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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

Web: www.melkshamwithout-pc.gov.uk

Tuesday 13th May 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 19th May 2025 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.

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=85053406603>

Or go to 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-pc.gov.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



Serving rural communities around Melksham

AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Chairman & Vice Chair of Finance Committee for 2025/26**
 - a. To elect **Chair** of Planning Committee for 2025/26
 - b. To elect **Vice-Chair** of Planning Committee for 2025/26
 - c. To note scheme of delegation for planning committee
4. **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.
5. **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 agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
6. **Public Participation**
7. **To consider the following new Planning Applications:**
 - a. [PL/2025/03423](#) **8 Blenheim Park, Bowerhill, Melksham, SN12 6TA**
Full planning permission: Conversion of existing dwelling into two dwellings with associated works.
Applicant: Mr & Mrs Russell & Amy Poulson **Comments by 22nd May 2025**
 - b. [PL/2025/03316](#) **8 Blenheim Park, Bowerhill, Melksham, SN12 6TA**
Full planning permission: Demolition of existing attached garage and carport. Erection of 2No. detached four bedroom dwellings.
Applicant: Mr & Mrs Russell & Amy Poulson **Comments by 28th May 2025**
 - c. [PL/2025/03816](#) **Vine Cottage, 11, Beanacre, Melksham, SN12 7PT**
Householder application: Erection of a single-storey structural glass extension to the front elevation of the dwelling, projecting 2 metres and spanning 5.2 metres in width. The extension comprises full-height frameless glazing to the walls and roof and will be used as additional ground-floor living space.
Applicant: Mr Steve Hollowood **Comments by 22nd May 2025**
 - d. [PL/2025/03513](#) **Land North of Top Lane, Whitley, Melksham (E388633, N166527)**
Permission in principal: Permission in principal for up to 6 dwellings
Applicant: Ms Patricia Eaton **Comments by 23rd May 2025**

- e. [PL/2025/03957](#) **5 Valentia Court, Bowerhill, Melksham, SN12 6FF**
Householder application: Proposed First Floor Rear Extension.
Applicant: Mrs Clements **Comments by 29th May 2025**
- f. [PL/2025/02015](#) **The Willows, Lower Woodrow, Forest, Melksham, SN12 7RB**
Full planning permission: Construction of a new garage and home office and associated change of use of paddock land to residential (C3).
Applicant: Mr & Mrs Fletcher **Comments by 29th May 2025**
- g. [PL/2025/03991](#) **293 Sandridge Common Melksham, SN12 7QS**
Householder application: Proposed Two Storey Side extension
Applicant: Mr Paul Smith **Comments by 30th May 2025**

8. Amended Plans/Additional Information: To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).

- a. [PL/2024/11665](#) **Land at, Semington Road, Melksham, SN12 6DP (Rear of Townsend Farm, Phase 2)**
Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping
Applicant: Living Space Housing **Comments by 23rd May 2025**

To consider additional information: proposed site layout, swept path analysis, internal visibility splay and geometric assessment.
To consider additional comments from Highways, Conservation and Education.

To consider issues raised by Townsend Farm residents regarding Phase 1 installation and consider including in comments on Phase 2 reserved matters application.

9. Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

- a. [PL/2024/07097](#): **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP:** Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on and South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107). Applicant: Catesby Estates Promotions Limited.

No new comments or documents

- b. [PL/2024/10674](#): **Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY** Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd

No new comments or documents

- c. [PL/2024/10345](#): **Land north of the A3102, Melksham (New Road Farm)** The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West

To consider new comment from Rights of Way

- d. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.

To consider new comments from Wessex Water

- e. [PL/2025/00626](#): **Land North of Berryfield Lane, Melksham, SN12 6DT**: Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).

To consider new comments from Urban Design

- f. [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Construction of warehouse with office space, parking and associated landscaping including site access.
- **To consider new comments from Landscape, Ecology and Conservation.**
 - **To consider attending Wiltshire Council's Planning Committee meeting and speaking to this application.**

10. Premises Licences applications and decisions:

- a. **WTF Festival**, Oakfield Stadium, Eastern Way, Melksham, SN12 7GU. Applicant: Jarboom Ltd. Amplified Live Music (Outdoors), Recorded Music, Supply of Alcohol, Fri 20/06/25 & Sat 21/06/25 13:00 – 23:00 Sun 22/06/25 12:00 – 21:00. Open to the public Fri 20/06/25 & Sat 21/06/25 13:00 to 01:00 Sun 22/06/25 12:00 – 23:00

Licensing Committee Meeting rescheduled for 28th May 2025 11.30am

Proposed venue: Kennet Room - County Hall, Bythesea Road, Trowbridge, BA14 8JN.

To consider any new information or updates

11. Proposed Energy Installations

- a. **To consider a response to National Grid Electricity Transmission Compulsory Purchase Order 2025.** <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/cotswolds-project>
- b. **To consider reply to parish council's formal response to Brockleaze BESS (Battery Energy Storage System) public consultation**
- c. **To consider correspondence from the National Grid related to the substation upgrade and potential site visit**

12. Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

13. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan:** To note next steps
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
- c. **Planning and Infrastructure Bill** – To note new government planning policy https://www.gov.uk/government/news/planning-reforms-to-slash-a-year-off-infrastructure-delivery?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=ac6f6f90-5651-4a8e-990f-ebaafb05da39&utm_content=daily

14. S106 Agreements and Developer meetings: (Standing Item)

a. Updates on ongoing and new S106 Agreements

i. Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

[PL/2023/11188](#): Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleasons

To consider any queries arising from ongoing negotiations and approve way forward

ii. Pathfinder Place:

- To note any update on outstanding issues and consider way forward.
- To note update regarding transfer of Play Area

iii. Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)

- To note any updates and consider a way forward.

iv. To note any S106 decisions made under delegated powers

b. Contact with developers:

i. Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504) – reserved matters

To approve notes from meeting with the new developer (Tuesday 6th May 2025) and consider any formal response

ii. Land at Bath Road (adjacent to Melksham Oak) - pre-application

To approve notes from meeting with the new developer (Tuesday 6th May 2025) and consider any formal response

iii. To consider the best days and times for scheduling meetings with developers

Copy to all Councillors

AGENDA ITEM 03c

Extract of Committee Structure and Terms of Reference approved at Annual Council 12th May 2025

3.2. Planning Committee: The Planning Committee will meet every 3 weeks to review planning applications if necessary. It will function to:-

- a) Ensure all planning applications are properly considered within the legal time framework of three weeks, set by Wiltshire Council. The Planning Committee has delegated powers to submit comments on planning applications, licenced premises applications, street trading applications and pre-application consultations . Officers have delegated powers to automatically submit original comments made on the planning application, to the Planning Inspectorate for Appeals.
- b) Consider other planning matters and correspondence, including any queries and discussions relating to s106 legal agreements.
- c) Refer any planning item to Full Council as and when necessary.
- d) Nominate Committee members to attend planning inquiries, and Wiltshire Council Planning Committees (Strategic & Western Area) and to attend planning site meetings.
- e) To Review the minutes of the Neighbourhood Plan Steering Group Meetings. To receive updates from the Neighbourhood Plan Steering Group and to consider and give a steer to parish council representatives on the Steering Group.
- f) To meet with developers at pre-application stage and as projects progress, in line with the Pre-App Policy in the Neighbourhood Plan.
- g) To give delegated powers to submit responses to informal and formal consultations when the deadline means Full Council are unable to approve recommendations of the Planning committee:
 - Government consultations on Planning issues
 - Wiltshire Council consultations on Planning issues Eg Design Code, Gypsy & Traveller Plan,
 - Pre-application consultations by developers
 - Neighbourhood Plan consultations from neighbouring parishes

Teresa Strange

From: Lorelie Davies <lorelie@rawplanning.co.uk>
Sent: 15 May 2025 09:09
To: Alison Whalley; Teresa Strange
Cc: Fiona Dey
Subject: RE: THE WILLOWS, LOWER WOODROW, FOREST, MELKSHAM, SN12 7RB : Consultation - PL/2025/02015

Good morning Teresa,

Thank you for your email.

There have been no changes to the proposals at this stage - only a minor amendment to the red line boundary to ensure consistency across all site and block plans.

Kind regards,

Lorelie Davies BA (Hons) MSc MRTPI
Associate Director
M: 07718130058
E: lorelie@rawplanning.co.uk
W: www.rawplanning.co.uk

Please note my working days are Tuesdays, Wednesdays and Thursdays.



RAW Planning Ltd,
Registered Office: 4 Woodleys Yard, West Street, Aldbourne, Marlborough, Wiltshire SN8 2BL.
Registered in England & Wales, Company Number 11899496.

