the provision of schools in the local area. This could be regarding the size, type, <b>location</b> or quality of school provision.	The parish council note that at present there are several planning applications on Semington Road, Berryfield that require children to cross busy A roads to access primary and secondary schools – <b>this statement will now be used as evidence in those current planning applications.</b> There is also concern that the only new school currently planned in the Melksham area is at Pathfinder in Bowerhill, and that is where children will go even if large applications in the north of the parish are approved, which is not sustainable. <b>Are</b>

		<b>parents aware that they can make representation? How?</b>
Page 5 A1 Wiltshire Context	<p>This School Places Strategy shows local communities, and those interested in their development, how we expect school provision to change over the next few years. It brings together information from a range of sources and sets out the issues the council will face in meeting its statutory duties for providing school places up to 2027 and beyond.</p> <p>The Plan draws on present and predicted future pupil numbers on roll, together with information about birth rates, school capacity, and new housing. The Plan sets out proposed changes in the number of school places available over the next few years and it suggests where other changes may be necessary in the future. The Plan also sets out our policies on school organisation and the statutory framework for making changes such as opening, closing or enlarging schools.</p>	Parish Council to note
Page 6 A2 Geographical and population context	<p>Wiltshire is a predominately rural county, with nearly half of the population living in towns or villages of fewer than 5,000 people. A quarter of the county's inhabitants live in settlements of fewer than 6</p> <p>1,000 people. The areas of greatest deprivation in Wiltshire, as determined by the Indices of Multiple Deprivation, are parts of Trowbridge, Salisbury, Westbury, Melksham and Calne. Whilst the greatest concentrations of poverty are in neighbourhoods in towns, there is a more dispersed, often hidden, incidence in the rural parts of the county.</p>	Parish Council to note
Page 7 B1 Statutory duties	<p>Paragraph 94 of the <i>National Planning Policy Framework</i> (NPPF) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities, and that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. This includes local</p>	This to be quoted for current large housing development applications as there is not a choice as only a 5% surplus for primary for example (further on in the Melksham section). Note that WC can give greater weight to developments/applications that

	<p>planning authorities giving great weight to the need to create, expand or alter schools when preparing plans and making decisions on planning applications.</p>	<p>relate to schools, can we therefore argue that the developments should be given less weight if they are NOT doing that? thinking of new piecemeal, not strategic, development pre apps and applications currently in place – <b>to be quoted for the new application for 650 houses and pre-app for 300 houses.</b></p>
<p>Page 13 B8 Routes to opening new schools</p>	<p><b>Most new schools will now be established as academies</b>, and since May 2015, all new academies are classified as free schools. <b>There are a few limited circumstances in which the establishment of a new non-academy school can be proposed.</b> Sections 10 and 11 of the EIA 2006 permit proposals to establish new schools under certain conditions either <i>with</i> the Secretary of State's consent (section 10 cases) or <i>without</i> (section 11 cases).</p>	<p>New Pathfinder school will be an academy then? MWPC to ascertain who this is please, as MWPC want to be in discussions at pre-application stage with new academy (routes to school, impact on local community of parking etc). To date, the assumption/impression was that this was to be a WC project as they are currently appointing a contractor?</p>
<p>Page 16 C4 Primary schools</p>	<p>The preferred size for new primary schools is 420 places (2FE), but the Council will consider schools in the range of 210 places to 630 places (1FE to 3FE) where appropriate and will only seek to open new primary schools of full or half forms of entry.</p>	<p>Parish Council to note</p>
<p>Page 17 C4 Primary schools</p>	<p>Wiltshire Council believes that: • Parental preference is a key consideration and ability to access a school place close to home within the local community is an important factor.</p>	<p><b>MWPC to quote this to WC in future planning applications</b> if the development would not give parents this ability "close to home within the local community" - so any developments in the north of the parish/town in the future would have to travel to the new Pathfinder school south of town? and not in the local community?</p>

