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## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)  
Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Monday, 30 October 2023

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

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

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

Click link here:

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

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

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,

Teresa Strange, Clerk



Serving rural communities around Melksham

## AGENDA

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

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications:**
  - [PL/2023/09131](#):** 61a Shaw Hill, Shaw. Reduce conifer hedge to approximately 2m above ground level (Consent under Tree Preservation Order). Applicant: Wade (**Comments by: 17 November**)
  - [PL/2023/08776](#):** 399 The Spa, Bowerhill. Proposed refurbishment of existing garden to create new Garden Room and store. Housholder Application. Applicant Karen Grant (**Comments by 24 November**)
  - [PL/2023/09206](#):** 399 The Spa, Bowerhill. Proposed refurbishment of existing garden to create new Garden Room and store. Listed Building Consent. Applicant Karen Grant (**Comments by 24 November**)
  - [PL/2023/08970](#):** Wharf Cottage, 533 Canal Bridge, Semington. Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures. Householder Application. Applicants Mr & Mrs Roddy (**Comments by 1 December**)
  - [PL/2023/09344](#):** Wharf Cottage, 533 Canal Bridge, Semington. Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures. Listed Building Consent. Applicants Mr & Mrs Roddy (**Comments by 1 December**)
7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.

- a) **Blackmore Farm (Planning Application PL/2023/01949).** Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use.
  - b) **32 Lancaster Road, Bowerhill (former Christie Miller site) (Planning Application PL/2023/01008).** New Highways Depot, including the installation of modular buildings for office block, portacabins for operative welfare, works vehicles parking, material storage, external lighting and car parking.
  - c) **Land to the West of Semington Road (Planning Application PL/2022/08155):** Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved.
  - d) **Land to rear of 52e Chapel Lane, Beanacre (PL/2023/05883).** Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389)
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- **Buckley Gardens.** To note update from Planning Enforcement and correspondence with David Wilson Homes.
10. **Planning Appeals:**
- a) **Land South of Western Way (PL/2022/08504) for 210 dwellings and 70 bed care home.** To receive update following appeal hearing held on 24 October.
  - b) **Land adjacent to 6 Guinea Cottage, Forest Road, Melksham (PL/2022/02675).** To note the Planning Inspectorate has dismissed the appeal lodged by the applicant against Wiltshire Council's refusal to approve the application.
  - c) **Kays Cottage, 489 Semington Road (PL/2022/02893).** To note the applicant has appealed the decision of Wiltshire Council to refuse planning permission relating to a Certificate of Lawfulness for existing separate annex (Resubmission of PL/2022/08476)
11. **Planning Policy**
- a) **Neighbourhood Planning**
    - i) To note the Neighbourhood Plan minutes of 27 September 2023 and Confidential Notes to accompany the minutes.
  - b) **Wiltshire Council Local Plan.** To review the emerging response to the draft Local Plan consultation <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>
  - c) **Levelling Up Bill and Regeneration Bill.** To note the Bill has now received Royal Assent and consider the implications. <https://bills.parliament.uk/bills/3155>
12. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
    - i) **Hunters Wood/The Acorns:**
      - To note any updates on footpath to rear of Melksham Oak School.

**ii) Pathfinder Place:**

- To note any update on outstanding issues:
  - Highways
  - Management Company
  - Play Area

**iii) Buckley Gardens (144 dwellings on Semington Road)**

- To note any updates and consider a way forward

**iv) Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**

- To note any updates and consider a way forward.

**b) To note any S106 decisions made under delegated powers**

**c) Contact with developers**

**Copy to all Councillors**

## Lorraine McRandle

---

**From:** Teresa Strange  
**Sent:** 31 October 2023 15:05  
**To:** Lorraine McRandle  
**Subject:** FW: PL/2023/07756 Variation to Existing Consent

-----Original Message-----

**From:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Sent:** 31 October 2023 15:02  
**To:** Sims, Steven <Steven.Sims@wiltshire.gov.uk>  
**Cc:** Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** PL/2023/07756 Variation to Existing Consent

Hi Steve,

You may remember we discussed this briefly when we were in Melksham last week. The parish council and I would like some guidance about the application to vary the original consent and whether or not the applicant should be asked to submit a new application rather than rely on a Section 73 dispensation. Whilst there is no objection to development on this site, made up of redundant farm buildings which are an eyesore, we just wanted to check the applicant is not trying to force through a development of 6 houses where there is a material difference to the historic approval.

Would you be able to have a look through the history on the site and either you or Kenny provide a definitive response.

Thanks

Nick

Nick Holder  
Councillor for Bowerhill  
Cabinet Member for Environment and Climate Change Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

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Tel: 07931 905520  
Email: [nick.holder@wiltshire.gov.uk](mailto:nick.holder@wiltshire.gov.uk)  
Facebook@Cllr Nick Holder for Bowerhill

Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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-----Original Message-----

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** Monday, October 30, 2023 1:51 PM  
**To:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Cc:** Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Subject: FW: Thank you for your comments PL/2023/07756

Hi Nick

This relates to the planning application for Woolmore Farm..... I am sending to you for info, as the parish council are objecting to it.

I am not sure if you can call in a variation of condition? I think that is why Mike Sankey couldn't call in the Verbena Court one, but not 100%.

The parish council didn't actually say they wanted it called in, but to be fair, I didn't think to stop and ask them.....