From: Alison Whalley <Alison@rawplanning.co.uk>
Sent: 14 May 2025 17:56
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Lorelie Davies <lorelie@rawplanning.co.uk>
Subject: RE: THE WILLOWS, LOWER WOODROW, FOREST, MELKSHAM, SN12 7RB : Consultation - PL/2025/02015

Hi Teresa,

No I don't mind at all. Thank you for your email, which I have copied to my colleague Lorelie who is dealing with this application.

I understand that the barn was approved under Class Q which offers limited curtilage and any outbuildings require permission. I believe the applicant is a carpenter and seeking space for his car storage and office accommodation. I will leave it to Lorelie to explain about the changes.

Kind regards
Alison

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 14 May 2025 17:51
To: Alison Whalley <Alison@rawplanning.co.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: THE WILLOWS, LOWER WOODROW, FOREST, MELKSHAM, SN12 7RB : Consultation - PL/2025/02015

Hi Alison

I hope that this email finds you well....

I hope you don't mind me contacting you directly, its just I noticed that you prepared the planning statement for this application.

We have been consulted on this application again, and I assume its because of a new site location plan dated 1st May, but I can hardly seen any change at all. A very small change in the south west corner of the paddock to the red outline ?

Would you mind letting us know what the change is? The parish council meet on Monday evening to consider.

With many thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

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From: Wiltshire Council <planning@sf.wiltshire.gov.uk>

Sent: 01 May 2025 11:57

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

Subject: THE WILLOWS, LOWER WOODROW, FOREST, MELKSHAM, SN12 7RB : Consultation - PL/2025/02015



Wiltshire Council Planning Consultation Response	
	Officer's Name: Isobella Wise
	Direct Line:
Application No:	PL/2025/02015
Application Type:	Full planning permission
Proposal:	Construction of a new garage and home office and associated change of use of paddock land to residential (C3)
Site Address:	THE WILLOWS, LOWER WOODROW, FOREST, MELKSHAM, SN12 7RB

Please note the particulars in connection with the above planning application are available to view and you can make comments via our website by clicking the link below

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000D7s4D>

Please do not respond by replying to this email

Please give your name when giving your comments in order that we know who to contact if we have any queries, etc.

I would welcome any comments that you have about this particular application by **29/05/2025**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Case Officer who will do their best to accommodate this.

Case Officer: Isobella Wise

Email address: isobella.wise@wiltshire.gov.uk

[ref:a0iQ300000D7s4DIAR;61f22c39975e123199a49600da20b50f:ref]



(<https://www.wiltshire.gov.uk/>)

Comment**Melksham Without Parish Council's comment****Planning Application**

PL/2025/02015 (/p...

Stance

No Objection - Subject to Condition

Details (?tabset-ae70b=...

Files (?tabset-ae70b=2)

▼ Information**Comment Name**

Melksham Without Parish Council's
comment

Comment Number

WC-25-03-328687

Text

No objection but request a condition that
the garage building/office cannot be
converted to a separate dwelling at a
later date.

20/03/2025

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(<https://www.wiltshire.gov.uk/>).

Comment

Melksham Without Parish Council's comment

Planning Application

[PL/2024/11665 \(/...](#)

Stance

Comment

DETAILS (?TABSET-AE70B=1) FILES (?TABSET-AE70B=2)

✓ Information

Comment Name

Melksham Without Parish Council's comment

Comment Number

WC-25-02-325263

Text

Melksham Without Parish Council comments on:

PL/2024/11665: Land at Semington Road, Melksham,
SN12 6DP: (Rear of Townsend Farm Phase 2)

Application for reserved matters pursuant to application
ref: PL/2022/08155 for appearance, scale, layout and
landscaping. Applicant: Living Space Housing.

Comments:

The parish council are disappointed that they can still
see no sign of an equipped play area across both this
plan, which the developer calls “Phase 2”, and the one for
“Phase 1” 20/07334/OUT & PL/2023/00808. Both
phases together are a development of 103no.

100%affordable dwellings, with no LEAP (Local Area of
Equipped Play). The parish council have requested a play
area, not just a LAP (Local Area of Play), for all the
iterations of the plans for both phases, and at appeal;
and were reassured by more recent pre-app meetings
with Living Space that there would be one included.

The parish council acknowledge the pedestrian access
onto Berryfield Lane from the south west corner of the
site, to give access to the parish council’s two allotment

sites on Berryfield Lane, and access to the Right of Way network to the river and canal.

The parish council reiterate their previous requests to ensure that pedestrians cannot access the A350 from the north of the site, as a dangerous point to cross the busy A-road from this point. They requested at outline application that the northern boundary be made impenetrable by increased vegetation and/or other boundary treatment. The temporary, not agreed, site access (installed gate) that has been used from the north west corner of the site must be closed off to pedestrian and vehicular traffic and made impenetrable.

The residents of Townsend Farm, Semington Road, Berryfield Park and Berryfield Lane have all been impacted by the construction traffic for the Phase 1 part of the development, and the parish council insist that the CEMP (Construction and Environmental Management Plan) Version 7 be reviewed and reflected for this second phase. Continued planning enforcement was requested from the start on site at the beginning of August until early 2025 and it's imperative that this is watertight and enforceable from the onset of the build for Phase 2.

Adherence to Melksham Neighbourhood Plan 1, and the emerging Melksham Neighbourhood Plan 2 policies (at Examination commencing 27th January 2025) and evidence documents such as Melksham Design Guide and type and tenure mix in the Housing Needs Assessment (Policy 6: Housing in defined settlements). See www.melkshamneighbourhoodplan.org (<http://www.melkshamneighbourhoodplan.org>).

The parish council request the following:

Circular pedestrian routes around the site.

The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play) and seek the following:

- Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
- Tarmac paths provided not hoggin.

- No wooden equipment provided.
- Dark Green Metal bow top fencing provided.
- Clean margins around the edges, no planting.
- Bins provided outside the play area.
- Easy access provided for maintenance vehicles.
- Public access gates painted red.
- No inset symbols provided in the safety surfacing, which should be one solid surface.

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.

Speed limit within the site is 20mph and self enforcing. Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.

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.

There is visible delineation between pavement and roads so they are easily identifiable.

The provision of bird, bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.

Refer to NHP Policy 1: Sustainable design and construction

Ground source heat pumps to be included in proposals.

To include capacity for hydrogen heating in the future within proposals.

Provision of solar panels and storage batteries for every house or group of houses/block of flats.

Date Created

13/02/2025

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Teresa Strange

From: Teresa Strange
Sent: 12 May 2025 16:38
To: adrian.smith@wiltshire.gov.uk
Cc: Fiona Dey
Subject: FW: PL/2024/11665 : Land at, Semington Road, Melksham, SN12 6DP

Dear Adrian

I wonder if you can help us please, we have received this revised plans/additional info consultation, but can only see the revised site layout plan from 2nd April, and some swept path analysis from 11th April – just checking that is the changes/additional info that you are consulting again on?

Many thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
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From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: 02 May 2025 10:38
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: PL/2024/11665 : Land at, Semington Road, Melksham, SN12 6DP

Application No:	PL/2024/11665
Application Type:	Approval of reserved matters
Proposal:	Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping.
Site Address:	Land at, Semington Road, Melksham, SN12 6DP
Applicant:	Living Space Housing

AMENDED PLANS/ADDITIONAL INFORMATION

Further to our previous notification, please note we have now received amended plans and/or additional information for the above proposal.

These can be viewed on the website by clicking on this link:

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000BdcVJ>


If you wish to make any further comments please do so by **23/05/2025**. You can make your comments via the online facility on our website.

If you do not own the property, which you occupy, please forward this letter to the owner.

Please quote the planning application number shown above on all correspondence to the planning department.

Yours faithfully,

Head of Development Management

[ref:a0iQ300000BdcVJIAZ;8db93cd59d933a373dd8cec5f2b7c16b:ref] 

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Teresa Strange

From: [REDACTED]
Sent: 14 May 2025 15:44
To: Phil Alford
Cc: Teresa Strange
Subject: Re: PL/2024/10674 Land off Woodrow Road

Dear Phil & thank you Teresa,

Thankyou for giving me sight of the information.

If I could emphasise your paragraph; "The footpath leading onto Woodrow Road opposite has also not been taken into account. There are not pavements either side of the footpath so the location of the proposed junction is currently the only crossing point for pedestrians. There is no consideration of this and it will lead to further conflict at the site. " This is a very busy walk way and will need much greater "thought" than has to-date been given! I have added a photo to show the access?

Further, the road widths as you stated: "I am also concerned about the accuracy of the measurements regarding the width of the access. Have these been verified by council staff or are they reliant on the developer?" From the diagram, my neighbour at 160 Woodrow should appear to lose at least a metre from his front garden and my entrance way? A road drain which is current as the road edge would be set a metre into the junction as they have depicted it? I have added two photos to emphasise its location.

I hope this helps?

