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## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Melksham Community Campus,  
Market Place, Melksham,  
Wiltshire, SN12 6ES  
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Tuesday, 10 January 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 and Mark Harris

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 16 January 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

Yours sincerely,

A handwritten signature in black ink, appearing to read "T. Strange".

Teresa Strange, Clerk

Serving rural communities around Melksham

## 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, 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 Planning Applications:**
  - [PL/2022/09253](#):** Land adjacent to Melksham National Grid Substation, Melksham. Installation of underground cable. Applicant Melksham Calne Green **(Comments by: 20 January 2023)**
  - [PL/2022/09581](#):** 67 Barnes Wallis Close, Bowerhill. Proposed First Floor Side Extension. Applicants Mr & Mrs Pursey. **(Comments by 17 January 2023)**
  - [PL/2022/09301](#):** Land at the junction of Westland Road and A350 Beanacre. Change of use of agricultural land to Wessex Water operational land, comprising installation of a Sewage Pumping Station (SPS), palisade fencing, gates, and widening of an existing access from Westlands Lane. Applicant Wessex Water. **(Comments by 20 January 2023)**
  - [PL/2022/09814](#):** Land rear of 23-24 Beanacre. Variation of condition 2 of 21/01535/FUL - to enable the roof space to have habitable rooms built into loft space as part of the development. Applicant Mr Nick Keen. **(Comments by 31 January)**
7. **Revised Plans** To comment on any revised plans 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. **Call in Request: PL/2022/09196:** Proposed 2 storey, 4 bedroomed House on School Lane. To consider requesting 'calling in' the application for consideration at a Planning Committee.
10. **Planning Policy**
- a) Neighbourhood Planning**
- i) To note Locality have agreed funding for Green Gap/Landscape Buffer Policy work.
  - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before next Steering Group meeting.
- b) 5 Year Land Supply Target and Impact on Communities.** To note response from Michelle Donelan MP
- c) To note update proposals for 2,500 dwellings near Trowbridge.**
- d) Education Provision.** To note Education Response to Planning Application PL/2022/08155 – Land to rear of Townsend Farm (Phase 2)
- e) New Government legislation for faster broadband in [new homes](#)**
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 update on Footpath to rear of Melksham Oak School
  - ii) Bowood View:**
    - To receive update on village hall, play area.
    - To note letter to residents from the parish council
  - iii) Pathfinder Way:**
    - To receive update from Taylor Wimpey on issues eg lights, grit bins
    - To receive update on Play Area
- b) To note any S106 decisions made under delegated powers**
- c) Contact with developers.**
- i) To receive notes on meeting held on 13 December with Terra Strategic regarding proposals for 53 dwellings on land West of Semington Road (PL/2022/08155)

**Copy to all Councillors**

## Lorraine McRandle

---

**From:** Teresa Strange  
**Sent:** 09 January 2023 13:03  
**To:** Lorraine McRandle  
**Subject:** FW: Locailty have approved the Green Gaps/Landscape buffer funding

---

**From:** Katie Lea <katie@placestudio.com>  
**Sent:** 09 January 2023 10:26  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Cc:** Vaughan Thompson (vaughan@placestudio.com) <vaughan@placestudio.com>; James Essery <james@placestudio.com>; Linda Roberts (linda.roberts@melksham-tc.gov.uk) <linda.roberts@melksham-tc.gov.uk>  
**Subject:** Re: Locailty have approved the Green Gaps/Landscape buffer funding

Thanks for the update Teresa - at least we know now! Good to have in place

**Katie Lea**  
engage · design · deliver  
**place**

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Temple Meads  
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m. 07837 478699

Please note, I do not usually work on Wednesdays



[www.placestudio.com](http://www.placestudio.com)

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On Fri, 6 Jan 2023 at 16:08, Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)> wrote:

Hi Vaughan and Co!

Just to let you know that Locailty have approved the funding for the Green Gaps/Landscape Buffer work.

I have talked to them to day to follow up..... And its confirmed that this is what this attachment is for!

Our MP wrote to the housing MP on our behalf to chase up DHULC - don't know if that helped.

Your own landscape consultants can stand down....again.

With kind regards,

Teresa

From: [noreply@salesforce.com](mailto:noreply@salesforce.com) <[noreply@salesforce.com](mailto:noreply@salesforce.com)> On Behalf Of Neighbourhood Planning  
Sent: 23 December 2022 16:40  
To: Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
Subject: Your Application for Technical Support - Neighbourhood Planning Programme

[\[https://locality.my.salesforce.com/servlet/servlet.ImageServer?id=0151H000005VZoi&oid=00DA0000000arF9\]](https://locality.my.salesforce.com/servlet/servlet.ImageServer?id=0151H000005VZoi&oid=00DA0000000arF9)  
Neighbourhood Planning Programme  
Technical Support Offer Letter

Application Reference: App-14228  
Technical Support Reference: DR-12185

Dear Teresa Strange,

Thank you for applying to the Neighbourhood Planning programme on behalf of Melksham Town Council and Melksham Without Parish Council. We have reviewed your application for Technical Support and we are pleased to confirm that your application has been approved.

If you have also applied for grant support, you will be notified of the outcome separately.

Please find attached to this email the support agreement detailing the package of support we will offer.

Please note by accepting this offer you confirm that you have read and understood your responsibilities and the terms of the agreement.

will lead on delivering the support to your group and this consultant or a member of the team will contact you via email or phone within 10 working days to discuss how to go forward.

If you do not hear from us within 10 working days of this email or wish to no longer proceed with support, please contact us by clicking the 'Get in touch' button at the bottom of this page<<https://neighbourhoodplanning.org/advice/>>.

Also, if you are seeking further advice to help you on your neighbourhood planning journey, have you heard about our Neighbourhood Planning Champions?

The Neighbourhood Planning Champions are people across England who have a wealth of knowledge and experience in making their communities better through neighbourhood planning. To see the locations of our champions on the map and to get in touch with a champion near you click here<<https://neighbourhoodplanning.org/network/champions-map/>>. For anything more technical, please don't hesitate to get in touch with the Neighbourhood Planning team at Locality by clicking the 'Get in touch' button at the bottom of this page.

Interested in becoming a champion to share your experience with others? Get in touch with the Neighbourhood Planning team at Locality at [champions@locality.org.uk](mailto:champions@locality.org.uk)<<mailto:champions@locality.org.uk>> to find out more. We look forward to working with you.

Please can you assist us by completing a short survey on how you have found the Technical Support assessment process so far? You can find this here<[https://locality.tfaforms.net/112?tfa\\_18=App-14228](https://locality.tfaforms.net/112?tfa_18=App-14228)> (it should only take a minute or two).