All the best, Teresa

-----Original Message-----

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

Sent: 27 October 2023 11:04

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

Subject: Thank you for your comments PL/2023/07756

This email is confirmation that Wiltshire Council has received your comments as set out below. Your response to this consultation will be reviewed prior to it being made public and whilst every effort is made to publish comments as soon after receipt as possible, sometimes there can be a delay of up to 48 hours for which we apologise and for any inconvenience the delay may cause. During this time your comment is available for inspection by the Planning Officer.

Melksham Without Parish Council

Consultee (Statutory)

Stance : Object

Your Comment:

Members feel this application represents a significant change in proposals and is now effectively for residential use, with only office space in garages. They regret the loss of workshops as included in the original design. They OBJECT to this application and ask that the applicant submit a new planning application as they feel it is too far from its original consent to be considered as a variation of condition.

If Wiltshire Council is minded to approve this application, there needs to be conditions imposed that the work spaces must remain as such for both its initial use, and subsequent house purchases and that adequate parking is provided in accordance with statutory guidance to cover their use as habitual rooms if used as a bedroom/additional living space and not a work space.

Planning Team

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## Lorraine McRandle

---

**From:** Cox, David <David.Cox@wiltshire.gov.uk>  
**Sent:** 30 October 2023 13:00  
**To:** Teresa Strange; Developmentmanagement  
**Cc:** Lorraine McRandle; Alford, Phil; Davies, Stella  
**Subject:** RE: PL/2023/05883: 52e Chapel Lane  
**Attachments:** PL 2023 05883 Drairage Response v3 Issue.pdf

Dear Teresa

Thank you for your email (and I have passed it on to our Drainage colleagues) . Our drainage officers have objected to the application (attached and should be available on the website), where we have asked for more on-site ground investigation over the ground water level. We are yet to hear back from the applicants on this point.

Kind Regards

David Cox  
Senior Planning Officer – Central Planning Team  
Place Directorate

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**Wiltshire Council**

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Tel: 01225 716774  
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**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** Monday, October 30, 2023 12:40 PM  
**To:** Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Cox, David <David.Cox@wiltshire.gov.uk>  
**Cc:** Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>  
**Subject:** RE: PL/2023/05883: 52e Chapel Lane

Dear David

Please note that this resulted in **internal property flooding** at 318 Old Road, Beanacre. We have asked Danny Everett, Principal Drainage Engineer at Wiltshire Council to ensure his team send in further comments following this flood event, he has arranged for Stella at Atkins to do so.  
Kind regards, Teresa

---

**From:** Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>  
**Sent:** 30 October 2023 09:17

To: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

Cc: Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

Subject: FW: PL/2023/05883: 52e Chapel Lane

Dear Development Control

At a Planning Committee meeting on 23 October, Members were made aware by the Clerk a Drainage Report had been submitted in relation to the above planning application, having been notified by a resident.

It was noted the report stated there would be a package treatment plant installed to treat waste, which would then discharge via a drainage field on site. The resident had raised a concern at the impact of this proposal, given the high groundwater table, which takes a while for water to soak in.

Another resident had also contacted the Parish Council expressing concern at this proposal, particularly given the proximity of the proposed package treatment plant to neighbouring outbuildings and the fact the applicant had not approached residents of the lane to discuss where existing septic tanks were located, as it was understood there needed to be some distance from the proposed package treatment plant to existing septic tanks.

It was agreed at the meeting to highlight the recent flooding which had occurred in Beanacre over the weekend of 13-15 October and later that week, which had caused major disruption on the A350. The amount of water meant some septic tanks in Beanacre not being able to cope with the level of surface water and therefore having to be discharged to highway drainage, which was unfortunately blocked and therefore exacerbated the flooding and resulted in water having to be pumped into a field. The flooding was also such, it proved necessary to install two way traffic lights on the A350 to stop the HGV's sending bow waves of septic standing water, over property walls, into the gardens.

Best Regards

Lorraine McRandle  
Parish Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
01225 705700  
[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)  
[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

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## Wiltshire Council Planning Consultation Response

17 October 2023

Wiltshire Council Drainage Engineer  
Technical Services Drainage Engineer  
Wiltshire Council

Officer's Name: David Cox  
Direct Line: 01225 716774

**Application No:** PL/2023/05883  
**Outline planning permission: All matters reserved**  
**Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application with all matters reserved - Resubmission of PL/2022/06389)**  
**Land to the rear of 52e, Chapel Lane, Beanacre, Melksham, Wilts, SN12 7PX**

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

### Recommendations:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	Support subject to conditions (please set out below)
<input checked="" type="checkbox"/>	Object (for reasons set out below)
<input type="checkbox"/>	No objections

### Matters Considered:

Documents Reviewed:

- Flood Risk Assessment and Drainage Statement (Rev B) – Amended to address objection from Parish Council

In August 2023 the LLFA objected to the proposal requiring the developer to provide the following information:

1. The applicant should demonstrate that their development will be safe from all forms of flooding and not increase flood risk elsewhere. The flooding mentioned within the Parish Council's meeting minutes needs to be included in the FRA to fully demonstrate understanding of local flood risk and how this will be mitigated. Additionally, the FRA shall detail clearly how the proposals will interact with existing drainage features and will not increase flood risk elsewhere.

Furthermore, the statement that the driveways are 'considered to be free draining' should be confirmed considering standing water on the site and the high GW flood risk.

2. No development shall commence on site until clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development.
3. No development shall commence on site until a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.
4. The applicant should provide evidence that all General Binding Rules for the proposed foul drainage field have been met or that the site has received an Environmental Permit from the EA.