Warm regards

[REDACTED]







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

Date: Wednesday, 14 May 2025 at 09:50

To: Alford, Phil <Phil.Alford@wiltshire.gov.uk>

Cc: [REDACTED]

Subject: RE: PL/2024/10674 Land off Woodrow Road

Hi Phil

Thanks for this.....

Yes, access for construction traffic (and eventual residents) – still a major Highways concern.

They will either have to use the road into town, Forest Road, which has speed bumps and is effectively single lane due to all the parked cars;

OR

New Road – the parish council don't think they construction traffic will be able to turn into New Road from Woodrow as so tight, and then again at the other end of New Road onto the A3102 – especially as there are planning applications for large developments/Local Plan allocations – Gleasons/Blackmore Farm 500 dwellings and a school and a community centre and Bloor/New Road Farm – 295 dwellings and a nursery. So going to be a huge amount of extra traffic on the road.

The above routes apply for the traffic from the residents from the proposal too – New Road single track, rural road with passing places of course. If they come via S bends then it's the equestrian use and National Cycleway concern too.

Hope that helps - thanks for supporting the issues raised. Glad you popped in!

The parish council's concerns have gone direct to Christopher Manns as we have a concern that the highways officer doesn't read the comments otherwise, as no trigger to do so.

Best wishes, Teresa

From: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Sent: 14 May 2025 09:40
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: [REDACTED]
Subject: Fw: PL/2024/10674 Land off Woodrow Road

FYI - any additional thoughts?

Cllr Phil Alford

Melksham Without North and Shurnold

Cabinet Member for housing, strategic assets and asset transfers

From: Alford, Phil
Sent: 14 May 2025 09:39
To: Richardson, Joe <Joe.Richardson@wiltshire.gov.uk>
Subject: PL/2024/10674 Land off Woodrow Road

Hi Joe,

I hope all is well, I have been looking at the updated comments from Christopher Manns and I am still unsatisfied that the developer has adequately addresses the issues raised in the initial highways response from Chris Mead.

The swept analysis still demonstrates an overspill onto the opposing properties for refuse vehicles entering the site. Other large vehicles will be unable to access the site. Any turning will also lead to conflict with oncoming traffic, indeed, even smaller vehicles with likely need to stop oncoming traffic.

I am also concerned about the accuracy of the measurements regarding the width of the access. Have these been verified by council staff or are they reliant on the developer?

Can you point me to where the changes have occurred to the parking layout so that it meets the parking standard as a minimum and provides adequate visitor parking?

Can you also direct me to the updates and additional analysis regarding access to the site from other modes of transport.

In the updated advice there is a request for circa £63K in S106 agreements to fund resurfacing on Hardie Walk. Hardie Walk is off Spa Road and several miles from the site on the other side of the town. That work will absolutely not benefit residents of the proposed development in any way whatsoever.

The footpath leading onto Woodrow Road opposite has also not been taken into account. There are not pavements either side of the footpath so the location of the proposed junction is currently the only crossing point for pedestrians. There is no consideration of this and it will lead to further conflict at the site.

All in all I am still very unsatisfied with this application and have grave concerns regarding flooding, pooling of water, access and design as well as sustainability. It is also outside the development boundary.

Would it be better if I take this up with Christopher Manns in highways rather than you?

Thanks and all the best.

Phil



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Comment

Urban Design's Comment

Planning Application

[PL/2025/00626 \(/p...](#)

Stance

Comment

[Details \(?tabset-ae70b=...](#)

[Files \(?tabset-ae70b=2\)](#)

▼ Information

Comment Name

Urban Design's Comment

Comment Number

WC-25-05-333584

Text

Key policy and guidance which should inform the design;

Wiltshire Core Strategy Core Policy 57

‘Ensuring high quality design and place shaping’,

‘Wiltshire Design Guide’ SPD (Wiltshire

Council, March 2024)

'Building for a Healthy Life' (BfHL) and companion 'Streets for a Healthy Life' (both Homes England).

From the recent meeting between Development management, the Canal Trust and applicant, the applicant is to revise the design to incorporate the proposed reinstatement of the canal. With this, housing should be shown to positively: face onto the line of the canal and not appearing to turn away from this with significant high sided back garden boundaries (BfHL 'what red looks like' page 54/55).

This suggests a possible design approach being closely space dwellings or terrace with front doors onto a footpath above the short cutting, a distinctive building form and appearance of canal side dwellings relating to the canal context and setting with residents car parking to the rear of back gardens in the form of small mews courtyard well overlooked from neighbouring dwellings. Set on the embankment car parking forward of these canalside dwellings could detract from this setting and should be placed to the rear of plots.

Date Created08/05/2025

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Greenergy – Brockleaze BESS

Answers for CAWs

- 1. Is this scheme in any way connected with Lime Down Solar?** No, this is an entirely separate scheme.
- 2. You state that you intend to connect to Melksham Substation 2.5KM away. Do you have a Transmission Entry Capacity Agreement (TECA)?** No, Greenergy has a Bilateral Connection Agreement in place with the National Grid Electricity System Operator, which outlines the Transmission Entry Capacity (TEC) which is the maximum capacity (MW) that a facility is permitted to export to the transmission network. This was agreed in September 2023 and means the capacity is contractually secured to Greenergy.
- 3. What is your expected connection date?** The provisional connection date for the scheme is 2037, however a series of grid reforms are taking place this year as per the Government's Clean Power 2030 initiative, which Greenergy are hoping to benefit from on this scheme and it's likely the connection date can be accelerated
- 4. We note that you have a TECA for a scheme called "Beanacre BESS" for the Melksham 132KV Substation. Is this the same scheme as Brockleaze?"** Yes- this is the same scheme, however it is incorrectly listed as a connection to Melksham 132kV substation and should be Melksham 400kV. It has been promoted locally as Brockleaze to ensure local residents know where the scheme is.
- 5. What is the proposed cable route?** This will be subject to a separate planning application, which is only submitted following consent for the BESS. It is proposed that the route will follow the edges of fields through Neston Park Estate, and then along the B3353 south to the substation through Public Highways land.
- 6. Is the cable route underground or above ground?** The cables will be underground.
- 7. Have you had a pre application meeting/discussion with Wiltshire Council?** Yes. A pre-application meeting was held with planning officers at Wiltshire Council on 7th June 2024, and formal written advice received on 12th June.
- 8. Please confirm the BESS capacity (MWh) and power (MW).** Capacity relates to the maximum power output of the scheme measured in MW, and MWh refers to the total energy produced over a period of time. The proposed scheme has a capacity of 450MW, currently assumed as a 4-hour system, meaning a maximum energy output of 1800MWh.
- 9. What type of battery units are proposed?** The batteries will likely be lithium-ion which is the same technology used in smartphones, laptops, pacemakers, electric vehicles and many more devices but on a larger scale. Greenergy will be sourcing batteries from 'Tier 1' providers, with the specific model/provider to be determined closer to construction depending on the best and most appropriate technology available at that time. The current design assumes BYD MC Cube units.

10. Please confirm the expected life of the scheme. The submission will be for a temporary application for 35 years, with an expected operational lifetime of 30 years.

11. Please confirm the height of the highest piece of equipment in the onsite substation. Most of the equipment (BESS Units and Power Stations) will be below 3m in height. The highest equipment will be the on-site substation at an approximate height of 6.8m.

12. What is the minimum required distance between battery related equipment and residential properties? There is no minimum statutory required distance between BESS equipment and residential properties. However, best practice and [National Fire Chiefs Council's \(NFCC\) guidance](#) suggests that a minimum of 25m should be left between schemes and occupied buildings.

13. Can we see a copy of the proposed Battery Safety Management Plan? A Fire Strategy Plan will be submitted alongside the planning application which outlines the key design principles for the site in relation to fire safety requirements and leading guidance. It's standard for an Emergency Response Plan and Risk Management Plan to be secured via a pre-commencement condition to be agreed with the local Fire & Rescue, which would become publicly available on submission. This is not typically requested pre-consent, since precise strategy and safety methods will depend on final site design and specific equipment procured.

14. Please provide a copy of all site surveys including hydrology/drainage, ecology, biodiversity, heritage and traffic/access. These will be submitted alongside the planning application and will be available to view when validated on the planning portal.

15. What is the size of the site in acres? The total site is approximately 13.5 hectares (Ha), with the compound areas containing equipment covering 6.4Ha. The remaining 7 hectares will be undeveloped and kept for ecological enhancement (including wildflower grassland and tree planting) and biodiversity net gain purposes.

16. How long would you expect the construction phase to last (BESS and cable)? The construction of the BESS facility will take around 12 months to complete, with the most intensive activity expected during the first 6 months.

17. How long will the cable-laying works take? The cable-laying works will only commence once a separate application has been consented. However, once agreed, the construction of the cable route is estimated to take approximately 8 weeks.