Yours sincerely,

Francis Shaw

# THE RT HON. MICHELLE DONELAN MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Mrs Teresa Strange  
Clerk  
Melksham Without Parish Council  
Melksham Community Campus  
Market Place  
Melksham  
Wiltshire  
SN12 6ES

Date: 15<sup>th</sup> December 2022

Reference: MD36821

Dear Teresa,

Thank you for taking the time to write to me in your position as Clerk of Melksham Without Parish Council in regards to the 5 Year Housing Land Supply target.

I can update you that through the Levelling Up and Regeneration Bill, we will end the obligation on local authorities to maintain a rolling five-year supply of land for housing where their plans are up-to-date. Therefore for authorities with a local plan, or where authorities are benefiting from transitional arrangements, the presumption in favour of sustainable development and the 'titled balance' will typically not apply in relation to issues affecting land supply.

Communities will have a much more powerful incentive to get involved in drawing up local plans, which can protect the important landscapes which they cherish, direct homes to the places they want, and adopt design codes to secure the homes they wish to see. To further strengthen community protections, the Secretary of State for Levelling Up, Housing and Communities will increase protections afforded by a neighbourhood plan against developer appeals from two years to five years. I have always said that local people need to be at the heart of the planning process and this Bill will place communities at the very centre of the planning system.

The reforms we are bringing through this Bill will help to deliver enough of the right homes in the right places and will do that by promoting development that is beautiful, that comes with the right infrastructure, that is done democratically with local communities rather than to them, that protects and improves our environment, and that leaves us with better neighbourhoods than before.

Once again, thank you for taking the time to write to me on this important issue.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Donelan'.

The Rt. Hon. Michelle Donelan MP  
Member of Parliament for the Chippenham Constituency

Serving Chippenham, Melksham, Corsham, Bradford on Avon and the surrounding villages

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## ARTICLE FROM WILTSHIRE TIMES:

**Development In Trowbridge [15/04736/Out](#) Outline Planning Application For Mixed Use Development Comprising: Residential (Up To 2,500 Dwellings - Classes C3 & C2); Employment (Class E ('Business' Only), B2, And B8); Two Local Centres (Classes E, C2, And C3); Two Primary Schools, One Secondary School, Ecological Visitor Facility, Public Open Space, Landscaping And Associated Highway Works Including For The 'Yarnbrook / West Ashton Relief Road' And The Access Junctions.**

Developers behind plans for an 'untenable' and 'extraordinary' house estate consisting of 2,500 new homes near Trowbridge have requested more time to complete legal formalities

The proposal for land to the southeast of Trowbridge, between the villages of North Bradley, Yarnbrook and West Ashton, also includes two local centres, two primary schools, a secondary school and a public open space.

The application dates back to 2015 and has been held up until now because of delays in completing legal agreements.

In 2018 the scheme was given permission to go-ahead, subject to the completion of legal agreements, which have not been completed.

Developers had been due to complete the agreement by the end of January, which would have given them a contractual obligation to acquire the site, but say concerns around the housing market and economy make it "not a viable proposition".

"The applicants have said that they are hopeful that the market will adjust to these uncertainties during 2023," a report to Wiltshire Council's planning committee says.

"As a result of these circumstances, the applicants have requested an extended period of time, until September 2023 to conclude the legal agreements.

"Accordingly, the matter is brought before the Committee again for it to consider a further recommendation to further extend the period for completion of the legal agreements by eight months – to 30 September 2023."

Attached to the application is a phasing plan which shows the stages at which the developments will happen.

There have since been several comments criticising the plans, many highlighting the length of time since the application was first put forward.



One of the objections raised says: “The application in question is beyond untenable. Most of the supporting documentation is dated from 2015 so would be a minimum of 5 years out of date.

“Many design codes, legislation, and minimum requirements have changed in that time.”

It adds: “It would be right to assume many people from the local area would have moved on from 2015, and many new people that have moved to the area should be able to have their say.

“The planning decisions should be made with more up to date documentation that is in line with current environmental standards.”

Another comment adds: “How on Earth are we talking about a highly unsustainable development on green field land and a hugely damaging road in terms of carbon emission and habitat damage, at a time when Wiltshire Council has apparently signed up to a Declaration of Climate Emergency?”

**DEPARTMENT OF CHILDREN SERVICES (EDUCATION)**  
**SCHOOL PLACES & EARLY YEARS PLANNING – PLANNING CONSULTATION RESPONSE**

**01 12 2022**

**PLANNING REF:** PL/2022/08155(OL)

**SITE NAME/ADDRESS:** Land West of Semington Road, Melksham

**ASSESSMENT OF:** 53 units – all are affordable housing (AH), with 2 x 1 bed units.

**EXCLUSIONS/DISCOUNTS APPLIED:** all one bed units excluded & standard 30% AH housing discount applied to remaining 51 AH units = a further reduction in qualifying properties of 15 units.

**NUMBER OF PROPERTIES QUALIFYING FOR ASSESSMENT:** 36

**SCHOOL PLACES NEEDED BY DVLPT: PRIMARY = 11 SECONDARY = 8**

**DESIGNATED AREA PRIMARY/IES:**

- Nominally, Aloeric Primary, Melksham.
- However, all the town schools: Bowerhill, Forest & Sandridge CE, River Mead, The Manor, Semington St George and the new primary school planned for the Pathfinder Way development, are also within a 2 miles safe walking distance of the proposed development site.

**DESIGNATED AREA SECONDARY/IES:**

- Melksham Oak is the designated secondary serving the Melksham area, and no other secondary lies within 3 miles walking distance of the development site.

**EARLY YEARS ASSESSMENT DETAILS:**

- There are currently 6 nurseries and 2 childminders within a two-mile safe walking route of this proposed development.
- This provision is operating at high capacity.
- The Local Authority has a duty to provide sufficient childcare for working parents under Section 6 of the Childcare Act 2006.
- Therefore, any increase in population as a result of this development will require additional childcare provision.
- Based on the 36 qualifying properties, as specified above:

<b>Number of units</b>	<b>2-year-olds and below 4 places per 100 dwellings</b>	<b>3- &amp; 4-year-olds 9 places per 100 dwellings</b>	<b>Total of places</b>	<b>Total required:</b>
36	1	3	4	£17,522 x 4 = £70,088

**EARLY YEARS CONTRIBUTIONS REQUIREMENTS:** Current pupil products: 0.04 per dwelling for 0-2-year-olds (4 per 100 dwellings) and 0.09 per dwelling for 3-4-year-olds (9 per 100 dwellings). Current cost multiplier = £17,522 per place. \*(Please note however, that the cost multiplier quoted is due to be updated shortly for the 2022/23 financial year, and the new figure will apply to S106s signed in that financial year as per our S106 Methodology).

- Total required as per calculations above = £70,088 towards the development of Early Years provision in this area.
- This contribution is subject to indexation and will be secured via a Section 106 Agreement, to which the Council's standard terms will apply.