The drainage strategy has been updated with the following statement in Section 7.1

*There is anecdotal evidence, according to the Parish Council, that some water has been seen ponding within the site. This does not necessarily mean flooding and could be the result of rainfall runoff generated within the site itself which has difficulties to infiltrate the top layers of the ground strata.*

The site is located in an area susceptible to groundwater flooding. Therefore, in line with [Wiltshire Council's Groundwater Management Strategy](#), the applicant is required to carry out a site-specific groundwater flood risk assessment that includes all available information and data from local sources such as historical records, parish councils, flood action groups and borehole records. In areas susceptible to groundwater flooding infiltration SuDS is not permitted unless it can be demonstrated to be appropriate. The groundwater assessment must include/consider the following:

- Groundwater level monitoring (taking into account seasonal variations – in this case during the winter).
- The interaction between different sources of flooding.
- How groundwater will impact on the proposed drainage system.
- The interaction between groundwater, groundwater recharge and aquifers.

The applicant is referred to Wiltshire Council's [Surface Water Soakaway Guidance](#) for the standards that must be met for planning approval and adoption.

No information has been provided relating to Points 2, 3 or 4.

## **Informatives**

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded here. The land drainage consent application form and guidance notes can be found on our website here.

--

*James Playfair (Atkins), working on behalf of Wiltshire Council Drainage.*

## Lorraine McRandle

---

**From:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Sent:** 25 October 2023 17:02  
**To:** Lorraine McRandle  
**Cc:** Teresa Strange  
**Subject:** RE: ENF/2023/00764

Dear Lorraine,

I did touch on the temporary road below in my email, which does not require planning permission.

If you have evidence of this, I can take it forward to the developer. If no photo or video evidence a time and date with any other relevant information would be useful.

Regards

### Natalie Rivans

Planning Enforcement Officer  
Planning Enforcement Team  
Wiltshire Council  
Internal Tel: 15502  
External Tel: 01225 770502  
E-mail: [natalie.rivans@wiltshire.gov.uk](mailto:natalie.rivans@wiltshire.gov.uk)  
Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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---

**From:** Lorraine McRandle <office@melkshamwithout-pc.gov.uk>  
**Sent:** Wednesday, October 25, 2023 4:49 PM  
**To:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Cc:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** RE: ENF/2023/00764

Hi Natalie

Members noted your correspondence below at their Planning meeting on 23 October.

At the meeting, it was noted several residents recently have stated they have spotted people using the lane and one even stated they were wishing to access the site. Therefore, Members reiterated a previous request and insist that some form of signage be installed at the beginning of Shails Lane, in order to stop any construction vehicles from using the private road.

Co-incidentally we have been contacted by a resident that markings have suddenly appeared on the road (video link below), with a concern that this indicates the road will be dug up in order to install some form of utility for the site. However no residents of Shails Lane has been contacted to inform them of such or indeed permission sought to dig up the road. Please can you look into this.

[Download Attachment](#)  
[Available until 23 Nov 2023](#)

Look forward to hearing from you.

Best regards

Lorraine McRandle  
Parish Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
01225 705700  
[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)  
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---

**From:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>  
**Sent:** 23 October 2023 10:31  
**To:** Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>  
**Cc:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Subject:** ENF/2023/00764

Dear Lorraine and Teresa,

By way of an update – the site manager has been spoken to about complying with the approved working hours so please let me know if there are any further breaches and I will have to send monitoring sheets across for complainants to complete.

They have asked, if there is any evidence by way of videos showing the works outside the approved hours to please send them across, as the site manager is not sure when this would have happened.

With regards to Shails Lane. They have stated that they can absolutely confirm that DWH and appointed contractors are not using Shails Lane for access. It is not possible to enter the development land on foot or by vehicle from Shails Lane and they have not provided any instruction to any party to use Shails Lane for access.

When the site manager and another DWH project manager have been on site over the past few weeks they have noticed that Wessex Water are frequently using Shails Lane, and the associated track to access the sewage treatment works and on some occasions they have witnessed lorries and vans etc using the track which may look like they are associated with the development / works but are not.

In relation to Condition 16 – there is a legal easement and associated right of access over the access track leading north from Shails Lane which permits Wessex Water and Cornerstone Telecommunications Infrastructure Ltd use of the track to access their assets – being the sewage treatment works and telecoms mast respectively.

They will need to make enquiries with colleagues and solicitors in relation to whether they can install hoarding/gates across this track whilst not impeding their legal right of access. In practical terms they don't think it would be feasible for to install gates with keys/codes and supply these to all users of the track as they are not necessarily in direct contact with them.

With this in mind, I would suggest that they are compliant with Condition 16 as they have installed the hoarding/fencing and that is preventing the developers and associated employees/deliveries and traffic from using Shails Lane for construction traffic access.

At present, they are only operational in the western parcel of the development land and accordingly this is fenced off. The fencing for the eastern parcel is on site and having spoken to the contractor last week they are in the process of transporting it there for installation. Without the use of Shails Lane I am advised it is difficult to get the fencing into this parcel and accordingly they are having to construct a new temporary haul road for this purpose. These works are underway.

I do hope this provides a fair update so far, and as stated if there is any evidence to undermine what is written above please so let me have this for investigation.