18. Has a flood risk assessment been carried out? A Flood Risk Assessment and Drainage Strategy is currently being compiled and will be submitted alongside the planning application. This will be available to view when validated on the planning portal. The site is in Flood Zone 1 which has the lowest risk of flooding.

19. What is the noise output of each BESS unit expected to be inclusive of fans/cooling equipment? / 20. What is the cumulative noise output of the BESS equipment expected to be inclusive of the substation?

The facility produces a low frequency hum which is primarily generated by fans needed to cool the infrastructure. As such, the fans will not be permanently on at the most powerful, only when the

ambient temperatures increase e.g. in summer months. The expected noise is minimal and will not have a significant impact on the local community.

A full Noise Impact assessment will be carried out to ensure noise is below background sound levels and will be submitted with the planning application and will be publicly available to read, which will assess full cumulative impact off all equipment on-site, including substation.

21. Have the Fire Service been consulted?

Yes, Dorset & Wiltshire Fire and Rescue has been notified of the proposals and an early meeting has been held. The Fire Service is a statutory consultee so when the planning application is submitted, they will review the scheme design and the mitigation measures in place to ensure it complies with NFCC guidance and provide a formal response. The scheme will only achieve planning consent if the plans are approved by the Service.

22. How will the cumulative impact with the other local solar farms and battery sites be assessed?

To meet the UK's net-zero goals and reduce dependency on fossil fuels, it is essential to expand BESS capacity – from 5GW to more than 22GW before 2030. This is a significant increase in storage so multiple applications will be coming forward in similar areas where available points of connection exist (i.e. Grid Supply Point - like Melksham Substation).

Cumulative impact of solar and battery storage schemes is a material planning consideration and will be part of the assessment and review process in place, undertaken by the Council's planning officers, statutory consultees and ultimately, the relevant planning committee members.

23. Has an independent consultant assessed the soil quality or are you relying on historic published records? / 24. If soil quality has been assessed, please advise who has done this.

Yes, a full Agricultural Land Classification Report has been produced, and the site has been classified as entirely Sub-grade 4, which is considered non best and most versatile (BMV).

25. Will the BESS contain second-life batteries?

No, all equipment on site will be procured as new.

Fiona Dey

From: Teresa Strange
Sent: 01 May 2025 12:27
To: Fiona Dey
Subject: FW: Melksham Without Parish Council response to Brockleaze BESS Public Consultation
Attachments: Brockleaze BESS - Answers for CAWs.pdf; Q&A from Consultation Webinar - April 2025.pdf
Categories: Planning Lists

Hi Fiona

For the next Planning agenda please, the email and the attachments – under Proposed Energy Installations.
Thanks, Teresa

From: Bea Forrester <Bea.Forrester@lexcomm.co.uk>
Sent: 29 April 2025 17:02
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Greenergy Info UK <info.uk@greenergy.eu>; whitley.and.shaw@gmail.com; dmartin@corsham.gov.uk; derek.walters@wiltshire.gov.uk
Subject: RE: Melksham Without Parish Council response to Brockleaze BESS Public Consultation

Dear Teresa,

Thank you for reaching out. I am very sorry for the delay in getting back to you.

Thank you for sending through the questions from CAWS Community Action; Whitley & Shaw. Please see attached the responses from Greenergy.

Further to this, please see the [webinar](#) that was held on Thursday 3rd April. I have also attached the Q&A from this webinar.

If there are any outstanding topics that you wish to discuss, we can arrange a virtual meeting. Let me know if you would like this and we can look at dates.

Best Wishes,
Bea
On behalf of Greenergy

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Thursday, April 17, 2025 4:15 PM
To: Projects UK <projectsuk@greenergy.eu>
Cc: CAWS <whitley.and.shaw@gmail.com>; David Martin <dmartin@corsham.gov.uk>; derek.walters@wiltshire.gov.uk
Subject: Melksham Without Parish Council response to Brockleaze BESS Public Consultation

Dear Greenergy

Whilst the current public consultation on the Brockleaze BESS scheme is not directly related to the parish of Melksham Without, it could have significant impact on the residents of the villages of Whitley, Shaw and Beanacre who are all in the parish of Melksham Without.

The parish council endorse and support the comments of the local community group, CAWS Community Action:Whitley & Shaw; copy attached, but note that they have sent these to you separately.

Like CAWS, the parish council would welcome to meet and discuss this with you further.
with regards,

Teresa Strange
Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

Wellbeing Statement I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news

On X: @melkshamwithout

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Brockleaze BESS – Consultation Webinar Q&A

April 2025

Question	Answer
<p>What level of light and noise pollution with the development cause?</p>	<p>The facility produces a low frequency hum which is primarily generated by fans needed to cool the infrastructure. As such, the fans will not be permanently on at the most powerful, only when the ambient temperatures increase e.g. in summer months. The expected noise is minimal and will not have a significant impact on the local community.</p> <p>A full Noise Impact Assessment will be carried out to ensure noise is below background sound levels and will be submitted with the planning application and will be publicly available to read.</p> <p>Light pollution will be negligible. There will be limited lighting at the site, installed in spaced intervals for security, safety and maintenance purposes.</p> <p>All lighting will be motion sensitive with the timers programmed for short interval illumination, and the facility will only ever be attended and maintained during daytime hours, unless in case of emergency. All lighting will be 'bat sensitive'; downward facing and at an appropriate luminaire level to not disturb local wildlife. Any lighting installed is designed not to trigger for small mammals or commuting wildlife.</p>
<p>What about the risk to health?</p>	<p>There is no expected risk to health from the BESS facility in normal operation.</p>
<p>What will be the visual impact of the development on the residents of Neston? Are you aware that this site is visible from 20 miles away to the south?</p> <p>The land rises a little but enough to make the site visible from properties in Brockleaze.</p>	<p>The visual impact is expected to minimal for the site. It is already well-screened by an extensive, mature tree line to the south and east. This will be further enhanced by planting undertaken as part of the development, including more hedgerows and trees. The site itself is on private land and whilst a bridleway runs along the southern and western edge (CORM36 / CORM120) these routes are enclosed in tall mature trees.</p> <p>A Landscape and Visual Impact Assessment (LVIA) will be submitted alongside the planning application which will consider the visual impact of the scheme and ensure suitable mitigation measures are in place. This document will also include a drawing known as the Zone of Theoretical Visibility (ZTV), which is a tool to identify the likely extent of visibility of a development and will note exactly where the scheme will be visible from.</p>
<p>How will you ensure the BESS is charged from renewable sources?</p> <p>Will you not engage in energy arbitrage if the source of the power is fossil fuel?</p>	<p>We cannot ensure that the BESS is charged only from renewable resources. The scheme will take power from the grid, so will store whatever energy mix is in the national grid at that time. However, the UK government has committed to a target for the electricity system by zero carbon by 2030. As such by the time this scheme is built and operational, the expectation is for almost all of the UK's energy within the grid to be from renewable sources.</p> <p>The BESS will typically charge during periods of low demand and high renewable output, such as during high wind or solar generation, when there is</p>

Question	Answer
	<p>often surplus energy on the grid. This helps to prevent curtailment of renewable sources and ensures more green energy is used efficiently.</p> <p>Energy arbitrage is one of the services the BESS may provide, and it plays a key role in balancing the grid and maintaining reliability. While this can include charging from grid electricity at off-peak times, the broader system benefit is the reduction in the need for fossil-fuel peaking plants and greater flexibility to accommodate renewable generation.</p>
How many BESS containers will there be?	There will be 432 BESS containers on the site.
<p>Will you store water on site to use in the event of a fire?</p> <p>Will you collect water runoff from any firefighting to prevent it contaminating the environment?</p> <p>How has it been calculated that 2 hours is sufficient when other fires have required far longer cooling?</p>	<p>Yes, there will be water stored on site in case of a fire and there will be no adverse impacts to local water courses as a result of the proposed development.</p> <p>All drainage on site will be contained via a Sustainable Drainage System (SUDS) which allows for full containment of necessary volumes of water for firefighting purposes, as per requirements outlined in the NFCC Guidance. The proposed attenuation basin shall be lined to prevent discharge to ground of potentially contaminated runoff and fitted with a Firewater Isolation Valve.</p> <p>Greenergy intends to enter into an agreement with a local emergency waste disposal service who can provide a sealed mobile tanker to the site in a timely manner to be able to remove any contaminated water from site for appropriate treatment.</p> <p>Full details will be outlined in our Firewater Management Plan and Flood Risk & Drainage Assessment which will be submitted as part of the full planning application.</p>
What level of traffic can be expected during the build period and what route will traffic take to enter the site.	<p>Due to the size of the scheme, the site will take around 12 months to construct. The most impactful phase will be in the first six months. Access will be taken from Brockleaze, down the established track that is used by the active quarry to the south of the site which already accommodates multiple HGV movements daily.</p> <p>The details of how many vehicles this is expected to generate will be included in our Construction Traffic Management Plan which will be submitted with our planning application. This will also include how we will manage which routes these vehicles will take, avoiding smaller, local roads, timings and traffic management expectations.</p> <p>Greenergy aims to reduce the impact on local residents as far as possible, and this will be set out in the Construction Traffic Management Plan which will be conditioned by the Council, meaning we will be obliged to maintain it.</p>
What level of traffic is expected when the site is operational	Once operational, there will be around 1-2 visits per week for routine maintenance. This is normally from a light goods vehicle, such as a transit van.