#### **PRIMARY ASSESSMENT DETAILS:**

*Aggregated data for all primaries within 2 miles safe walking distance:*

- capacity = 1974 places including those already secured by S106.
- Oct 22 census NOR = 1692 pupils.
- Recently updated peak forecast (including in area housing already completed/underway) = 1657 pupils.
- In addition, places required by in area housing registered/approved but not yet completed or in our forecasts = 269.
- So, there are  $1974 - 1657 - 269 = 48$  places currently available.

**PRIMARY CONTRIBUTION REQUIREMENTS:** Current primary cost multiplier = £18,758 per place. \*(Please note however, that the cost multiplier quoted is due to be updated shortly for the 2022/23 financial year, and the new figure will apply to S106s signed in that financial year as per our S106 Methodology).

- There is capacity currently available across the relevant area primary schools for this development.
- It's sufficient to accommodate the pupils that this development will generate, without the need for any expansion.
- As a result, we have no requirement for a developer contribution towards the cost of the 11 new places that this development generates a need for.

#### **SECONDARY ASSESSMENT DETAILS:**

- PAN Year's 7 – 11 capacity: 1500 places, (including new places already funded by S106 agreements).
- May 22 Years 7 -11 number on roll: 1143 pupils.
- Recently updated forecasts (including in area housing already completed/underway), indicate that the school's numbers will peak at 1220 by September 2025.
- In addition, places required by in area housing applications registered/approved, but not yet included in our forecasts = 195.
- So, there are  $1500 - 1220 - 195 = 85$  places effectively still available.

**SECONDARY CONTRIBUTION REQUIREMENTS:** Current secondary cost multiplier = £22,940 per place. \*(Please note however, that the cost multiplier quoted is due to be updated shortly for the 2022/23 financial year, and the new figure will apply to S106s signed in that financial year as per our S106 Methodology).

- There is sufficient capacity available at Melksham Oak to accommodate the need for places that will be generated by this development.
- As a result, we have no requirement for a developer contribution on this application towards the cost of the 8 places that this development generates a need for.

**CAVEATS :**( see attachment)

***Consultation Response Approved by Clara Davies, Head of School Place Commissioning***

## **Department for Children & Education – School & Early Years Places Planning**

### **Standard Caveats to Consultation Responses on Outline/Full Planning Applications**

- Impact assessments and consultation responses on applications are specific to the site location, housing number and mix supplied in respect of a housing development, and any changes to any of these will necessitate a new assessment.
- Priority for any spare places available at a school/EY setting, is given based on the date of registration of an application, until they are all accounted for.
- Assessments use the pupil data, forecasts, capacities and details of other known housing in a designated/local area as at the time they are made, so where an application is revised/replaced, this can affect the outcome of our assessment at the later time.
- Where significant time lapses exist between assessments/consultation responses then they are unlikely to remain the same as the situation in schools and EY settings doesn't remain static, and each assessment uses the data current at the time it is made.
- Where contributions are being sought towards school and/or EY expansion projects/new schools, please to refer to Highways colleagues, as they will need to identify any highway, cycleway and footpath works that will be required as a result of the school and/or EY expansion/new school or EY setting and request the relevant funds as part of their S106 requirements.
- Capital cost multipliers for EY and school places quoted are subject to review and update on an annual basis for each financial year, and as per the standard S106 Methodology, those in force at the time of completion of an S106, will apply to it. Figures quoted are therefore, valid only for S106s completed by the end of the relevant financial year.

## Lorraine McRandle

---

**From:** Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>  
**Sent:** 04 January 2023 11:28  
**To:** Teresa Strange; Linda Roberts (linda.roberts@melksham-tc.gov.uk)  
**Cc:** Millard, Paul; Lorraine McRandle; Sankey, Mike; Holder, Nick; Stansby, Mark; Alan Baines; Max Longley  
**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Good Morning Teresa, and Happy New Year.

In terms of lighting, the proposed path is to be lit, something we are in discussion with our lighting developer currently.

We await a quotation from them on the following recommendations:

### 7.6 LIGHTING RECOMMENDATIONS

#### 7.6.1 Desirable height, style, and lumen levels

- The lighting on Site should come in the form of 1m high bollard-style lighting with hoods and cowls to angle the light downwards and towards the path; shading the grassland, hedgerow and sky, as best as possible.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- No Site boundary habitats (hedgerow and grassland) will be exposed to lighting levels that exceed 0.5 lux to ensure their continued functionality for all bats and hedgerow dwelling species, especially the light sensitive species.

#### 7.6.2 Quantity of lighting

- Lighting should be staggered along the pathway, only illuminating the areas needed, without excess. Reduced quantity of bollard lighting will not only be economically cheaper but ensure minimum light spill onto surrounding habitat.
- Lighting will be required more throughout the dark corridor in the centre of the Site, but there is the opportunity for more staggered lighting in the north and south of the Site where moonlight and light spill from road lights will come into play.

#### 7.6.3 Time of day and year

- The lighting scheme should adapt with the demand of traffic going to use the Site during the day and night. Lighting could be adjusted to turn on around the times at which Melksham Oak School opens and closes with an hour or two buffer either side to account for extracurricular activities (i.e. turn on 3pm – 6pm in the winter months).
- The lighting scheme should adapt to seasonal changes, i.e. daylight savings. The need for lighting will be increased during the winter months when sunset is earlier, which also is the time at which bats are (typically) in their hibernation stage. Lighting could stay on for longer during these periods to account for any changes in school routines and provide a safer environment during the darker hours of the day.

Regarding funding through section 106, we do anticipate that there will be a shortfall against the overall project. This will become clearer once we have a response from the lighting developer as we expect the recommendations to be fairly expensive.

Hope this is of help.

Kind Regards

**Kingsley Hampton**  
Senior Transport Planner  
Sustainable Transport



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



---

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

**Sent:** 23 December 2022 17:25

**To:** Linda Roberts (linda.roberts@melksham-tc.gov.uk) <linda.roberts@melksham-tc.gov.uk>

**Cc:** Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>; Millard, Paul <Paul.Millard@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout.co.uk>; Sankey, Mike <Mike.Sankey@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Stansby, Mark <mark.stansby@wiltshire.gov.uk>; Alan Baines <alan.baines@melkshamwithout.co.uk>

**Subject:** FW: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Dear Linda

Regarding the proposed footpath to the rear of Melksham Oak school from the East of Melksham housing developments, the parish council would like to raise now that they are aware that there are no plans for it to be lit. It is recognised that this is a Right of Way in the countryside, and not a footpath in the residential area but members balanced this with the concern to ensure safe passage for children to and from Melksham Oak school. They wish this to be looked at now, rather than retrospectively, especially as they are aware that there are concerns about the lack of lighting on the footpath to the rear of Forest & Sandridge school.

The parish council recognises that the footpath is for residents of the town parish to get to and from the school, and then feel it probably fits better for the Town Council to suggest to the LHFIG, but recognise that there may be a cost implication – perhaps suitable for a contribution from the joint CIL funding the two councils are building?