Regards

**Natalie Rivans**

Planning Enforcement Officer

Planning Enforcement Team

Wiltshire Council

Internal Tel: 15502

External Tel: 01225 770502

E-mail: [natalie.rivans@wiltshire.gov.uk](mailto:natalie.rivans@wiltshire.gov.uk)

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

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## Lorraine McRandle

---

**Subject:** FW: \*EXTERNAL:RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

---

**From:** Kidner, James <james.kidner@dwh.co.uk>

**Sent:** 30 October 2023 14:03

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

**Cc:** Gomez, Carlos <Carlos.Gomez@dwh.co.uk>; Hughes, Cecelia <cecelia.hughes@dwh.co.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

**Subject:** RE: \*EXTERNAL:RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

Hi Teresa,

Thanks for this, I expect those markings have been sprayed by Openreach. On the track leading north from Shails Lane there is an Openreach cable improperly fastened onto a fence which we have asked Openreach to move. I know they traced this cable back into Semington Rd so this would align with the marks.

We have suggested that Openreach bring a new cable from Semington Road and through our development so I don't believe any works will actually be required in Shails Lane or our access track. Should this not be the case we will let you know, and I will enquire with Openreach accordingly to confirm.

Regarding the signage I would suggest something like the below, with the new signs placed close to the road name signs.



Thanks

**James Kidner**  
**Senior Technical Coordinator**

**Barratt David Wilson South West**  
DD: 01454 278030  
M: [REDACTED]

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Sent:** 30 October 2023 13:23

**To:** Kidner, James <[james.kidner@dwh.co.uk](mailto:james.kidner@dwh.co.uk)>

**Cc:** Gomez, Carlos <[Carlos.Gomez@dwh.co.uk](mailto:Carlos.Gomez@dwh.co.uk)>; Hughes, Cecelia <[cecilia.hughes@dwh.co.uk](mailto:cecilia.hughes@dwh.co.uk)>; Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>

**Subject:** RE: \*EXTERNAL:RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

Hi James

That's great, thankyou..... if you could show it on a plan/map that would be great and I can be the conduit for residents/the council..

Re the line markings..... see below



These are repeated quite a few times:



Looks like it terminates here:



All the best, Teresa

---

**From:** Kidner, James <[james.kidner@dwh.co.uk](mailto:james.kidner@dwh.co.uk)>  
**Sent:** 30 October 2023 13:01  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Gomez, Carlos <[Carlos.Gomez@dwh.co.uk](mailto:Carlos.Gomez@dwh.co.uk)>; Hughes, Cecelia <[cecelia.hughes@dwh.co.uk](mailto:cecelia.hughes@dwh.co.uk)>; Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: \*EXTERNAL:RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

Hi Teresa

Thanks for getting in touch, I can definitely arrange for signage. Would it be agreeable if we install it either side of the Shails Lane entrance in an appropriate position, or do you want be too involved in their final location?

Our IT security won't allow me to view that video, have you got a picture you can send over?

Many thanks

**James Kidner**  
**Senior Technical Coordinator**

**Barratt David Wilson South West**  
DD: 01454 278030  
M: [REDACTED]

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 30 October 2023 12:22  
**To:** Kidner, James <[james.kidner@dwh.co.uk](mailto:james.kidner@dwh.co.uk)>  
**Cc:** Gomez, Carlos <[Carlos.Gomez@dwh.co.uk](mailto:Carlos.Gomez@dwh.co.uk)>; Hughes, Cecelia <[cecelia.hughes@dwh.co.uk](mailto:cecelia.hughes@dwh.co.uk)>; Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>  
**Subject:** \*EXTERNAL:RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

Dear James  
I wonder if you can help me with a couple of things please....

Firstly, a request please, as Cecilia can confirm, the parish council have been representing the views of residents of Shails Lane throughout the planning application process, particularly as it's a private road. Could you please arrange some signage on the highway at the entrance to Shails Lane to say that there is no access for Construction Traffic please. This is a major concern of the residents there, and they are still reporting occasional use by construction traffic, and recently by a car with a David Wilson employee saying he was looking for the site. The parish council think the signage would be a good visual clue to delivery vehicles, and those that are trying to access site to not use this private road.

Similarly, several line markings have been sprayed on Shails Lane, can you confirm if this is related to your site works please, and what it is? The residents of this private road, have not been made aware of any pending works themselves.