<p>Page 17 C4 Primary schools</p>	<p>Wiltshire Council believes that:</p> <ul style="list-style-type: none"> <li>•The quality of education is of paramount importance and closure of small schools which are no longer individually viable is a last resort.</li> </ul>	<p>Some new development should be encouraged in small villages in the community area so that their small village schools have enough pupils to function, and not continue to put pressure on the ones in Melksham &amp; Melksham Without schools. This could be done through the Local Plan Review.</p>
<p>Page 19 C5 Secondary schools</p>	<p>The preferred minimum size for an 11 to 16 secondary school is 900 (6FE) with the preferred maximum of 1,800 (12FE) pupils. Wiltshire Council however recognises that provision in some communities may fall outside the ideal size of secondary school and demand for additional places could be met either by expanding existing schools, if there is sufficient capacity on the site, or by new provision located within a new housing community.</p>	<p>New development in the Local Plan Review will put Melksham Oak over these numbers, see the Melksham section, but there does not seem to be a plan for this.</p> <p>The piecemeal approach of new applications and pre-applications may bring this into play now and could be used as evidence for responding to the current outline applications. PL/2023/01949 650 houses Blackmore Farm, PL/2022/06221 Upside 112 dwellings, PL/2022/08504 south of Western Way 210 dwellings, PL/2022/08155 west of Semington Road 53 dwellings.</p> <p>Current reserved matters applications: PL/2022/02749 144 dwellings land east of Semington Road PL/2023/00808 west of Semington Road 50 dwellings</p>

		<p>Current Pre applications:  Catesby for 300 houses at Snarilton Farm  Hannick for land adjacent to Melksham Oak</p> <p>Melksham NHP#2 allocation c200 dwellings – submit to Reg 14/16 in summer 2023</p>
Page 20 C7 School Organisation Review	<p>Educational viability, efficiency and effectiveness are all potential triggers for considering a review of school organisation and subsequent re-organisation of school provision in an area. The ‘triggers’ that might provide an indication that a review is necessary are set out below.</p> <p>4. Where there is population change in an area (to include growth from new housing)</p>	<p>Does the new housing planned - so Local Plan review, Melksham Neighbourhood Plan allocation in its review (c200 dwellings) and current piecemeal applications trigger a secondary school review <b>now</b> for Melksham? Rather than wait until the school is full?</p>
Page 21 C8 Location of new schools	<p>The fundamental aim in planning school places is to provide places near to where children live, to meet parental preferences as far as possible; to locate schools at the heart of their communities and to minimise travel to school distances. Wiltshire Council believes that where additional school places are needed because of new housing development, as far as possible the costs should fall on the landowners and/or developers, by way of contributions falling within the concept of planning obligations. Wiltshire has an agreed methodology for calculating the infrastructure needs arising from new development. A policy for requesting contributions from developers and for the use of such funding is in place.</p> <p>It is Wiltshire Council policy that where significant number of new places are needed, new primary schools should be provided, wherever possible, within major new housing developments.</p>	<p>Adds ammunition to the need for the pedestrian/cycle route to the back of Melksham Oak, and to carefully think through the access to the new Pathfinder school – MWPC can use as evidence.</p> <p>MWPC can use to argue against the new 50 houses development in Semington Road as (as per planning comments submitted to application on 20th March) - so argue the opposite, that it is not in the heart of the community and it does not minimise the travel to school distance (although within 2 miles, it is not an easy walk) – MWPC to submit as additional comments to the planning application.</p>

	<p>The site should ideally be within walking distance of most the development and Wiltshire Council will seek, through the planning processes, to provide for safe routes to school for pedestrians and cyclists. Sites of a suitable size to enable future expansion will be sought where the school can provide a natural focus for the local community, possibly in association with other local facilities such as shops or other community buildings.</p>	<p>The statement highlighted states that WC will seek via the planning process – this needs to be robust and provide enough funding for the safe route planned, and if not alternative funding must be sought at the planning application approval stage, not like the situation with Melksham Oak now where the houses are occupied and the new route costs c£450k with only £100k obtained in s106 funds and so the safe route is currently not proceeding.</p>
<p>Page 21 C8 Location of new schools</p>	<p>Where a new secondary school is planned, a site will be sought that provides safe pedestrian and cycling routes and, because of the longer distances travelled, good safe access for those pupils arriving by public and school transport. To discourage the use of private cars, schools are expected to prepare and maintain a Travel Plan. The council has a Schools Travel Plan officer to support schools with implementing their plans.</p>	<p>Schools are expected to prepare and maintain a Travel Plan but there does not seem to be proactive approach to this, all of the ones in the parish are very out of date. MWPC to use this evidence to supplement request for safe route to rear of Melksham Oak and for any new satellite school needed (although there is no plan for one!)</p>
<p>Page 22 C8 Location of new schools</p>	<p>Wiltshire Council recognises the importance of considering distance of travel from home to school when planning new developments to reduce dependence on subsidised bus travel and encourage safe walking and cycling to school</p>	<p>MWPC don't think they have ever seen evidence of this on comments for submitted by WC on planning applications and will be quoting it on future and current planning applications</p>
<p>Page 22 C9 Capital investment</p>	<p>The Council has a statutory duty to provide sufficient school places to meet the demand arising across Wiltshire, whether from demographic or population change, strategic housing development growth or military moves. The Council receives annual capital</p>	<p>It has a statutory duty to provide sufficient school places but should it not be considering sufficient SUSTAINABLE school places? that are easy to walk and cycle to? So that they are built and</p>