It may be that there is enough in the funding pot from the s106? I have copied in Kingsley Hampton for that reason. I have mentioned it in passing to Paul Millard, the RoW officer when I saw him earlier this week, also copied in.

One for discussion in the New Year..... but just bringing it to the attention to you all now, as the concept plans are currently being reviewed. Below, for background information, are the draft minutes of the parish council's meeting when this was discussed.

With kind regards,  
Teresa

**297/22 Planning**

## Teresa Strange

---

**From:** Asma Shamim <Asma.Shamim@wellerslawgroup.com>  
**Sent:** 29 December 2022 15:06  
**To:** Teresa Strange  
**Cc:** Marianne Rossi  
**Subject:** RE: Bowood View, Melksham - Play Area

Dear Teresa,

Following my email to you below, I can confirm that the boundary fences are included within the boundary line.

I have now also received the draft transfer and will review the same.

With kind regards

Asma Shamim



### Asma Shamim

Partner

22a High Street  
Great Bookham  
KT23 4AG

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Switchboard: 01483 284567

Email: [Asma.shamim@wellerslawgroup.com](mailto:Asma.shamim@wellerslawgroup.com)

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**From:** Asma Shamim  
**Sent:** 09 December 2022 11:35  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Cc:** Marianne Rossi <admin@melkshamwithout.co.uk>  
**Subject:** RE: Bowood View, Melksham - Play Area

Dear Teresa,

Many thanks for your email.

I have asked for confirmation that the fencing is included within the red boundary. I will keep you updated of their response.

In the meantime, I have requested the draft Transfer again, I am hoping it will be with me soon for review.

With kind regards

Asma Shamim



**Asma Shamim**

Partner

22a High Street  
Great Bookham  
KT23 4AG

**Direct Dial: 01372 750103**

Switchboard: 01483 284567

Email: [Asma.shamim@wellerslawgroup.com](mailto:Asma.shamim@wellerslawgroup.com)

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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 06 December 2022 15:55  
**To:** Asma Shamim <[Asma.Shamim@wellerslawgroup.com](mailto:Asma.Shamim@wellerslawgroup.com)>  
**Cc:** Marianne Rossi <[admin@melkshamwithout.co.uk](mailto:admin@melkshamwithout.co.uk)>  
**Subject:** FW: Bowood View, Melksham - Play Area

**External Message - Please be cautious when opening links or attachments in email.**

Dear Asma

Thank you for this correspondence, the parish council looked at it when they met last night. They are happy with the red line but want to ensure that this includes the fence around the play area? Photo attached for info.

Kind regards,  
Teresa

Teresa Strange  
Clerk

**PLEASE NOTE THE NEW ADDRESS:**

Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
Wiltshire  
SN12 6ES  
01225 705700

---

**From:** Asma Shamim <[Asma.Shamim@wellerslawgroup.com](mailto:Asma.Shamim@wellerslawgroup.com)>  
**Sent:** 25 November 2022 11:54  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Subject:** Bowood View, Melksham - Play Area

Dear Teresa,

Further to your correspondence with my colleague Roger Taylor in relation to the Transfer of the Play area at Semington Road, please note that I shall have conduct of this matter going forward.

I understand that the Parish Council has agreed to take ownership of the play area and we have been instructed to negotiate and agree the Transfer on behalf of the Parish Council.

By way of update, I have received the draft Transfer plan and attached the same for your approval. Please confirm if the area edged red on the plan is a correct reflection of the extent of the play area the Parish Council are seeking to adopt.

I am reviewing the title documentation but have not yet received the draft Transfer. I will chase for this and report to you on it in due course.

In the meantime, I look forward to hearing from you with your approval to the Transfer plan.

With kind regards

Asma Shamim



## Asma Shamim

Partner

22a High Street  
Great Bookham  
KT23 4AG

**Direct Dial: 01372 750103**

Switchboard: 01483 284567

Email: [Asma.shamim@wellerslawgroup.com](mailto:Asma.shamim@wellerslawgroup.com)

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## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor  
Melksham Community Campus,  
Market Place, Melksham,  
Wiltshire, SN12 6ES  
Tel: 01225 705700

Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)

Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Friday 6<sup>th</sup> January 2023

Dear Bowood View Resident

Melksham Without Parish Council are writing to you to seek your views on the following proposals, as it is understood the managed land at Bowood View has been transferred from Bellway to Bowood View (Melksham) Management Company Ltd which is made up of the residents of Bowood View. On making enquiries to both the managing agent Alexander Faulkner Partnership Ltd, and the directors of the Bowood View (Melksham) Management Company Ltd, they have requested that we seek the views of you as residents, and as members of the Bowood View management company.

### **Potential Footbridge connecting Bowood View to adjacent site for 144 dwellings (Planning Application PL/2022/02749)**

As you may be aware there are proposals for 144 dwellings on land South of Bowood View. The site has outline planning approval, and is now awaiting a decision on its application for the more detailed layout. Melksham Without Parish Council feel it is very important there is connectivity between both developments, to provide a safe walking route to Berryfield Village Hall in particular, and to create community cohesion between both developments.

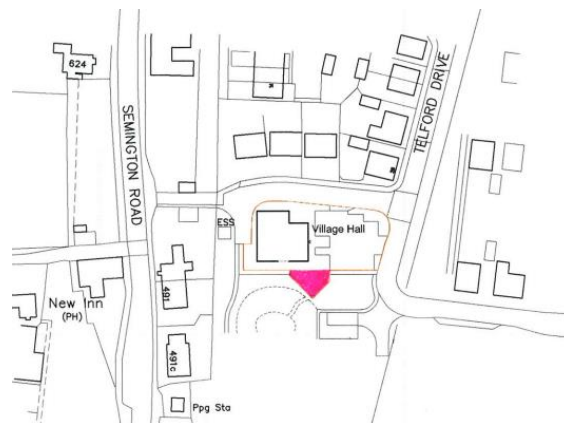
In order to provide connectivity, a bridge is required across a brook, therefore, we are seeking your views on this proposal. The footbridge would be paid for by funding from David Wilson Homes (the developers of the adjacent site) and requires the permission of the landowners, (Bowood View (Melksham) Management Company Ltd) for your side of the brook. The aim would be to connect into the hoggin circular path currently in place on the Bowood View side of the brook, and into a similar hoggin circular path on the "David Wilson" side of the brook. Below is an extract of the proposed site layout for the adjacent development which will occupy land from Shails Lane to the brook and an indicative **red line** of a bridge, but the actual size/location on that stretch is still to be determined; this is just about establishing consent from you as the landowners, in principle at this stage.