Question	Answer
<p>Surely there have been 2 fire events (at least) in UK. Liverpool and Tilbury, the latter a few weeks ago. Recent fire at Cirencester site too.</p>	<p>There are 116 BESS sites in operation (2500 MW) and there has been one major fire event in the UK for an operational BESS, which is the 2020 Liverpool one. The issue with the Liverpool fire was thermal runaway, where the fire spreads rapidly between the batteries.</p> <p>This site was designed and built prior to specific fire-safety guidance being released, and there were several reasons for the failure of this site, including;</p> <ul style="list-style-type: none"> • Inadequate safety distances between containers enabling propagation of flames to nearby units • Lack of clear emergency response plan and lack of engagement with Merseyside fire & Rescue service to make them aware of potential risks associated with the site • Ineffective in-built fire suppression systems <p>Since then, best practice and National Fire Chiefs Council's (NFCC) guidance is now in place, and these advances mean that schemes being proposed now are significantly safer. This secured in several ways:</p> <ul style="list-style-type: none"> • Prevention – internal battery management systems with emergency shut-downs • Detection – heat, smoke, gas detection systems – alerting to fire and rescue services • Suppression – aerosol-based fire suppression system within containers designed to extinguish fire before it is able to escalate or spread • Fire service response – prior engagement held with fire and rescue service to explain strategy which is to engage in boundary cooling to stop potential for spread of fire • Contamination – all firewater will flow to a contained attenuation basin with a firewater isolation valve – no potentially contaminated water will leach into the ground <p>The Fire Service will review the scheme design and the mitigation measures in place to ensure it complies with NFCC guidance. The scheme will only achieve planning consent if the plans are approved by the Service. A Fire Strategy Plan will be submitted with the planning application which is the effective risk assessment for the scheme and sets out the detailed response to how any incident would be managed.</p> <p>These requirements for risk management plans are critical and mean that if a fire does occur the strategy is in place to mitigate appropriately. This was seen in action when there was a small fire during the construction of a storage scheme in Tilbury, Essex. The site was promptly evacuated, and the Fire Brigade arrived on the scene within 10 minutes, and the fire swiftly contained by implementing a 'water curtain' for effective boundary cooling. The site was handed back to site management and construction resumed within 24 hours, demonstrating the effectiveness of updated guidance and safety measures now in place to deal with a fire event.</p>

Question	Answer
	The fire in Cirencester is very recent and as such, limited information has been shared in the public domain. However, the cause and any limitations to design are under investigation and Greenergy will be monitoring the case closely to understand how to better improves fire safety measures on our sites.
<p>As shown in the Corsham Neighbourhood Plan Batscape Strategy, the proposed site is on a direct migration route for rare species' of bats.</p> <p>How would you propose to mitigate the impact if, indeed, sufficient mitigation is possible?</p>	<p>Greenergy would like to thank the participant for sharing details of the migration route for rare bat species. When the application is submitted it will be supplemented by a Preliminary Ecological Appraisal and the authority's ecology team will review the scheme to ensure that any expected impacts to local wildlife are adequately mitigated.</p> <p>Transect and static bat surveys have been commissioned (to take place between March and October) which will be submitted prior to determination of the site, and will allow us to accurately assess foraging behaviour, commuting routes, and roosting sites, and inform subsequent appropriate mitigation measures. Onsite enhancements are proposed for the scheme to achieve an ambition 40-50% biodiversity net gain. Some of the measures in place include bat boxes to support the local population. All proposed lighting on site will be downward-facing, motion sensor (and the site only ever operated during day-light hours), and 'bat sensitive' (appropriate lumen level) in accordance with Bat Conservation Trust Lighting Guidance; GN08/23 (2023) as published by The Institution of Lighting Professionals (ILP), to minimise any potential impact to bats in the vicinity.</p>
An identical project was proposed just a few fields away and not approved. A key concern was safety and in particular the proximity to houses and run off water from any incident. With underground tunnels connected to the MOD site and other businesses, how is this proposal any safer when it appears to in fact be a higher risk.	<p>The project referred to is separate to the proposals from Greenergy and the reasons for the application being withdrawn will be specific to the developer and conversations held with the local planning authority. However, the concerns around visibility were valid, as the proposed site was extremely close to the local village in Whitley. Greenergy's Brockleaze scheme does not necessarily face that level of concern. The site is a minimum of 300m away from any residential property and well-screened by existing field boundaries and vegetation. All run-off water will be contained on site in an attenuation basin to ensure no potentially contaminated water enters the watercourse.</p> <p>The heaviest parts of the scheme (where the BESS containers will sit) have been specifically located outside of the mining area and on stable ground that can bear the weight. All these elements will be considered as part of the planning application, with technical specialists consulted on behalf of the Local Planning Authority, and if they deem the risk has not been mitigated or the plans not appropriate, the scheme will not receive planning permission.</p>
Would there be a proposal to change the current electricity pylons?	No, the BESS will connect via cables that run underground which means no new pylons or overhead lines are required as part of this scheme. The exact route of the cables is determined in a separate planning application, that is submitted after consent for the storage facility is granted. The proposed route will run through fields under control of the landowner and then along highways land (pavements and roads) to minimise disruption.
Do you have a contact email, for questions that arise during the project?	For all questions throughout the project lifetime, you can contact: projectsuk@greenergy.eu

Fiona Dey

From: Teresa Strange
Sent: 12 May 2025 13:45
To: Fiona Dey
Subject: FW: [EXTERNAL] FW: Melksham Substation Upgrade - Project Update

For the planning agenda please, under Proposed Energy

To consider if they want to visit National Grid and to note the latest correspondence.

From: .box.melksham <box.melksham@nationalgrid.com>
Sent: 07 May 2025 16:25
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Dean.Baker@wiltshire.gov.uk; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Alford, Phil (Phil.Alford@wiltshire.gov.uk) <Phil.Alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re: [EXTERNAL] FW: Melksham Substation Upgrade - Project Update

Hi Teresa

Thank you for your email and for making us aware of this issue.

We've reviewed the photos you've shared and can confirm neither vehicles were associated with our substation expansion project. We will continue to closely monitor all our deliveries and take action against any firms that don't comply with our Traffic Management Plan.

The Fryer Hire tipper truck vehicle is associated with a separate National Grid project working on site to install a new shunt reactor. We work closely with the team undertaking these works, and their project manager has reiterated to their own contractors that they must use the agreed route to access the substation.

The Marlin Industries vehicle is not associated with either project. However, we appreciate the frustration that vehicle movements through Beanacre will be causing, and so we have also contacted others working in the area to again relay your concerns about the route some vehicles have been taking.

While we cannot instruct or control other developers, we have made it clear that we do not want to see HGVs travelling through Beanacre as we are aware this is not an acceptable route.

Separately, thank you for indicating that the Parish Council would be interested in a site visit. Please do get back in touch once you've had a chance to confirm with the new councillors and we can look to coordinate a date in the near future.

Yours sincerely

Tom
Community relations team

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 29 April 2025 14:50

To: .box.melksham <box.melksham@nationalgrid.com>

Cc: Dean.Baker@wiltshire.gov.uk <dean.baker@wiltshire.gov.uk>; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Alford, Phil (<Phil.Alford@wiltshire.gov.uk>) <Phil.Alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: [EXTERNAL] FW: Melksham Substation Upgrade - Project Update

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Dear Mark and Tom

Thank you for your latest communication.

I would think that the parish council would like to visit the site and have a briefing as there is a lot going on in Westlands Lane at present and lots of connections to your site planned in the future, but with the elections later this week, I will come back to you in a couple of weeks when all the new councillors are in place and I have asked them.

I note in your letter that you will consider taking action with any vehicles that are not adhering to the construction management plan and using the correct access via Westlands Lane.

Please see photos attached, I don't know if you recognise either of them as visiting your site – I have put a few so you might be able to read the registration plate. There are dates and times on the images.

With regards,

Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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Want to keep in touch?

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On LinkedIn: [Melksham Without Parish Council](#)

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From: .box.melksham <box.melksham@nationalgrid.com>

Sent: 29 April 2025 14:38

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

Subject: Melksham Substation Upgrade - Project Update

Dear Clerk

We are writing to keep you updated on our work to upgrade the Melksham Substation. Please find attached an update letter we've sent to residents nearest to our work.