	funding allocations from the Department for Education (DfE) for basic need (new places) and condition (school capital maintenance).	agreed holistically and not chronologically, in an unplanned way, as speculative development currently dictates?
Page 23 C12 Schools in the wider community	<p>Wiltshire Council recognises that schools should act as a focus for the local community in a way that extends beyond the education of children who attend the school. The council recognises the importance of schools engaging with their local communities to promote social inclusion and community cohesion as an integral part of ensuring success for all children. This is particularly important for communities with a high proportion of vulnerable families.</p> <p>In co-operation with agencies and other organisations, many schools have facilities which are made available to the wider community including sports and leisure complexes, ICT facilities, playgroups, childcare facilities, adult education and youth provision. School facilities are increasingly being made available for evening, weekend and holiday use making more effective use of the resources available.</p>	<p>How does this really work, especially now that they are academies that WC have no control over?</p> <p>How did the removal of a community centre east of Melksham by WC and told that residents are supposed to use the school facilities instead stack up as a policy by WC when it clearly acknowledges here that they are not available during the day? How does this work for lunch clubs for the elderly, toddler groups etc? how do new communities get to know each other if there are no community facilities?</p>
Page 24 C14 Early years and childcare	<p>In Wiltshire, all three and four-year-old children are currently entitled to 15 hours funded part-time nursery education. Working parents with children aged three and four are entitled to an additional 15 hours per week.</p> <p>These places are available in pre-schools, full day-care nurseries, independent schools, nursery classes in schools and with childminders. Settings can be managed by a school or privately run and many in Wiltshire are run by the voluntary sector. They are often situated on school sites and use is also made of local facilities such as community &amp; church halls and through private accommodation.</p> <p>Childcare sufficiency is assessed three times a year through occupancy surveys. This gives an indication of the capacity of</p>	<p>MWPC not sure that this been seen when large planning applications have been considered?</p>

	settings and alongside proposed housing developments produces a picture of need.					
Page 25 C15 Education and skills	The raising of the participation age (RPA) to 18 is factored into school place planning. Although some 5500 students aged 16 to 18 attend a school or academy-based post 16 provision, many learners choose to attend Wiltshire College, other work-based learning providers or access provision beyond the county boundaries.					MWPC don't believe there is any choice in Melksham other than Melksham Oak post 16 (or apprenticeships), the students all have to travel out of the town for college. Sustainable? Is the town going to be large enough with the planned new housing developments to warrant an alternative provision?
Page 26 D1 Influencing factors Birth Rate	The demographic trend in the school population age range is largely driven by the birth rate. In line with national trends there has been an overall drop in the birth rate in the last few years across Wiltshire.					Note that Melksham has gone back up again, see the Melksham section
Page 27 Current cohort sizes	The data above shows that the largest cohorts are now in key stage two and will be feeding into secondary schools over the next few years. As secondary schools will be admitting larger cohorts into year 7, whilst losing smaller numbers from the top of the school, the secondary sector will see significant growth.					Parish Council to note for potential growth for more secondary places, but WC does not seem to have a plan for this?
Page 27 Housing development	Community Area	Number of houses allocated in Core Strategy	Number of these houses completed 2006 to 2021	Developable Commitments 2021 -2026	Indicative Remaining Requirement	
	Amesbury, Bulford & Durrington	2785	2168	482	135	
	Bradford on Avon	780	747	132	0	
	Calne	1605	2008	374	0	
	Chippenham	5090	2432	1264	1394	The parish council note that:

Corsham	1395	1398	312	0	<p>Chippenham, Trowbridge and Warminster not hitting the targets by some big numbers, affecting the 5 year land supply figures</p> <p>This table doesn't total up the over provision against allocations, so doesn't really show transparency or the real picture as the number for Melksham was 2370, but the total would show that 2,829 are already committed up to 2026 without any current applications taken into account.</p>
Devizes	2500	2253	271	0	
Malmesbury	1395	1325	525	0	
Marlborough	920	801	192	0	
<b>Melksham</b>	<b>2370</b>	<b>2235</b>	<b>594</b>	<b>0</b>	
Mere	285	260	110	0	
Pewsey	600	525	102	0	
Royal	1465	1708	274	0	
Wootton Bassett and Cricklade					
Salisbury and Wilton	6315	4393	1717	206	
Southern Wiltshire	615	677	131	0	
Tidworth	1920	1284	413	223	
Tisbury	420	244	29	147	
Trowbridge	6975	3701	743	<b>2531</b>	
Warminster	2060	960	428	<b>672</b>	
Westbury	1615	1504	476	0	
<b>Total number of houses</b>	<b>41,100</b>	<b>30,623</b>	<b>8,569</b>	<b>5,308</b>	

Page 28 Housing Development	<p>The current Local Plan is the Wiltshire Core Strategy. The Government requires every Local Plan to be reviewed at least once every five years. The Core Strategy was adopted in 2015 and is therefore now being reviewed. From January to March 2021, the Council undertook a consultation to inform the preparation of the Wiltshire Local Plan Review, with the draft plan due to be completed in 2023. The topics covered included:</p> <ul style="list-style-type: none"> <li>• How growth (additional new homes and employment land) is distributed around the county</li> <li>• Levels of growth, potential locations for development and place shaping priorities for each of the county's main settlements</li> <li>• Improving the framework for rural communities to meet housing needs</li> </ul> <p>The consultation documents from early 2021, proposed a further number of houses in each community area. Again, it should be noted that these community areas do not completely align with the school planning areas used in this document. The full set of consultation documents can be accessed here:</p>	Parish Council note – shows how late the Local Plan review is.....
Page 29	The 2021 census data is still only available at the Wiltshire level and therefore cannot currently be analysed by community area.	Parish Council to note
Page 86 E12 Melksham	All but one of the schools in this area are Academies.	Note that the table contradicts the statement, the tables has all the schools listed as academies.
Page 87 E12 Melksham	The number of births reported by the Health Authority in the Melksham area shows the birth rate has been relatively stable	Parish Council to note

	throughout the entire period until a decline in 2019/20. There was then a slight increase again in 2020/21.	
Page 87 E12 Melksham		Parish Council to note none of these forecasts include the housing planned in the Local Plan
Page 88 E12 Melksham	Melsham Area Primary – Rural	Note typo on the word Melksham on the title of this graph
Page 89 Housing Development	<p>There are approximately 800 new houses still to complete in this community area. This includes completion of several sites, as listed in the April 2022 Housing Land Supply Statement. The pupil product of this housing is included in the forecasts above where it is expected to complete within the forecast period.</p> <p>The Local Plan consultation undertaken early in 2021, proposed that a further 2585 houses be completed in Melksham prior to 2036. The pupil product of these houses is not yet included in the forecasts but would generate approximately 801 new primary and 568 secondary pupils.</p> <p>The Local Plan consultation also included a paper on Empowering Rural Communities, which proposed 28 additional houses in Seend, 89 in Shaw/Whitley and a further 10 in Semington by 2036. This would collectively generate approximately 39 primary and 28 secondary pupils overall.</p>	<p>So, if 2585 houses in the local plan produces 801 primary and 568 secondary; then the new application for 650 houses and Western Way of 210 and pre app for c300 at Snarlton Farm + 53 appeal site + 50 next door + 112 Upside = 1675 so 65% of that total; so would generate 520 primary and 360 secondary. So, technically Melksham Oak would have space at 360 capacity, and Pathfinder would have to be quick as not enough capacity at present. This is just for the current applications and pre applications, this does not take into account any of the new housing allocations in the Melksham Neighbourhood Plan and the Local Plan. Melksham Oak will be full.....</p>
Page 89 Housing Development	The local plan housing proposed in the rural communities would fill some of these spaces, however Shaw Primary school is already full and cannot be expanded further to meet the needs of the proposed local plan housing.	MWPC to use as evidence for any housing proposals that are north of the parish. How does this work with the Local Plan proposed allocation of 89 dwellings for Shaw & Whitley?