Serving rural communities around Melksham



### Berryfield Village Hall

During the planning process for the new village hall, it had been hoped to obtain an extra piece of land adjacent to the village hall to provide a patio area for users of the village hall. Bellway explained that this request had to go to the eventual land owners, i.e. the Bowood View (Melksham) Management Company Ltd, and so we are writing to you now to seek permission for this. The land is currently designated in planning terms as “Public Open Space”, and the village hall and its surrounding ground has the same status and is for use by the general public in perpetuity. We have retained surplus patio slabs that the current walkway surrounding the hall has been built in, and have planning permission from Wiltshire Council. We await the permission of yourselves as the landowners to finish off this piece of work; the piece of land is indicated in pink on the drawing below. The patio/terrace installation would be paid for by the parish council.



## Melksham Neighbourhood Plan: Local Green Spaces

As you may know, Melksham and Melksham Without Parish/Town Councils are working on a review of their Neighbourhood Development Plan (NDP). Once formally in place, the new NDP will inform and shape future development of our area, and become part of the statutory Development Plan which Wiltshire Council will use for determining planning applications in the area.

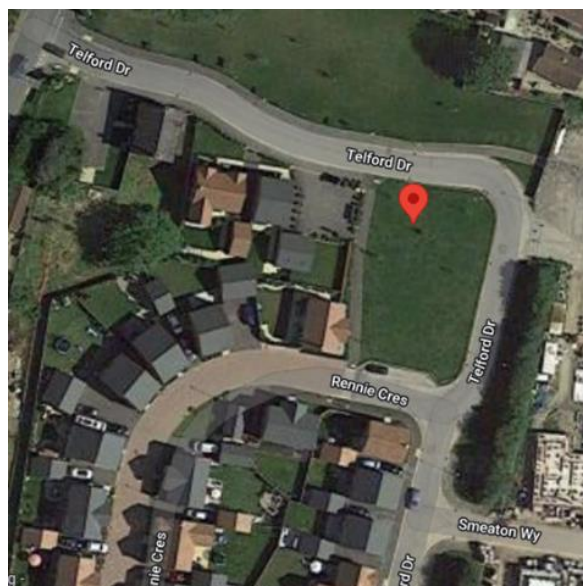
One aspiration for the Neighbourhood Plan Steering Group, as part of this work, is to identify and protect important green space within the neighbourhood area. One way that the NDP can do this is to identify 'Local Green Spaces' for protection by a planning policy. For a Local Green Space to be eligible for designation, it must be:

- in reasonably close proximity to the community it serves;
- demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance recreational value (including playing fields), tranquility or richness of wildlife, and
- local in character and not an extensive tract of land.

Designation of land as a Local Green Space would mean that policies for managing development of the land would be consistent with that of land in the green belt i.e. inappropriate development of the space would not be allowed except for in very special circumstances (National Planning Policy Framework 2021, para 101-103).

The NDP Steering Group has been working on an initial list of potential Local Green Spaces and with support from their planning consultants have assessed the long list of suggestions against the national planning policy criteria outlined above. These were suggested by local residents following a public consultation last year.

We are writing to inform you that land has been identified during this initial process as potentially suitable for Local Green Space designation in Bowood View (see map below):



Although an initial assessment has been undertaken on this land, a decision has not yet been made in relation to whether the space is suitable for designation.

Please get in touch with any comments or concerns about the potential designation of this space as a Local Green Space. Your comments will be considered and included as part of the evidence base of the NDP. As mentioned, although an initial assessment has been undertaken on this land, a decision has not yet been made in relation to whether the spaces are suitable for designation.

Comments received from landowners and the wider community will be taken into account to decide on which Local Green Spaces will be proposed for designation in the draft Neighbourhood Plan. The draft NDP will be consulted on formally for 6 weeks (a stage known as Regulation 14 consultation), during which, should the green space in Bowood View go forward as a proposed Local Green Space, residents will be contacted again and given the chance to record your formal comments. For more information about the Melksham Neighbourhood Plan, see the dedicated website [www.melkshamneighbourhoodplan.org](http://www.melkshamneighbourhoodplan.org) or get in touch if you are not online.

### **To send your comments/responses to the Parish Council on the above proposals**

Please send your comments and responses to Melksham Without Parish Council by the following ways, by:

By Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)

In writing to:

Teresa Strange, Clerk  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
Wiltshire, SN12 6ES

Or in the box for Comments at the new Village Hall – if you are attending any events at the hall (Defibrillator Training on Saturday 14<sup>th</sup> January and the Opening Event on Saturday 21<sup>st</sup> January)

### **Deadline for Comments is Sunday 22<sup>nd</sup> January 2023.**

**Please email, pop into the office or ring 01225 705700 if you have any queries or require any further information.**

Yours sincerely



Teresa Strange  
Clerk

## Lorraine McRandle

---

**From:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Sent:** 09 December 2022 10:34  
**To:** Teresa Strange  
**Cc:** Lorraine McRandle  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

**Categories:** Red category

Hi Teresa/Lorraine,

For info and for some reason you guys have not been copied into this. Looks like if Pathfinder has salt etc the Parish will have to maintain? Perhaps a conversation with Andy Thompson might help??

Nick

**Nick Holder**  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN



Tel: 07931 905520  
Email: [nick.holder@wiltshire.gov.uk](mailto:nick.holder@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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**From:** Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>  
**Sent:** 08 December 2022 15:12  
**To:** Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>  
**Cc:** Cadwallader, Andy <Andy.cadwallader@wiltshire.gov.uk>; Rowe, Simon <Simon.Rowe@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

Hi Julie,

Having just consulted Simon Rowe Highways Operations Manager, if a Developer were to provide Grit Bins and they were clearly 'marked' as managed by the local Parish Council, Wiltshire Council would have no objections to them being installed. However they must be clearly marked, managed & maintained by the Parish Council

Kind Regards,

*Andy.*

**Andy Thompson**  
Highways Technician  
Section 38 & 278 Works



Local Highways  
Highways and Transport  
Mobile [REDACTED]  
Email [Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)



---

**From:** Cleave, Julie <[Julie.Cleave@wiltshire.gov.uk](mailto:Julie.Cleave@wiltshire.gov.uk)>  
**Sent:** 08 December 2022 13:25  
**To:** Cadwallader, Andy <[Andy.cadwallader@wiltshire.gov.uk](mailto:Andy.cadwallader@wiltshire.gov.uk)>  
**Cc:** Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

Hi Andy,

Please see the emails below regarding grit bins. The developer is offering grit bins, would you like them to be installed?

Thanks,

**Julie Cleave MCIHT**  
**Highways Development Control Engineer (Level 3)**  
Sustainable Transport  
(Part time: Mon – Thurs)



Tel: 01225 713463  
Email: [Julie.Cleave@wiltshire.gov.uk](mailto:Julie.Cleave@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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**From:** Clive Aveyard <[cliveaveyard@outlook.com](mailto:cliveaveyard@outlook.com)>  
**Sent:** 08 December 2022 11:16  
**To:** Cleave, Julie <[Julie.Cleave@wiltshire.gov.uk](mailto:Julie.Cleave@wiltshire.gov.uk)>  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

Julie,  
Please can you let me know your thoughts on the latest issue.