See video here [https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAX\\_AjRTdhy6--jTGwB7uDipeECbCAXNjkQwLkTD1dMhwKEC9Wwyj8KEG%2F%24%7Bf%7D%3Fo%3DAmtRziNbjh5lzkwlobLm42n4oWasHx1N7\\_D4ctMyWfqP%26v%3D1%26x%3D3%26a%3DCAogm\\_cTWeGCtAjeavTA86VPUzS2I2IBRfjUnQJaWb40lc8SeBDZisiLtjEY2ZrD378xlgEAKgkC6AMA\\_yDNibhSBF4QJsJaBKPwoQZqJnWOHbXIMIRKNZWf8IATrFnpULO0735asvFUDIC9RKrbV9NslmoVciaNmFwRPfYGH8ZneCVz5hx\\_u7bqz4aA34BxtSZrtbMo6S-Q8M8Neg%26e%3D1700738944%26fl%3D%26r%3D3FE24FDB-EAF6-4ECC-9856-E05B9B546388-1%26k%3D%24%7Buk%7D%26ckc%3Dcom.apple.largeattachment%26ckz%3D01836D52-B3D7-4C33-B412-E81B703A03D3%26p%3D130%26s%3D7ZwtjZvxfvdlHjNokXS\\_jHKHuc&uk=WTGPll6FgZ1JfdwMW9jy7A&f=IMG\\_0446.MOV&sz=180629854](https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAX_AjRTdhy6--jTGwB7uDipeECbCAXNjkQwLkTD1dMhwKEC9Wwyj8KEG%2F%24%7Bf%7D%3Fo%3DAmtRziNbjh5lzkwlobLm42n4oWasHx1N7_D4ctMyWfqP%26v%3D1%26x%3D3%26a%3DCAogm_cTWeGCtAjeavTA86VPUzS2I2IBRfjUnQJaWb40lc8SeBDZisiLtjEY2ZrD378xlgEAKgkC6AMA_yDNibhSBF4QJsJaBKPwoQZqJnWOHbXIMIRKNZWf8IATrFnpULO0735asvFUDIC9RKrbV9NslmoVciaNmFwRPfYGH8ZneCVz5hx_u7bqz4aA34BxtSZrtbMo6S-Q8M8Neg%26e%3D1700738944%26fl%3D%26r%3D3FE24FDB-EAF6-4ECC-9856-E05B9B546388-1%26k%3D%24%7Buk%7D%26ckc%3Dcom.apple.largeattachment%26ckz%3D01836D52-B3D7-4C33-B412-E81B703A03D3%26p%3D130%26s%3D7ZwtjZvxfvdlHjNokXS_jHKHuc&uk=WTGPll6FgZ1JfdwMW9jy7A&f=IMG_0446.MOV&sz=180629854)

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](http://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 twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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## Appeal Decision

Site visit made on 3 October 2023

**by J White BA (Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 18 October 2023**

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**Appeal Ref: APP/Y3940/W/22/3310947**

**Land Adjacent to 6 Guinea Cottage, Forest Road, Melksham SN12 7RB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Richard Bourne against the decision of Wiltshire Council.
  - The application Ref PL/2022/02675, dated 2 March 2022, was refused by notice dated 15 July 2022.
  - The development proposed is described as "a residential house at which applicant can live in order to attend to livestock and other farming duties".
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The above address is taken from the decision notice as it is more comprehensive.
3. The application has been submitted in outline with all matters reserved.
4. Since the Council made its decision, on 5 September 2023, a revised version of the National Planning Policy Framework (the Framework) has been issued. However, the only substantive revisions relate to national policy for onshore wind development in England, and I am satisfied that the changes to national planning policy do not materially affect this appeal. I have taken the Framework into account in reaching my decision.

### Main Issues

5. The main issues are:
  - Whether there is an essential functional need for a new dwelling in this location;
  - Whether the proposal would comply with national and local planning policy which seeks to reduce the need to travel, particularly by vehicles; and,
  - The suitability of the location for a dwelling bearing in mind that the site is within Environment Agency Flood Zone 3.

### Reasons

#### *Need*

6. The development proposes a new dwelling in a remote location, some distance away from the nearest settlement. As such, the appeal scheme would clearly

represent an isolated home in the countryside. Core Policy 48 of the Wiltshire Core Strategy Adopted January 2015 (the WCS) states that outside the defined limits of settlements, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interest of agriculture or forestry or other employment essential to the countryside. It further states that such proposals should be supported by functional and financial evidence.

7. The policy approach is consistent with paragraph 80 of the Framework, which states that planning decisions should avoid the development of isolated homes in the countryside unless one of a number of specific circumstances apply. One such circumstance is where there is an essential need for a rural worker to live permanently at or near their place of work.
8. In this regard, whilst I acknowledge a farmhouse was sold, there is only limited information before me about the extent and nature of the farming business, or how long it has operated for. Whilst the appellant has referred to the management and welfare of livestock, there is little detail of any livestock numbers or a farming business, including financial evidence. Moreover, little justification has been submitted to explain why a dwelling on the site is necessary in relation to welfare of livestock, including what, if any, negative effects arise from the current situation. Accordingly, there is little compelling evidence to demonstrate that a new permanent dwelling would be justified on livestock management and welfare grounds.
9. I note it is asserted the proposed development is necessary in the interests of security. However, only limited details have been provided in this regard and the evidence before me does not demonstrate that alternative security methods, such as CCTV or alarm systems, have been fully explored and discounted by the appellant. Accordingly, there is little substantive evidence to demonstrate that a new dwelling would be justified on security grounds.
10. Overall, in conclusion on this main issue, there is insufficient evidence to demonstrate that there is an essential functional need for a new dwelling in this location. Consequently, the proposed development would be contrary to the provisions of Core Policy 48 of the WCS.
11. Chapter 6 of the Framework refers to building a strong, competitive economy. Whilst the Council has referred to this in their reason for refusal, I find no conflict with this Chapter of the Framework.

### *Travel*

12. Core Policies 60 and 61 of the WCS seek to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. Whilst there is a range of services and facilities within Melksham, access from the site would be via a long and rural stretch of narrow, unlit and unpaved road. This would be uninviting for pedestrians or cyclists to have to navigate particularly in the dark or during inclement weather conditions. Therefore, future occupants would likely be largely dependent on private vehicles for access to facilities and services to meet their day-to-day needs.
13. Vehicle trips would be generated by the existing use of the site, and I note that the appellant currently travels to the site each day to attend to livestock.