<p>Page 90 Implications for Secondary Provision from 2022/23</p>	<p>The number of pupils attending Melksham Oak is forecast to grow significantly over the next few years as larger cohorts begin to feed through from primary schools and as new housing is completed. The recent expansion means that the school now has a PAN of 300, which will be sufficient to meet the needs of current housing.</p> <p>If the proposed 2712 local plan houses are taken forward, there would be a significant shortfall of secondary places. Whilst the school site is large, expanding the school over 12FE would make it the largest school in the Country and would probably be considered too large to operate from one site.</p> <p>The number of additional places required would not be sufficient to make a whole new secondary school viable. As the Local Plan process moves forward and the final number of houses is determined, the provision of secondary places in the town will need to be given careful consideration by the Local Authority and Academy Trust.</p> <p>Demand for resource base provision in West Wiltshire is high and consideration needs to be given for the creation of 2 additional secondary resource base classes, based on current and predicted demand. The Special School Transformation Team are exploring opportunities to expand resource base provision with existing secondary schools in Melksham and the surrounding areas.</p>	<p>NOTE!!!! if the local plan review houses taken forward it would make Melksham Oak the biggest secondary school in the country!!! so there has to be another plan, but what is it? no detail in WC strategy over the short, medium or long term! It just suggests an expansion of Melksham Oak. This clearly needs to be looked at in relation to what is actually happening on the ground, there are several applications for large housing developments, and several pre-applications too, now, the review of what happens in terms of future secondary school places can't wholly rely on what WC are planning strategically, the developers are not waiting and openly admitting to the parish council that they see a window of opportunity with the Melksham Neighbourhood Plan losing its NPPF Paragraph 14 protection in July 2023 and submitting large scale planning applications now rather than waiting for the outcome of the Local Plan review, and/or change to the NPPF due in the Spring.</p> <p>Query on the statement "largest school in the country", should this say county? Can you let us know please what 12FE is in numbers? Assume 30 per form Y7-11? So 1800 pupils, but what about Y12 &amp; 13?</p>
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		<p>Note that Exmouth Community College has 2226 enrolled and 2580 capacity  <a href="https://www.exmouthcollege.devon.sch.uk/">https://www.exmouthcollege.devon.sch.uk/</a></p>
<p>Page 90 Melksham Implementation Plan</p>	<p><b>Short term – 1 to 2 years Academic Years 2022/23 – 2023/24</b>  <i>Expansion of Forest and Sandridge CE Primary School by 0.5FE to provide additional places to meet the needs of new housing</i></p> <p><b>Medium term – 3 to 5 years Academic Years 2024/25 – 2026/27</b>  <i>New Primary School at Pathfinder Place when required to meet the needs of new housing.</i></p> <p><b>Long term – 5 to 10 years Academic Years 2027/28 – 2032/33</b>  <i>Secure site and financial contributions for new primary school, if needed, to support new Local Plan housing</i></p> <p><i>Potential further expansion of Melksham Oak to meet the needs of new housing.</i></p>	<p>But if the Local Plan review numbers go ahead there will be nowhere for the children to go?!?! the local plan is up to 2036 and this plan is up to 2033, but where do the children go? the current core strategy is up to 2026 but all the housing was given permission and built long before the end of the plan period; including a higher number of dwellings than in the Core Strategy.</p> <p>MWPC feels strongly that this needs to be looked at <b>now</b>, as the current housing proposed (pre Local Plan) could easily fill the current places. It is not for them to suggest what that plan is, but members discussed amongst themselves ideas such as a local satellite post 16 provision to free up the current 6<sup>th</sup> form block</p>

		<p>extension built at Melksham Oak for younger cohorts.</p> <p>As the Local Plan Review numbers will put Melksham Oak to be bigger than the largest school in the country, this document is contradictory, it states that new provision will be needed, and that an extension is not feasible due to its size, and then has a Melksham Oak expansion as its long term plan?!</p>
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## Lorraine McRandle