Regards

Clive

---

**From:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>  
**Sent:** 08 December 2022 00:29  
**To:** Clive Aveyard - Bristlewand ([CliveAveyard@outlook.com](mailto:CliveAveyard@outlook.com)) <[cliveaveyard@outlook.com](mailto:cliveaveyard@outlook.com)>  
**Subject:** FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

Clive,

With reference to the yellow highlighted text below, please can you liaise with the highway officers to establish Wiltshire's criteria for grit bins and a proposal for the development.

Thanks,

Phil

Tel. [REDACTED]

---

**From:** Philip Court - TW Bristol

**Sent:** 08 December 2022 00:26

**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; Hannah Hart - TW Head Office <[Hannah.Hart@taylorwimpey.com](mailto:Hannah.Hart@taylorwimpey.com)>; Susan Beaton - TW Bristol <[Susan.Beaton@taylorwimpey.com](mailto:Susan.Beaton@taylorwimpey.com)>; Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

Dear Nick,

The remaining streetlights are booked in with SSEN to complete the jointing this weekend following which Centregreat are booked for Wed 14 Dec to complete the connections in the columns which will make all remaining lighting operational.

The old redundant streetlight were removed 13 Oct.

We continue to advance all remaining elements and would expect these to be completed during the first quarter of next year.

In regards to grit/salt bins, we'll liaise with Wiltshire highways officers to establish their criteria for this development. We are happy to work with them to provide the necessary requirements.

Kind Regards,

Philip

Tel. [REDACTED]

---

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

**Sent:** 07 December 2022 09:36

**To:** Philip Court - TW Bristol <[Philip.Court@taylorwimpey.com](mailto:Philip.Court@taylorwimpey.com)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>

**Cc:** Keith Simmons - TW Bristol <[Keith.Simmons@taylorwimpey.com](mailto:Keith.Simmons@taylorwimpey.com)>; Hannah Hart - TW Head Office <[Hannah.Hart@taylorwimpey.com](mailto:Hannah.Hart@taylorwimpey.com)>; Susan Beaton - TW Bristol <[Susan.Beaton@taylorwimpey.com](mailto:Susan.Beaton@taylorwimpey.com)>; Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

**Subject:** RE: Remedials at Pathfinder Way Melksham plan app-16/01123/out Update as at 7th November

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Hi Philip,

Hope all is well, just wondering how the matters are progressing with the lights and the other matters.

I do have another question for you and it would be helpful if you could help me.

- From what I can see there does not seem to be any grit/salt bins on Pathfinder phase 1 or phase 2, is this your domain or do I need to pick up with WC highways?

**MEETING HELD ON TUESDAY, 13 DECEMBER 2022  
WITH REPRESENTATIVES OF TERRA STRATEGIC  
RE PROPOSALS FOR 53 DWELLINGS, LAND WEST OF SEMINGTON ROAD  
(PL/2022/08155)**

**Present:** Councillor Richard Wood (Chair of Planning Committee)  
Councillor Alan Baines (Vice Chair of Planning Committee)  
Councillor John Glover (Chair of Council)  
Councillor Mark Harris  
Teresa Strange, Clerk  
Lorraine McRandle, Parish Officer  
Linda Roberts, Town Clerk (Melksham Town Council)  
Tamsin Almeida, Planning Manager, Terra Strategic  
Mark Gay, Planning Director, Terra Strategic

**Apologies:** Wiltshire Councillor Jonathon Seed (Melksham Without West & Rural)

Councillor Wood chaired the meeting and reminded those present the site was adjacent to the 'Appeal' site to the rear of Townsend Farm, Semington Road for 50 affordable homes which was refused by both the parish council and Wiltshire Council but approved at Appeal.

Tamsin explained once planning approval had been given for Phase 1, there was an obligation to put in a planning application for the wider parcel of land. It had always been the intention to come forward collectively with an application for an additional 53 units, which would also be affordable, as it was very clear from the Appeal decision there was a fundamental need for affordable housing in the area.

Mark from Terra Strategic explained in normal circumstances they would have met the Parish Council prior to submitting the planning application to Wiltshire Council. However, as the contractual position was always envisaged at the time the site was optioned up, that it would come forward as one site, it meant it had to be submitted fairly quickly. The land contract with the landowner stated, if the site was brought forward in more than one parcel, on grant of consent of an initial phase, the second parcel had to be submitted within two weeks of the first phase being approved. Therefore, if this site had not been brought forward by Terra, they would have been in breach of contract with the landowner and therefore had to protect their contractual position with regard to the site.

Mark clarified it was not originally anticipated the site would come forward as two sites, but one site, as per previous planning applications for the site. With current proposals for the site for 100% affordable housing. The need for affordable housing had not changed, despite the granting of planning permission for 100% affordable homes on the adjacent site. Also, the constraints of the site were comparable to the first phase of the site, which received planning permission.

It was explained this application would be accompanied by a Section 106 Agreement, with comparable financial contributions towards existing services, as with the Section 106 Agreement for the adjacent Appeal site.

It was stated, the Parish Council had found proposals for this application, just as objectionable, as with Phase 1 for the same reasons, such as:

- Unsustainability of the site due to its isolated location and difficulty in accessing facilities such as schools and shops.
- Outside of the settlement boundary.
- Lack of both primary school and secondary school places.
- Number of dead-ends proposed.
- Erosion of the buffer between the village and the town.
- Loss of higher grade agricultural land

Mark explained if there were elements of the scheme the Parish Council were not happy with, Terra would be happy to work with the Parish Council on these and whilst it would not remove the Parish Council's objections, if planning was granted, it would make it a more acceptable scheme within the realms of the Parish Council still objecting in principle.

Councillor Wood stated in was unfortunate at the Appeal, there had been a missed opportunity for Wiltshire Council to bring forward other issues which may have been germane and contrary to their clearly stated policy of having solely affordable housing sites, rather than mixed sites. Having had conversations with Sovereign, who were building Phase 1, they had been clear they would not be happy to go above 50 dwellings for an affordable housing site, however, this application would make the whole site over 100 affordable homes.

Mark explained he was aware of the conversations with Sovereign and believed their preference for smaller sites was because of their personal opinion of how many affordable homes could be built in one location, but due to the way they managed their stock they did not usually take on schemes with more than 50 dwellings in one locality. However, Conversations had been taking place with others who would be willing to take on the site.

Several Members noted having 100% affordable sites was contrary to Wiltshire Council's Core Strategy policy to build solely affordable housing schemes and could lead to a stigma being attached to the site.