We've now created a dedicated project website where you can find the latest information on the project. You can view the website [here](#).

At the same time, we've established a new dedicated email address for our project. If you have any queries, you can now get in touch with us at box.melksham@nationalgrid.com or by hitting reply to this email.

We also wanted to take this opportunity to offer you a meeting at our substation site, where we can explain our work in more detail and answer any queries you may have.

If you would like to visit the site for a briefing, please contact us at box.melksham@nationalgrid.com or on 0800 138 554. Alternatively, we'd be happy to arrange a virtual meeting via Microsoft Teams.

We will continue to keep stakeholders and local representatives informed throughout the duration of our work.

If you have any questions or queries, please get in touch.

Kind regards

Tom

National Grid

Community relations team

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For the registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

29 April 2025

Dear resident

Keeping you updated on our Melksham substation upgrade activity

We're writing to update you on our work to upgrade our Melksham substation. Work has been taking place on-site since the end of February and we're making good progress.

We've now created a dedicated project website where you can find the latest information on the project. You can view at: www.nationalgrid.com/electricity-transmission/network-and-infrastructure/infrastructure-projects/melksham-substation

At the same time, we've also established a dedicated email address for our project. If you have any queries, you can now get in touch in the following ways:

- By emailing us at box.melksham@nationalgrid.com
- Freephone on 0800 138 5541 and leave a message. Our team will then respond, typically between 9am and 5pm Monday to Friday

We also wanted to update you on traffic management measures we have in place, as we are aware of traffic issues along Westlands Lane caused by large vehicles travelling through Beanacre and over the railway bridge.

As you may know, there are several companies working in the area with requirements for HGV deliveries. We've been in touch again with our delivery companies and reiterated the requirement that they enter and exit our site via the B3353 to the west, in line with our traffic management plan.

We will consider action against any of our drivers, contractors or delivery companies not following this. We have also put new signage on the A350 on behalf of all projects to direct vehicles to follow the correct traffic route to help reinforce this.

We will continue to monitor the situation closely, and we will continue to keep you updated as the project progresses.

We appreciate your continued patience while our essential work is carried out.

Yours faithfully



Mark Fox

External Affairs Advisor

National Grid

Press release

Planning reforms to slash a year off infrastructure delivery

Clean energy projects, reservoirs, railway lines, and other major infrastructure to be built faster, under changes to the Planning and Infrastructure Bill

From: **Ministry of Housing, Communities and Local Government**
(/government/organisations/ministry-of-housing-communities-local-government) and
The Rt Hon Angela Rayner MP **(/government/people/angela-rayner)**

Published 23 April 2025

Last updated 23 April 2025 —



Clean energy projects, public transport links, and other major infrastructure will on average be delivered at least a year faster, as the government accelerates planning reforms to unleash growth and restore Britain's rightful place as a world leader in building.

Burdensome statutory consultation requirements unique to major infrastructure projects will be scrapped, through amendments to the pro-growth Planning and Infrastructure Bill, cutting down the average two-year statutory pre-consultation period by half and paving the way for new roads, railways, and windfarms that will bolster the country's connectivity and energy security.

Developers currently spend significant time and money on long, technical documents resulting in communities feeling fatigued and confused, which is a direct result of overly complex planning rules that are leaving working people deprived of the things their areas need to thrive. It also disincentivises developers making improvements to projects for fear of having to re-consult, even if in the community's best interest.

Recognising community voices remain vital, the government will bring this process in line with planning applications for major housing schemes, and set out new statutory guidance to promote meaningful local engagement without repeating these flaws. This will allow changes to be made dynamically based on community feedback, reducing delays and potentially saving over £1 billion for industry and taxpayers this Parliament. These changes will help ensure Britain is open for business, attracting billions of pounds of new private investment.

This will go even further in streamlining infrastructure delivery through the government's landmark Planning and Infrastructure Bill, as part of the Plan for Change to power and heat homes with clean energy, raise living standards, create well-paying jobs, and put more money into the pockets of working people and families. The reforms will also boost the government's efforts to build 1.5 million homes by making it easier to deliver the roads, reservoirs and energy generation needed so we can restore the dream of homeownership to families across the country.

Deputy Prime Minister and Housing Secretary Angela Rayner said:

“Critical national infrastructure is key to Britain's future and security – so we can't afford to have projects held up by tiresome requirements and uncertainty, caused by a system that is not working for communities or developers and holding back our true potential.

“We are strengthening the Planning and Infrastructure Bill to make sure we can lead the world again with new roads, railways, and energy infrastructure as part of the Plan for Change, whilst ensuring local people still have a say in our journey to get Britain building.”

Alongside statutory guidance for developers on applications, the Planning Inspectorate will maintain high standards for accepting projects – informed by

community engagement. Local authorities will also be made aware of proposed applications so that they can continue to play an important role informing and advising on developments, as well as advocating for local interests.

As a result, local people can still object and share their views but in a more effective way, with developers given the flexibility to adapt their schemes as needed without restarting the process: reducing delays and costs for projects, including datacentres, reservoirs, and solar farms, while ensuring local people's voices are heard.

Meanwhile the government is already taking action - consenting more nationally significant solar projects since the start of the Parliament compared to the whole of the previous one, including the Mallard Pass Solar Project in Lincolnshire, and making the largest ever investment in offshore wind, as we deliver our Plan for Change milestone of 150 decisions on major infrastructure projects by the end of the Parliament.

Examples of delays under current system:

- Fens Reservoir: Over 1,000 days in pre-application due to a number of issues including around consultation requirements, expected submission in December 2026, supplying 250,000 homes with water.
- National Grid - Bramford to Twinstead: 717 days in pre-application for 29km of overhead lines and underground cables.
- Hinkley Point C: Three years in pre-application consultation; Sizewell C spent around seven-and-a-half years at this stage.

Wider reforms in the Bill will streamline and speed up planning decisions, remove blockers to major infrastructure and housing delivery, and support environmental goals through the new Nature Restoration Fund to achieve win-win outcomes for both nature and the economy.

These changes build on the recent OBR forecast confirming the government's planning overhaul, through an updated National Planning Policy Framework, will drive UK housebuilding to its highest level in over 40 years and boost the economy by £6.8 billion by 2029/30.

Notes to editors:

Carl Trowell, President of Strategic Infrastructure, National Grid, said:

“Consulting with communities and stakeholders will always be a fundamental part of the way we at National Grid develop and shape our projects. We welcome the Government’s proposal today which will ensure that consultation and engagement can be more effective and targeted. This will accelerate the path to delivering critical infrastructure while continuing to ensure the views of local communities are heard.”

Benj Sykes, UK Country Manager, Ørsted said:

“Ørsted welcomes the ongoing work of the Government to reform the planning system, including these changes to the Planning and Infrastructure Bill. Engaging and working with communities and other stakeholders in the pre-application stage has always been central to our work developing new energy projects and will remain so; the changes being introduced will allow everyone involved in these engagements to focus on the issues that matter to stakeholders and local communities, and to our developments.”

James Robottom, Head of Policy, Renewable UK said:

“This announcement represents a significant step forward for the renewable energy industry, as it will enable us to speed up the delivery of vital infrastructure projects to boost the UK’s energy security, grow the economy and help us to reach the Government’s target of clean power by 2030. The industry has a long track record of engaging early and closely with local communities and a wide range of environmental stakeholders, and this will continue as we want to carry on building projects with local support by giving communities a clear voice in the decision-making process. We look forward to feeding into the new guidance that will enable us to spend more time engaging with key stakeholders on the most important issues for each new project on a case by case basis and lead to even higher quality engagement and positive outcomes for nature.”

Sam Richards, CEO of pro-growth campaign group Britain Remade, said:

“Today’s bold reforms to cut red tape and get vital infrastructure delivered faster are a big step toward unlocking clean energy, better transport, and the homes Britain desperately needs. Too often consultation is a long and expensive box ticking exercise. By slashing delays and encouraging real community engagement, the government is backing growth, investment, and the kind of national renewal we all want to see.”

Adam Berman, Director of Policy and Advocacy, Energy UK said:

“Energy UK is fully behind the Government’s mission to speed up the planning system, unlocking the investment in clean energy we need to secure our future power needs. More targeted engagement with statutory consultees will result in faster and more appropriate applications, allowing relevant public bodies to focus on planning applications that matter most to them.”

Richard Greer, Fellow, Climate & Sustainability Services, Arup:

“Building on the Planning and Infrastructure Bill with further legislative improvements will be essential to delivering the Government’s ten-year Infrastructure Strategy and its pipeline of projects across transport, energy, water, and the new economy sector (such as data centres). A step-change in infrastructure delivery requires a comprehensive package of reforms that streamlines the entire project lifecycle.”