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**Subject:** FW: WEST WILTSHIRE PLAY AREAS

**From:** Noyce, Mary <[Mary.NOYCE@wiltshire.gov.uk](mailto:Mary.NOYCE@wiltshire.gov.uk)>

**Sent:** Thursday, March 30, 2023 3:22:38 PM

**To:** Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>

**Cc:** Botterill, Nick <[Nick.Botterill@wiltshire.gov.uk](mailto:Nick.Botterill@wiltshire.gov.uk)>; Khansari, Parvis <[Parvis.Khansari@wiltshire.gov.uk](mailto:Parvis.Khansari@wiltshire.gov.uk)>; Winslow, Geoff <[Geoffrey.Winslow@wiltshire.gov.uk](mailto:Geoffrey.Winslow@wiltshire.gov.uk)>

**Subject:** RE: WEST WILTSHIRE PLAY AREAS

Good afternoon Cllr Seed,

The requirements for public open space, play and sports/leisure provision from new developments are currently calculated using saved policies from the district local plans. As such this does mean that there are some differences across the former district council areas. The Spatial Planning team have been working with Ethos to produce a draft Wiltshire Open Space Assessment which makes recommendations for replacements policies to come forward under the Core Strategy Review. I have copied Geoff Winslow in as he may be able to give a fuller update on timescales etc for this to be implemented.

We as a team are very keen to see a single set of standards for provision across Wiltshire, and have been working with Ethos and Spatial Planning to give our input on the draft document.

Regards,  
Mary

**Mrs Mary Noyce**  
**Technical Team Manager**  
Highway Operations

**Wiltshire Council**

Tel: 01249 706364

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Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>

**Sent:** 30 March 2023 15:08

**To:** Noyce, Mary <[Mary.NOYCE@wiltshire.gov.uk](mailto:Mary.NOYCE@wiltshire.gov.uk)>

**Cc:** Botterill, Nick <[Nick.Botterill@wiltshire.gov.uk](mailto:Nick.Botterill@wiltshire.gov.uk)>; Khansari, Parvis <[Parvis.Khansari@wiltshire.gov.uk](mailto:Parvis.Khansari@wiltshire.gov.uk)>

**Subject:** WEST WILTSHIRE PLAY AREAS

Dear Mary

I recently attended a meeting with Melksham Without Parish Council in which we discussed play areas, old and new.

It would appear that, fourteen years on, Wiltshire Council is still allocating developers play area contributions on a formula set by West Wiltshire District Council and that this formula is lower than that applied in any other part of Wiltshire.

Is this information correct and if it is please could you outline what plans there are for a unitary approach to this issue?

Regards,

Jonathon

Jonathon Seed  
Wiltshire Councillor for Melksham Without West and Rural  
07770774463

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## Lorraine McRandle

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**From:** Bethan Powell <bethan.powell@bellway.co.uk>  
**Sent:** 05 April 2023 11:06  
**To:** Teresa Strange  
**Cc:** David Penwarden; Tim Lund; Chris Jones; Shauna Humphreys; Lee Mullens; Lorraine McRandle; Marianne Rossi; Asma Shamim  
**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

Good Morning Teresa,

No – I'm afraid not. This is already covered a few times below; this goodwill gesture will only be carried out once you have adopted the play area.

You are free to remove the heras as soon as adoption is legally agreed.

Thank you,

Bethan Powell  
**Managing Surveyor**

01454 451960

**Bellway Homes Limited (South West)**

1st Floor  
2540 The Quadrant  
Aztec West  
Almondsbury  
Bristol  
BS32 4AQ  
www.bellway.co.uk



---

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** Wednesday, April 5, 2023 10:41 AM  
**To:** Bethan Powell <bethan.powell@bellway.co.uk>  
**Cc:** David Penwarden <David.Penwarden@hughjames.com>; Tim Lund <tim.lund@bellway.co.uk>; Chris Jones <chris.jones@bellway.co.uk>; Shauna Humphreys <Shauna.Humphreys@bellway.co.uk>; Lee Mullens <Lee.Mullens@bellway.co.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Marianne Rossi <admin@melkshamwithout-pc.gov.uk>; Asma Shamim <Asma.Shamim@wellerslawgroup.com>  
**Subject:** Re: Bowood View Melksham - Play Area & Village Hall.