Members noted the Planning Inspector had identified an affordable housing need in Melksham, however this need was for Wiltshire in general, due to a shortage and not specific to Melksham. Ironically because Melksham had already exceeded its housing requirement figure up to 2026, it already had significant affordable housing compared to other areas of Wiltshire, given the 30% requirement for affordable housing on new developments.

Mark explained he appreciated the Neighbourhood Plan had allocated a site and therefore Melksham was afforded the protection of a 3 year housing land supply, as opposed to a 5

year housing land supply, however currently in Wiltshire, there is greater than 3 year land supply, but less than a 5 year land supply, which has been upheld through decision making via the Planning Inspectorate and Wiltshire Council have accepted they do not have a 5 year land supply at this point in time. When there is no 5 year land supply, some policies in the Local Plan are afforded either less weight, or if material considerations that suggested that planning should be granted contrary to those policies some of the benefits are afforded greater weight.

The Parish Clerk stated the Planning Inspector had stated in summing up on proposals for the appeal site, it met all the requirements of Paragraph 14 protection of the National Planning Policy Framework.

It was noted the nearest primary school was Aloeric, however, it was understood it was currently full. The proposed new school at Pathfinder Way, Bowerhill, once built, would be inaccessible, other than by vehicle, therefore a footway needed to be provided along the A350 (Western Way), particularly as unaccompanied children would be tempted to walk along Western Way, where in parts there is no footway.

A safety concern was raised that residents, particularly children unaccompanied would be tempted to cross the A350 on its Western Arm, which has no pedestrian crossing and therefore dangerous, in order to access Aloeric School and the nearest shop (ie petrol station on Semington Road). It was suggested a bridge over the A350 or a subway was required to provide a safer walking route to school.

It was noted the only secondary school for Melksham was also some distance away from the site.

The Parish Clerk sought clarification where it was envisaged children from the development would access early years provision, as none was available at the nearest school ie Aloeric.

Councillor Wood sought clarification from Terra how they felt the site was sustainable and not as cut off from accessing facilities, as the parish council did and what funding they could contribute to building a new footpath to the proposed new primary school at Pathfinder Way.

Mark explained he was aware with previous planning applications for the site, there had been engagement with Highways and in the past, with Terra putting forward infrastructure ideas in order to bring the site forward. Wiltshire Council Highways had always wanted to provide the mitigation rather than being told by Terra what the suitable mitigation should be. Therefore, it would be interesting to see what Highway's response to proposals were and if they came forward with requirements for mitigation, in order for the scheme to come forward. This would then be something to look at with regard to financial contributions in order to make it happen. Highway improvements were not within the gift to bring forward without Wiltshire Council's suggestion.

Councillor Glover stated as more houses were proposed, the Parish Council would expect a Local Equipped Area of Play (LEAP) to be included in proposals.

Tamsin explained proposals were only at outline at present, therefore, the layout would be different at Reserved Matters stage, with conversation still to be had on where play space would be provided ie within Phase 1 or Phase 2 of the proposals.

Mark explained with regard to play provision, in the original permission it was either to contribute to off site provision or provide on site. Colleagues at Living Spaces were in conversations with Sovereign on the provision of play space, as they would ultimately take on management for a play area, if they wanted the play space to come forward in Phase 1, if not would look at providing some provision as part of Phase 2. Tamsin explained if a play area was to be provided on Phase 1, there may be a requirement for Phase 2 to contribute to Phase 1, rather than two separate play areas.

Members raised concern at the difficulty of providing off site provision, due to access, particularly for young children.

The Parish Clerk explained at the meeting with Sovereign they had talked about providing play space in the North of Phase 1, adjacent to this site, therefore, a bigger park could essentially be provided.

Councillor Wood raised a concern as it was two sites of roughly 50 dwellings each coming forward, rather than one larger site, less play provision/space would be provided against the triggers set against each size of development.

Members asked for play provision for all ages, including teenagers, such as a teen shelter with wifi connectivity and somewhere for children to kick a ball.

Councillor Glover noted Sovereign may want to take on the management of the play area, however, the Parish Council had said in the past they would like to take on play areas in the parish and be involved in discussions on the design, in order that the same standard of play equipment was provided and they were maintained to the same standard ie rather than safety surfacing stop at the edge of the play area it continued beyond fencing to stop grass growing into it, with a maintenance contribution being made by the developers.

Mark explained he could put something into a contract stating whoever the play area delivery partner was, to encourage discussions with the Parish Council over the design of the play space, with an intention to take on management responsibility going forward.

Councillor Wood sought confirmation if trees and hedging would need to be removed in order to facilitate the site and if hedging left would be tidied up, which could lead to the loss of any biodiversity.

Mark confirmed it was not anticipated there would be a need to remove hedging and trees, a good landscape buffer would be provided around the site.

It was noted there was provision for a footpath out on to Berryfield Lane at the Western end, with concerns raised this may become an informal route for those wishing to access the town via the A350.

Mark explained the pedestrian access onto Berryfield Lane had been positioned on the South Western corner in order to deter people trying to access the A350 from the development.

Councillor Glover asked if any fencing could be installed on the Northern side of the site to stop people trying to access the A350 from this part of the development.

Mark explained discussions had been held with Highways regarding safety and fencing was one option which could be used with another being the planting of additional hedgerow.

Whilst members welcomed the planting of additional hedging, a concern was raised this could be penetrated, as experienced in other areas of the parish.

Mark suggested a solution could be planting hedging either side of a fence in order to stop people trying to access the A350.

Councillor Baines sought clarification how surface water drainage would be incorporated into the scheme, as it had previously been mentioned a surface water pump may be required with a concern if this failed it would cause issues for residents.

Tamsin explained swales would be featured round the edge, with water discharge via what would be provided on Phase 1. There would be a two phased solution ie permeable paving and SUBs and believed with the 1<sup>st</sup> phase a pumping station was required in order to provide foul drainage.

Mark confirmed a surface water pump was not proposed, surface water drainage would be via swales/ponds, in order to provide run off and would usually be dry features and have capacity for a 1:100 year event and a 40% capacity uplift to allow for climate change. There would be wetter parts due to the topography of the site during wet weather.

Mark suggested where there were proposals for a swale on the Northern part of the site, this could be a continuous feature in order to stop people accessing the A350.

It was queried whether the amount of swales proposed was too much.

Tamsin confirmed the same Drainage Engineer had been used for both Phase 1 and 2 and therefore was aware of what was necessary for both sites.

Mark confirmed from a Planning Authority point of view they always sought as much as possible with regard to drainage.

Councillor Glover sought clarification if the developers would be making a contribution towards education and health.

Tamsin confirmed there would be contributions towards primary and early years provision for Phase 1 and would be guided by Wiltshire Council on the level of contribution for Phase 2 and understood there was a £300,000 contribution for 1<sup>st</sup> phase therefore the phase 2 contribution would be similar or larger, however, it was not clear if this development would trigger a request for a contribution towards secondary education. Contributions would also be subject to indexation.