John Foster, Chief Policy and Campaigns Officer, Confederation of British Industry said:

“Access to energy, water, and transport connectivity remain major barriers to growth which if left untouched will hinder the government’s commitment to deliver the ambitious new homes and major infrastructure targets before the end of this parliament.

“By reducing the excess bureaucracy currently experienced by developers along with cutting down the decision-making time for infrastructure projects, the government is forging ahead with much needed reform to transform the planning system from an investment blocker into an enabler of growth.”

Kate DaSilva, Group General Counsel, Cornish Lithium Plc. said:

“The changes in the Planning and Infrastructure Bill will help the UK build the nationally significant projects we desperately need, while ensuring that voices within local communities are still heard. At Cornish Lithium we are proud of putting the local community and environment first – listening to what is needed, answering questions and delivering for the communities near our projects. With the Government’s proposed changes Cornish Lithium will be able to maintain our approach, accelerate project delivery, build a domestic source of critical minerals, create jobs and grow the economy for Cornwall, the south west and the whole country.”

Last updated 23 April 2025 [+ show all updates](#)

OG

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Fiona Dey

From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Sent: 08 May 2025 08:06
To: Teresa Strange
Cc: Sean Hindes; Bond, David J; Fiona Dey; Winter, Alex; Boxall, Luke
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Categories: Planning Lists

Hi Teresa,

Thank you very much for your time meeting us regarding the proposed development south of Western Way. I have summarised the points raised below which will be considered as we develop our proposals.

- There are concerns regarding access to the site. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development.
- 'What counts as an emergency access point needs' to be confirmed specifically in relation to the need to access the care home.
- It was requested that there could be additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. During the meeting it was explained that we are only able to carry out works within the boundary of our development, During the meeting it was explained that we are only able to carry out works within the boundary of our development.
- Location and layout of two attenuation ponds are to be detailed within RM applications.
- With regards to the MUGA (Multi-use games area), it was requested to include a 'Teen shelter' within this area. The intention of this is to draw older youth away from the LEAP area and other public open space. As the northern pond area is being reduced in size, the location of the MUGA could be proposed in an alternative location away from the care home and allotments.
- It was confirmed that the specification of street tree pits and the selection of tree species would be considered during the design process to ensure that long term health of trees can be promoted whilst safeguarding the adjacent properties from root damage and soil heave.
- The Affordable housing mix has been provided within the agreed S106, The Parish would like to see the inclusion of affordable bungalows. We can confirm that the S106 requires 2x Bungalows to be provided as part of the Affordable mix.
- The Parish expressed the desire for 'starter homes' (Smaller homes targeting first-time buyers). Barratt confirmed that, within the open market mix, they would be looking to provide a mix of 2 bed and smaller 3 bed homes to meet this need.
- The industrial estate to the south of the development will be considered as part of the reserved matters application, with the support of our specialist consultant.
- The Parish raised the point about historic Wessex comments regarding foul capacity. Parish to forward Wessex Water consultation response to local plan submission. Barratt to make contact with all utility providers regarding capacity.
- Parish raised concerns regarding the management of the POS during the period from completion to handover of the POS areas including play areas. Barratt confirmed that these areas will be maintained by our in-house adoption management team until such time that they can be handed over to the management company.
- The Parish requested that an area for a parish notice board was included within the proposals. The board would be installed by the Parish.

- The Parish provided a printed list of requirements they would like to see considered as part of developments in their area. Barratt will review and seek to include where possible.

We propose to come and present the developed design prior to RM submission and to demonstrate how we have incorporated your comments. If you could suggest a convenient date after the 9th June, we can get something in the diary.

Kind Regards,

Charlotte Counsell

Technical Co-ordinator - Barratt Homes Bristol

Email: charlotte.counsell@barratthomes.co.uk

Mobile: 07775 227791

Barratt Homes Bristol | 710 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD

Please note my working days are Monday - Thursday

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

Sent: 29 April 2025 14:07

To: Winter, Alex <alex.winter@barratthomes.co.uk>

Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Perfect!

Thank you so much for accommodating.

The meeting will be at the Melksham Without Parish Council offices, see attached.

Here is the parish council's pre app meeting protocol

https://www.melkshamneighbourhoodplan.org/_files/ugd/da341b_98a68c0eabc446bf896fc6e062079926.pdf
for your information.

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

Wellbeing Statement I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Meeting with representatives of Barratt Homes regarding land South of Western Way held on Tuesday, 6th May 2025 at 11.30am at Melksham Without Parish Council Offices at Melksham Community Campus

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer

Alex Winter, Design and Planning Manager – Barratt Homes
Charlotte Counsell, Technical Co-ordinator - Barratt Homes
Sean Hindes, Lead Designer, Pegasus Group

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Alex, Charlotte and Sean to the meeting and introduced those present.

Charlotte provided the following summary of the meeting:

Hi Teresa,

Thank you very much for your time meeting us regarding the proposed development south of Western Way. I have summarised the points raised below which will be considered as we develop our proposals.

- *There are concerns regarding access to the site. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development.*
- *'What counts as an emergency access point needs' to be confirmed specifically in relation to the need to access the care home.*
- *It was requested that there could be additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. During the meeting it was explained that we are only able to carry out works within the boundary of our development, During the meeting it was explained that we are only able to carry out works within the boundary of our development.*

- *Location and layout of two attenuation ponds are to be detailed within RM applications.*
- *With regards to the MUGA (Multi-use games area), it was requested to include a 'Teen shelter' within this area. The intention of this is to draw older youth away from the LEAP area and other public open space. As the northern pond area is being reduced in size, the location of the MUGA could be proposed in an alternative location away from the care home and allotments.*
- *It was confirmed that the specification of street tree pits and the selection of tree species would be considered during the design process to ensure that long term health of trees can be promoted whilst safeguarding the adjacent properties from root damage and soil heave.*
- *The Affordable housing mix has been provided within the agreed S106, The Parish would like to see the inclusion of affordable bungalows. We can confirm that the S106 requires 2x Bungalows to be provided as part of the Affordable mix.*
- *The Parish expressed the desire for 'starter homes' (Smaller homes targeting first-time buyers). Barratt confirmed that, within the open market mix, they would be looking to provide a mix of 2 bed and smaller 3 bed homes to meet this need.*
- *The industrial estate to the south of the development will be considered as part of the reserved matters application, with the support of our specialist consultant.*
- *The Parish raised the point about historic Wessex comments regarding foul capacity. Parish to forward Wessex Water consultation response to local plan submission. Barratt to make contact with all utility providers regarding capacity.*
- *Parish raised concerns regarding the management of the POS during the period from completion to handover of the POS areas including play areas. Barratt confirmed that these areas will be maintained by our in-house adoption management team until such time that they can be handed over to the management company.*
- *The Parish requested that an area for a parish notice board was included within the proposals. The board would be installed by the Parish.*
- *The Parish provided a printed list of requirements they would like to see considered as part of developments in their area. Barratt will review and seek to include where possible.*

We propose to come and present the developed design prior to RM submission and to demonstrate how we have incorporated your comments. If you could suggest a convenient date after the 9th June, we can get something in the diary.

The following additional points were discussed at the meeting:

- Members expressed the need for a robust construction management plan.
- Members expressed a desire for additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. While Barratt cannot carry out works outside the boundary of their development, they did offer to build a spur, at an appropriate break in the tree line, to link with the neighbouring development.
- The Barratt team commented that the Care Home will be developed separately by a specialist company still to be identified. It is expected that the Care Home will be completed within the overall timeframe for the residential build.
- The distance to the nearest shop/pub was noted to be significant. The Barratt team responded that, as shops/pubs were not included in the outline plan, they could not be added at this stage

Meeting closed at 13.15pm

Fiona Dey

From: Teresa Strange
Sent: 13 May 2025 14:53
To: Fiona Dey
Subject: FW: Land North of Bath Road, Melksham

From: Glenn Godwin <glenngodwin@hannick.com>
Sent: 08 May 2025 17:51
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Chris Minors <chrisminors@hannick.com>
Subject: Re: Land North of Bath Road, Melksham

Hi Teresa,

Thank you for arranging Tuesday's pre-application meeting for the proposed development at the above site, and to the councillors who attended, which I noted to be councillors Richard Wood, David Pafford, Alan Baines, Mark Harris and the Local Member, Nick Holder.

The proposal is for a mixed use development comprising residential (approx 200 dwellings), land reserved for expansion of the adjoining secondary school (2 hectares), public open space, landscaping and associated engineering works. The site is allocated by Policy 19 of the Draft Wiltshire Local Plan.

We presented the draft concept master plan (3003 Rev B), which will be subject to further adjustments before the public consultation event, to be held within the next 4 weeks. I will forward a copy of the final draft plan, for circulation to councillors, when available.