However, future occupiers of the proposed dwelling would be likely to generate movements via private motor vehicles, for example, via trips to access essential services and facilities, deliveries and visiting friends or family.

14. As such, it is likely that future occupiers of the proposed development would be reliant on the use of the private car to make most of their journeys for local services and facilities. Consequently, the proposed development would be contrary to the provisions of Core Policies 60 and 61 of the WCS. It would also be contrary to chapter 9 of the Framework where it seeks to promote sustainable transport.

### *Flooding*

15. There is no dispute between the parties that the site lies within Flood Zone 3. Planning Policy Guidance (PPG)<sup>1</sup> and the Framework<sup>2</sup> aim to steer development to areas with the lowest probability of flooding through a sequential test. The Framework, under footnote 55, states that a site-specific flood risk assessment (FRA) should be provided for all development in Flood Zones 2 and 3.
16. Core Policy 67 of the WCS requires that development proposed within Flood Zones 2 and 3 will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority. This is in order to apply the sequential test in line with the requirements of national policy and established best practice.
17. Whilst the appellant has spoken with the Environment Agency, no FRA has been provided and no sequential test has been carried out. Consequently, there is insufficient information regarding the risks and effects of flooding at the site and elsewhere, or the availability of alternative sites. As such, on the basis of the information before me, it has not been satisfactorily demonstrated that the principle of development at this site is acceptable.
18. For these reasons, the proposal would be contrary to Policy 67 of the WCS. It would also be contrary to the principles within Chapter 14 of the Framework, which seek to steer development to areas with the lowest risk of flooding and where it requires FRAs and a sequential test to be provided for schemes in Flood Zone 3.

### **Planning Balance**

19. I have found there is insufficient evidence to demonstrate that there is an essential functional need for a new dwelling in this location and it is likely that future occupiers of the proposed development would be reliant on the use of the private car to make most of their journeys for local services and facilities, and there is insufficient information regarding the risks and effects of flooding at the site and elsewhere or the availability of alternative sites. These are matters of considerable weight respectively.
20. The proposal would conflict with the development plan as a whole and there are no other considerations identified, including the provisions of the Framework, which justify a decision otherwise than in accordance with the development plan.

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<sup>1</sup> Paragraph: 023 Reference ID: 7-023-20220825

<sup>2</sup> Paragraph 162

**Conclusion**

21. For the reasons given above I conclude that the appeal should be dismissed.

*J White*

INSPECTOR



Comment

Melksham Without Parish Council's comment

Planning Application

[PL/2023/02893](#)

Stance

No Objection

**Details**

Files

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∨ **Information**

Comments

Melksham Without Parish Council's comment

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Comment Number

WC-23-05-268024

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Text

No objection

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Date Created

23/05/2023



23 October 2023

Development Services  
Wiltshire Council  
Tel: 0300 456 0114  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
[PlanningAppeals@wiltshire.gov.uk](mailto:PlanningAppeals@wiltshire.gov.uk)

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Mr Paul Williams
APPEAL SITE:	Kays Cottage, 489 Semington Road, Melksham, SN12 6DR
PLANNING APPLICATION REF:	PL/2023/02893
PROPOSED DEVELOPMENT:	Certificate of lawfulness for existing separate annex (Resubmission of PL/2022/08476)
INSPECTORATE REFERENCE:	APP/Y3940/X/23/3328012
APPEAL START DATE:	20 October 2023

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is against a refusal in respect of the above site, and is to be decided on the basis of Written Representations procedure.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>. Alternatively, you can send your comments to [teame2@planninginspectorate.gov.uk](mailto:teame2@planninginspectorate.gov.uk) or Planning Inspectorate, Room 3c, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **01 December 2023**

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully,  
*Head of Development Management*



**Date: Wednesday 27 September 2023**

**Start: 6.30pm**

**Present:**

**Steering Group Members Present**

Councillor David Pafford Chair (MWPC)  
Councillor John Glover (MWPC)  
Councillor Graham Ellis (MTC)  
Councillor Pat Aves (MTC)  
John Hamley (MTUG)  
Shirley McCarthy (Environment)  
Mark Blackham (Bowerhill Residents Action Group)  
Chris Holden (Melksham Community Area Partnership)

**Officers**

Teresa Strange (MWPC)

**Task Group Members**

Councillor Mark Harris, (MWPC)  
Councillor Alan Baines, (MWPC)

**Planning Consultants**

Vaughan Thompson (Place Studio)  
via Zoom

<b>MTC</b>	<b>Melksham Town Council</b>
<b>MWPC</b>	<b>Melksham Without Parish Council</b>
<b>WC</b>	<b>Wiltshire Council</b>
<b>MTUG</b>	<b>Melksham Transport User Group</b>

**MINUTES**

**1. Welcome & Housekeeping**

Councillor Pafford welcomed everyone to the meeting.

**2. To note apologies**

Apologies were received from Councillor Mike Sankey who was attending a Western Area Planning Committee meeting.

**3. Declarations of Interests**

There were no declarations of interest.

#### **4. Public Participation**

There were no members of the public present.

#### **5. To approve agenda item 7 to be held in closed session due to confidentiality (still draft plans/thoughts)**

**Resolved:** For agenda item 7 to be held in closed session and for Councillors Baines and Harris as Members of the Housing Steering Group to remain for this part of the meeting.