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Hi Bethan

Is there any possibility of the tarmac path being done before the heras fencing is removed please?

Kind regards

Teresa

Sent from [Outlook for Android](#)

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**From:** Bethan Powell <[bethan.powell@bellway.co.uk](mailto:bethan.powell@bellway.co.uk)>  
**Sent:** Friday, March 31, 2023 9:46:07 AM  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** David Penwarden <[David.Penwarden@hughjames.com](mailto:David.Penwarden@hughjames.com)>; Tim Lund <[tim.lund@bellway.co.uk](mailto:tim.lund@bellway.co.uk)>; Chris Jones <[chris.jones@bellway.co.uk](mailto:chris.jones@bellway.co.uk)>; Shauna Humphreys <[Shauna.Humphreys@bellway.co.uk](mailto:Shauna.Humphreys@bellway.co.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Asma Shamim <[Asma.Shamim@wellerslawgroup.com](mailto:Asma.Shamim@wellerslawgroup.com)>  
**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

Teresa,

That is great news – I will await the official paperwork.

Thanks,

Bethan Powell  
**Managing Surveyor**

01454 451960

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2540 The Quadrant  
Aztec West  
Almondsbury  
Bristol  
BS32 4AQ  
[www.bellway.co.uk](http://www.bellway.co.uk)



---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** Friday, March 31, 2023 9:42 AM  
**To:** Bethan Powell <[bethan.powell@bellway.co.uk](mailto:bethan.powell@bellway.co.uk)>  
**Cc:** David Penwarden <[David.Penwarden@hughjames.com](mailto:David.Penwarden@hughjames.com)>; Tim Lund <[tim.lund@bellway.co.uk](mailto:tim.lund@bellway.co.uk)>; Chris Jones <[chris.jones@bellway.co.uk](mailto:chris.jones@bellway.co.uk)>; Shauna Humphreys <[Shauna.Humphreys@bellway.co.uk](mailto:Shauna.Humphreys@bellway.co.uk)>; Lee Mullens <[Lee.Mullens@bellway.co.uk](mailto:Lee.Mullens@bellway.co.uk)>; Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Asma Shamim <[Asma.Shamim@wellerslawgroup.com](mailto:Asma.Shamim@wellerslawgroup.com)>  
**Subject:** RE: Bowood View Melksham - Play Area & Village Hall.

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Good morning Bethan

We received a practical completion certificate from Wiltshire Council yesterday afternoon.

Two councillors are coming in this morning to sign the paperwork and it will then be sent to our solicitors later today.

We hope to get this sorted asap so opened for the easter school holidays.

Regards, Teresa

Teresa Strange  
Clerk & Responsible Financial Officer  
Melksham Without Parish Council

## Lorraine McRandle

---

**From:** Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>  
**Sent:** 05 April 2023 10:46  
**To:** Teresa Strange  
**Cc:** Marianne Rossi; Lorraine McRandle; Asma Shamim; Steve Baker - TW Bristol  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out

Good morning Teresa,

Thank you for the update and attached.

I confirm an invoice has been raised to Taylor Wimpey on 30<sup>th</sup> March 2023 for the sum of £64,763.52.

Kind Regards

Debbie Evans  
S106 & Community Infrastructure Levy Monitoring Officer  
Planning

**Wiltshire Council**

Tel: 01225 716766  
Email: [debbie.evans@wiltshire.gov.uk](mailto:debbie.evans@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** 04 April 2023 16:48  
**To:** Steve Baker - TW Bristol <Steve.J.Baker@taylorwimpey.com>  
**Cc:** Marianne Rossi <admin@melkshamwithout-pc.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>; Asma Shamim <Asma.Shamim@wellerslawgroup.com>  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out

Hi Steve

Good to talk to you last week.

Please find attached the final completion certificate for the play area at Pathfinder Place.

To be transferred to Melksham Without Parish Council as per the s106 agreement; with the commuted sum of £58,000. I am not sure if this has already been paid to Wiltshire Council? I have copied in Debbie Evans at Wiltshire Council to advise.

The parish council's solicitors are:



**Asma Shamim**

Partner  
22a High Street