I understand that you were going to forward the discussed community requirements to be taken into account with any development.

Whilst councillors acknowledged that the site is allocated in the Draft Local Plan, there was concern expressed over the location in respect of travel to primary schools and whether the Bowerhill PS has capacity. We will look at the alternatives, although the location of the site is obviously fixed.

In terms of secondary education, we explained that we have been in consultation with the Academy, who had confirmed there is no space within the existing school site for further expansion and the Education Dept, who consider that the school will need to be expanded by 300 additional pupils in the future, to meet the needs of the additional housing planned in the Local Plan. Hence, the Hannick site provides the only opportunity to expand the school into adjacent land. The Education Authority has sought a max of 2 hectares to be reserved for future expansion. No details are known at this stage, but we understand the site will mostly accommodate a replacement playing field in lieu of a new classroom block within the existing school site. The land will need to be reserved by S106 Agreement.

Other concerns mainly related to matters of highways safety and we have noted the points to be discussed with our transport consultants e.g. vehicles right turning from Bath Road into Bowerhill Lane and Hornchurch Road. Councillors were disappointed that a footpath link could not be achieved between the site and the school, on the north side of Bath Road. We agreed to consider an amendment to the masterplan to include a direct pedestrian link from within the site to the school. However, I should add that the Transport Assessment has been subject of a Road Safety Audit, which is satisfied with pedestrians gaining access to the school along the Bath Road via the Toucan Crossing. (the Toucan Crossing operation should also provide gaps in traffic flow).

Overall it was a very helpful discussion and if you feel I have missed any significant points please let me know.

We will be in touch as soon as we have confirmed details of the public consultation.

Regards
Glenn



Glenn Godwin

Land and Planning Consultant

01793 439539 / 07920 136319

Hannick Developments Ltd, Dammas House,

Dammas Lane, Old Town, Swindon, Wiltshire, SN1 3EF

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

Sent: Tuesday, April 29, 2025 14:05

To: Glenn Godwin <glenngodwin@hannick.com>

Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: Contact details & Pre app meeting

Hi Glenn

I hope that you had a good weekend.

I met with the councillors last night, and they would like to meet with you on **Tuesday 6th May at 10am.**

I look forward to receiving confirmation from you in due course.

Please see link to the parish council's pre app protocol in the adopted Melksham Neighbourhood Plan
https://www.melkshamneighbourhoodplan.org/_files/ugd/da341b_98a68c0eabc446bf896fc6e062079926.pdf

And attachment re visiting our offices – I am not sure we have met you at our new offices at the Campus.

Pre-App Meeting with representatives of Hannick Homes regarding land East of Melksham Oak School held on Tuesday, 6th May 2025 at 10.00am at Melksham Without Parish Council Offices at Melksham Community Campus

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer

Glenn Godwin, Land & Planning Consultant, Hannick Developments Ltd
Chris Minors, Operations Director, Hannick Developments Ltd.

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Glenn and Chris to the meeting and introduced those present.

Glenn explained they are now in a position to progress with an outline planning application as the site is allocated in the emerging Local Plan. He commented that, in the application, they have taken note of the comments from the previous pre-application (pre-app) with Melksham Without Parish Council in 2021.

He explained that Hannick is planning a public consultation within the next 4 weeks and are planning to hold this at Melksham Town Football Club or Melksham Rugby Football Club as they are close to the site location. Other members of the Hannick team will be present at the consultation, including from the highways team to help answer any specific questions.

Glenn explained that Hannick having been undertaking a number of assessments in consultation with David Way and Geoff Wilmslow at Wiltshire Council and have reached a Statement of Common Ground in line with the Local Plan allocation. Glenn expects an outline planning application to be made within the next 6 weeks.

Glenn stated that ecology surveys have been completed and have identified that most protected species are found at the site borders and in the hedgerows. The site plans will protect the existing hedgerows with the exception of a punch-through for one road. The trees on the site have been surveyed and there are some veteran trees which will form focal points in the design. Archaeology will need to be investigated but there are no constraints.

Glenn presented the context plan (document: 210205 I 01 03 A Context Plan A1.pdf) showing the location of the site. The plan also includes the route of the potential Melksham by-pass.

Glenn then presented the Wiltshire Council Local Plan Pre-Submission (document: WLPR Concept Plan.pdf). He explained that this shows the 2.0ha set aside for Melksham Oak Community School (MOCS) expansion and a Wessex Water easement across the site which can't be developed and will be left as open space. Blue and green infrastructures are shown.

Glenn then presented the concept masterplan (document: Concept Masterplan 3003 Rev B.pdf) which he commented is similar to the plan from Wiltshire Council.

He commented that the Flood Risk Assessment (FRA) indicates that the southern edge of the development could be prone to surface water flooding. However, the risk of flooding has been reduced by 70% by more accurate modelling, slight remodelling of the landscape and by increasing the depth of the watercourses.

Glenn explained that the plan is currently for about 200 dwellings. This is less than the previously planned 240 dwellings due to the set aside of land for the school expansion. The 2ha set aside was decided following conversations with the MOCS and with the Local Education Authority. It was thought to be the maximum amount of space needed to accommodate an additional 300 pupils. Glenn commented that it was expected that any school expansion would take place within the existing site, but the set aside plan would accommodate displaced open space, such as sports pitches or car parking.

Nick Holder commented that there are currently 300 vacancies at MOCS so there is no immediate need to create additional school places.

Glenn agreed with Nick, that there are no definite plans from MOCS or Wiltshire Council to expand the school. He also emphasised that the 2ha was the maximum predicted space needed.

A question was asked about what happened to the land if the expansion didn't take place. Chris responded that a s106 might define that it would be retained for education use for 10 years and possibly then revert to the developers.

Glenn went on to present the site access plan (document: SK02-Reev B Site Access Arrangement and Cycle Improvements.pdf). He commented that the access had been designed to be optimum for visibility. A Toucan crossing had been included on the A365 at the site entrance to provide a link to the footpath and cycleway on the south side of the road. This had been developed with Chris Mead, Highways Officer, at Wiltshire Council (noted that Chris has now left the council).

CONCERNS RAISED BY MEMBERS

Access to MOCS

It was noted that children from the development would need to cross the A365 twice to access MOCS, as there is no space for a footpath on the north side of the road.

The councillors felt strongly that this was not satisfactory and that an entrance to the school directly from the development would be needed. Nick Holder commented that this would need to happen.

Glenn commented that it had been assumed that the school would not want an additional access point but there was scope within the residential area to add one. He agreed to discuss options with MOCS executive Head David Cooper and White Horse Federation.

Access to Primary Schools

It was noted that the closest primary school to the development was Bowerhill, as the planned primary school at Pathfinder Way has not been progressed and other primary schools are more distant. It was felt that the development is isolated from Bowerhill and the rest of Melksham which may deter children from walking to school.

A365 Speed Limit and Turning Right from the Development

Several existing risk points for turning on or off the A365 were identified: right turn out of MOCS, right turn into Bowerhill lane, right turn into Hornchurch Road. It was noted that turning right from the development onto the A365 combined with the proximity of the Toucan crossing would also be difficult. It was noted that, as proposed, relocation of the change of speed limit from 30mph to 40mph (travelling away from Melksham) would be better further east along the A365. It was also noted that the potential Gompels development would also impact the road speeds.

Therefore, it was suggested that a s106 should include a comprehensive speed limit review.

Proposed number of Dwellings, density and appearance

Councillors questioned why the proposal for about 200 dwellings was higher than the 135 allocated in the NHP and why the development was encroaching into the space indicated in the Local Plan allocation to be open space. Glenn explained that the increase is based on detailed plans and evaluations, and even with 200 dwellings they are in excess of the open space ratio requirements because of SUDS and surface water drainage areas. The overall housing density is 37 dph which Glenn

commented was similar to other developments. There will be a total of 5.5ha of residential development and the design includes focal points of 2.5/3 storey buildings.

Councillors questioned the mews/terrace in the southern corner of the site and whether this would be affordable housing. Glenn explained that this would be a farmyard type arrangement as there was only one way in and out. He also confirmed that 40% of dwellings would be Affordable Housing in line with the Local Plan but that the location of the Affordable Housing has not yet been considered. The clerk confirmed that the council would want to see affordable housing dispersed across the development.

Glenn also confirmed that there would be no gas on site, every dwelling would have an Electric Vehicle charging point, and that there would be heat pumps and solar panels.

The Parish Clerk explained the Parish Council had a list of things they requested from developers, such as circular walks, provision of bins and play equipment, with the Parish Council taking on responsibility for any LEAPs installed. The Parish Officer agreed to forward the list of requests.

Glenn and Chris thanked the Parish Council for their time and agreed to send details of the planned public consultation.

Meeting closed at 11.15am