#### **6. a) To agree Minutes of Meeting held on 6 September**

**Resolved:** To approve and for the Chair to sign the minutes of the meeting held on 6 September.

#### **b) To agree Confidential Notes to accompany Minutes of 6 September**

**Resolved:** To approve the Confidential Notes to accompany the Neighbourhood Plan Committee meeting minutes held on 6 September and for the Chair to sign.

#### **7. Site Allocations:**

##### **a) To receive feedback from Wiltshire Council on draft Local Plan allocation numbers for the Melksham NHP**

THIS ITEM WAS HELD IN CLOSED SESSION.

Following the Steering Group querying the methodology used in the housing allocation in the Local Plan, a response had been received from Georgina Clampix-Dix, Head of Spatial Planning on how the neighbourhood planning housing requirement for Melksham and all market towns had been calculated.

It was felt the response from Wiltshire Council had still not clarified the methodology used clearly and therefore this, along with the housing number for Melksham and other matters could be queried via a response to the Local Plan consultation.

It was noted in the response from Georgina, reference was made to the Planning Inquiry taking place shortly regarding proposals for 210 homes and a 70-bed care home (PL/2022/08504) on Land South of Western Way and if allowed at appeal, would constitute a change in circumstances, which may reflect on what the Local Plan says the Neighbourhood Plan should set as a housing target for Melksham. Therefore, Vaughan suggested the housing figure could be reduced, if the Appeal was allowed.

Councillor Ellis sought clarification if the housing requirement was reduced if the Steering Group would have to allocate 200+ homes as stated in the Local Plan.

Vaughan explained the housing figure was a suggested figure, with no obligation to meet the figure precisely either above or below. Also, the National Planning Policy Framework (NPPF) did not stop neighbourhood plans allocating more housing than the housing requirement.

Following discussion, it was felt the neighbourhood plan allocation had to continue as it was, even if the Appeal site was approved, as this was what the steering group had agreed.

The MWPC Clerk asked if the Steering Group wished to ask for clarity on the methodology used in the housing figure allocation as part of a response to the Local Plan, which both councils would be undertaking.

It was agreed the Steering Group were minded to pursue this with the support of both Councils, in their responses to the Local Plan in challenging the housing figure.

## **b) To approve Site Allocations policy wording**

### **Cooper Tires Site**

With regard to the Masterplan for the site, Vaughan explained discussion had taken place with Wiltshire Council's Regeneration and Economic Development Department with discussions ongoing with Cushman Wakefield, Cooper Tires agent. It was hoped a meeting could take place shortly with members of the Major Projects and Economic Regeneration Team at Wiltshire Council to talk about the process and methodology.

**Resolved:** To approve the site allocations policy wording for the Cooper Tires site.

### **Former Library Site**

Vaughan explained the site allocation, which included the car park and former Chinese restaurant.

With regard to the car park and whether the existing car park is a valuable asset to the viability of the town centre, the MWPC Clerk had sought the evidence Wiltshire Council used in their car parking assessment, to arrive at their decision to promote the whole site for development, but was still awaiting the report. However, through further technical support, an assessment of all the publicly available car parks in the town centre, including the Library car park, was being undertaken, in order to assess its necessity and role in the car parking for the town centre. It was hoped this would be completed during the Regulation 14 consultation period and provide robust evidence to support the allocation of the car park as part of the site.

It was pointed out the car park was used by people dropping off and picking up children from The Manor Primary School and therefore as part of the

assessment, this needed to be borne in mind, as they would not necessarily purchase tickets and therefore provide evidence of the real use of the car park and whether the audit should be undertaken during these times to understand the real use of the car park.

The MWPC Clerk raised that at the presentation on Monday evening, that Wiltshire Councillor Phil Alford (in his role as Cabinet Member) explained that the housing on the former Library site would be run by Wiltshire Council and that conflicted with the current policy wording. It was agreed Place would revisit the wording to reflect 'Wiltshire Council or a registered social landlord' rather than just 'social landlord'.

### **Whitley site allocations**

Vaughan explained the policies regarding the Whitley Farm and Middle Farm allocations in the plan.

**Resolved:** To approve the former Library Site, Whitley Farm and Middle Farm housing allocations in NHP#2.

### **c) To note Technical Support application made for Site Viability Assessments**

The meeting noted an application had been made for a Locality Technical Support package for a viability assessment of the brownfield site allocations, with an interview held earlier in the day, with Locality, who were happy with the application, which had subsequently been sent off to Central Government for approval. This would be for the Cooper Tires, former library and Whitley Farm sites, with no requirement for the greenfield Middle Farm site.

## **8. Plan Drafting:**

**Resolved:** To confirm the final draft version of the reviewed Joint Melksham Neighbourhood Plan (NHP#2) now in place (subject to typesetting, accessibility, map updates).

## **9. Evidence documents:**

### **a) To approve publication of final versions of evidence documents:**

- i) AECOM's Site Assessment
- ii) AECOM's Town Centre Master Plan
- iii) AECOM's Design Guide

**Resolved:** To formally approve the above documents subject to any small factual corrections.

**b) To note progress on AECOM's Strategic Environmental Assessment (SEA)**

The Parish Clerk reported the SEA was currently being undertaken by AECOM and would look at the sites and brownfield first policy, as well as check all reasonable alternatives had been investigated and the sites chosen were the right ones.

**c) To note progress on (HRA) Habitat Regulations Assessment scoping by Wiltshire Council**

The Parish Clerk explained now the draft plan had been approved, Wiltshire Council would undertake the HRA.