Councillor Glover sought a contribution towards the new Berryfield Village Hall maintenance costs, which the Clerk confirmed had been included in the Council's comments to Wiltshire Council on the planning application.

The Parish Clerk confirmed the parish council had requested circular paths and the provision of bins in their comments and sought clarification how people would be able to walk around this site and if it would link to the 1<sup>st</sup> phase of the site.

Mark confirmed at reserved matters provision could be made to provide walking routes which linked both phases.

Mark explained they had provided trim trails on other developments and asked if this was something the parish council would like to see included on the site, as well as confirming the footpath would most likely be hoggin.

Councillor Wood, confirmed whilst this had been something which had been discussed previously, most people preferred to see a circular walk provided on developments, particularly dog walkers. Members also expressed concern there would not be enough footfall and the levels of ongoing maintenance required depending on what type of trim trail was provided.

It was pointed out and Terra took onboard, there was a potential area for children to kick a ball around at the Southern part of the site which was overlooked from a safety point of view by houses and was bordered by roadways rather than peoples' gardens.

The Parish Clerk explained there was a lot of development taking place along Semington Road with bus shelters being provided as part of the respective Section 106 Agreements, with suitable locations being located. Both the Town and Parish Council as a joint project were looking at putting in real-time information in bus shelters and therefore any bus shelters provided needed for this site needed to be tall enough and have an electricity supply. With a suggestion the Section 106 Agreement for this development needed to be flexible enough, that if the other developments along Semington Road provided bus shelters via their respective Section 106 Agreement, that real time information (RTI) be provided for these shelters. The Parish Clerk agreed to forward the estimated costs associated with providing RTI.

Mark agreed to explore this, once the response from Wiltshire Council Highways had been received.



The Parish Clerk felt a contribution towards improving the X34 bus service, which used Semington Road, would be useful, particularly as it only ran during the day and not on a Sunday.

Mark explained if the Parish Council had already raised this in their comments, this would usually trigger a response from Highways.

It was asked if there would be any Community Infrastructure (CIL) payments for this development, Tamsin confirmed there would be no CIL contributions from this application.

The Parish Clerk stated in recent times the parish council had been made aware of requests for the provision of bird, bat and bee bricks and reptile refugia and hibernacula in new developments and sought clarification if these would be provided in this development.

The Parish Clerk also sought confirmation if the developers were contributing to the canal scheme. Tamsin confirmed this had not been requested.

Mark confirmed a contribution had not been requested by Wiltshire Council, they would usually ask for a contribution relevant to the stage a particular scheme was at and as the Wilts & Berks Link Scheme was not sufficiently progressed at present, this was probably why a request had not been made. However, in principle, Terra were not opposed to contributing to the canal scheme, if requested by Wiltshire Council, but obviously this would have to be borne against other commitments.

The Parish Clerk explained the parish council had concerns at any proposals for shared surfaces, having experienced this in other developments within the parish, whereby there was no delineation between the footpath and road surface, therefore causing safety issues for residents, but understood this type of road construction may be less popular now.

Mark confirmed this type of construction for road layouts to a large extent had gone away with changes in legislation and something which could be controlled more through Reserved Matters if the application were successful.

The Parish Clerk explained the current Melksham Neighbourhood Plan was under review but evidence documents were coming through all the time, such as design guides and the Housing Needs Assessment which could feed through to the developers for information.

It was noted that any Reserved Matters application would probably be after all the various evidence documents had been completed and signed off and therefore would have to be borne in mind.

The Parish Clerk stated the Parish Council had asked for practical art contributions in their comments back to Wiltshire Council and given experience of other art projects in new developments asked that the parish council be involved, along with members of the community in deciding what the art should look like and create something practical.

Mark explained if the planning application were successful, something could be included in the Section 106 Agreement that required engagement with the parish council on any art project.

Councillor Wood explained if the planning application were approved, he would prefer to see the same affordable housing providers as the adjacent site ie Sovereign build the site, having heard their proposals for more sustainable affordable homes and felt it was important any housing was affordable for the lifetime of the home.

Mark explained sustainability was very much at the forefront of affordable housing providers minds, particularly as they were currently having to spent a lot of money having to retro fit some of their poorer quality housing stock.

Tamsin stated she understood building regulations with regard to sustainability were due to change in July 2023.

The Town Clerk stated both phase 1 & 2 sites were self-constrained, community cohesion would be important, especially as people would have difficulty accessing facilities, particularly if they did not have access to a car. Therefore, it was important there was safe walking access to the village hall for instance, there was also a need to make sure, as both sites were for 100% affordable housing residents did not feel stigmatised and the residents feel part of the community.

The Parish Clerk asked Members if it was appropriate to ask for a financial contribution towards allotments, to enable the parish council to purchase additional land adjacent to existing allotments in Berryfield, close to this site, particularly as there was no available allotments plots which could be offered to any residents of this development if they requested one.

It was explained there was potential for some Rights of Way improvements, particular as there were several rights of way in the Berryfield Lane area and working with Wiltshire Council's Rights of Way Officer some improvements had already been made in Berryfield, such as the upgrading of stiles to kissing gates, but there were opportunities for more improvements, particularly to MELW07 with the provision of a bridge in order people could better access the river.

Mark explained if there was a request for a financial contribution from the Rights of Way Officer, would make sure the wording in the Section 106 Agreement was flexible enough to enable improvements to rights of way in the vicinity of the development following conversations between the Rights of Way Officer and the Council.

Councillor Wood felt the Parish Council's main priority was for contributions towards education and health provision.

It was noted with the planning application documentation submitted, it showed the nearest doctor's surgery as being only a few metres away, however, this was a hypnotherapy centre

and not a doctor's surgery. Currently there were only two doctor surgeries in the town in the same vicinity.

The Parish Clerk explained access to Semington by vehicle was via Hampton Park West and then onto the A350 and back in again, rather than straight down Semington Road, therefore, access to St Georges School was quite difficult via a vehicle and was quite some distance to walk.

Mark explained the Education Department would inform the developers where they saw any children from the development attending. It was noted Pathfinder Way School was some way off being built.

It was explained the Parish Council had previously expressed concern for safety of pedestrians, particularly children crossing the A350. Whilst it had a safe crossing on the Eastern side, albeit people had to subsequently cross several busy roads to access Aloeric School for instance, most people used the Eastern side crossing, which is the desire line route for most people.

Whilst Mark noted the Parish Council were not keen on this application, stated if and where to come forward, would be more akin to what is acceptable to the Parish Council and was happy to come back to discuss any changes to the proposals following feedback from other consultees.

The Parish Clerk explained the Parish Council were due to have a Planning meeting the following week with notes from this meeting being included in the minutes and possibly sent to the Planning Officer for context, along with anything else which came forward at the meeting and agreed to forward these on to Terra as well.