**d) To approve Consultation Statement for publication (pre Reg 14 version)**

**Resolved:** To approve the Consultation Statement for publication.

**e) To receive feedback from inception meeting with plan "Health Check" consultants and way forward with the Basic Conditions Statement (not required until Reg 16 – submission to Wiltshire Council)**

The Parish Clerk explained that during the Regulation 14 consultation period, Intelligence Planning would be undertaking the health check of the plan, focusing on various aspects, such as site allocations, especially the Cooper Tires site and viability, it would also look at the Basic Conditions Statement with regard to conformity to the Core Strategy and Local Plan where necessary.

**f) To receive feedback from inception meeting with plan "Car Park Audit/Review" consultants and seek volunteers to assist with audit (October)**

The meeting was shown a scoping document regarding the car park audit/review, which AECOM would be undertaking, with volunteers sought to help undertake the audit.

It was suggested, the audit be undertaken at optimum times and to bear in mind, the car park was used by people at school drop off and pick up times, who did not necessarily buy a ticket

**10. Programme:**

**a) To note current progress against Programme and agree timescale for Regulation 14 consultation (pending authorisation of the draft plan by the Qualifying Bodies: Melksham Town Council and Melksham Without Parish Council in October) and the finalisation of the SEA by AECOM**

The Parish Clerk drew the meeting's attention to the level of work required in order to undertake the statutory Regulation 14 consultation and how the responses to the consultation would be recorded and therefore had talked to other Neighbourhood Plan Steering Groups to understand how they had undertaken the work, which was extensive.

The Parish Clerk explained how responses would be recorded, such as the use of an online form, which would record the percentage of people responding to yes/no to each policy and therefore was useful in providing how many people either supported or did not support a particular policy.

**Resolved:** The following time frame was approved, which included a 7 week consultation period:

Monday 11 September	MWPC approved plan in principle
Monday 18 September	Briefing to MTC and MWPC councillors – no concerns raised that give rise to Qualifying Bodies not approving
Monday 25 September	MTC Full Council meeting – NHP on agenda, and aim is to get approval of plan in principle and that the Reg 14 consultation can be advertised before the QBs have approved
Weds 27 September	Steering Group approve
w/c 2 October	Produce promotional materials and send to Melksham News for art work
Monday 9 October	MWPC approve as Qualifying Body at Full Council
Tuesday 10 October	MTC approve as Qualifying Body at special Full Council meeting for that purpose
Tuesday 10 October	Melksham News is published online – with advert on Reg 14 consultation starting on 16 October and launch events listed
Thursday 12 October onwards	Melksham News delivered to homes in paper copies -with advert on Reg 14 consultation starting on 16 October and launch events listed
Monday 16 October	Start of Reg 14 consultation
Thursday 19 October to Friday 27 October	HALF TERM HOLIDAY
Tuesday 24 October	Melksham News published online – advertise launch events
Thursday 26 October during half term	Campus drop in event 4-7pm
Thursday 26 October onwards	Melksham News delivered to homes in paper copies – advertise launch events

Tuesday 7 November	Melksham News published online – reminder to respond to consultation
Thursday 9 November	Melksham News delivered to homes in paper copies – reminder to respond to consultation – too late to advertise events again
Saturday 11 November (am)	Campus drop in event 10am-2pm (designed to pick up passerbys if attending memorial at 11am for Remembrance)
Friday 10 November (pm)	Shaw & Whitley event 4pm – 7pm
Tuesday 21 November	Melksham News published online – last chance to respond to consultation
Thursday 23 November onwards	Melksham News delivered to homes in paper copies – last chance to respond to consultation
Saturday 2 December	Christmas Lights & Market – could have last push at this event
Sunday 3 December	End Date of consultation – 7 weeks

**b) To receive feedback following internal briefing for Town, Parish & Wiltshire Councillors on 18 September**

Feedback was received from Councillor Aves on the meeting, who felt it was very useful and had been well received by Members of the Town Council.

Thanks was passed on to Vaughan for an interesting presentation.

**11. Promotion of Regulation 14 consultation:**

**a) To agree “message/principles” of new draft Plan for promotional materials**

It was agreed the message was as follows:

- Brownfield sites first - a principle adopted by both councils, with the Steering Group working to achieve it and following feedback from the community during public consultation.
- To highlight the housing allocations in the plan, is to meet the requirement placed upon the Steering Group via Wiltshire Council’s Local Plan.
- Responding to the housing need of the area, as highlighted in the very detailed Housing Needs Assessment.
- Protection of green spaces ie Local Green Spaces and Green Gaps.

The Parish Clerk explained the need to have evidence to support local green spaces and heritage assets and therefore during the consultation period could concentrate on this particular aspect, in order to get feedback/support from the community.

**b) To agree how to promote consultation**

**i) Launch events in Melksham and Shaw/Whitley**

It was agreed to have drop in events as follows:

Thursday, 26 October at the Campus, 4-7pm  
Friday, 10 November at Shaw Village Hall, 4-7pm  
Saturday, 11 November at Campus, 10am-2pm

**ii) Melksham News adverts**

Consultation adverts to go into the 12 October edition of Melksham News.

**iii) Leaflet via Melksham News delivery mechanism (to update Mini Guide and reissue?)**

It was agreed to undertake a leaflet drop via the Melksham News delivery mechanism at Referendum stage.

**12. Finance**

The Parish Clerk explained the invoice from Place included approximately 5 extra days work, such as reviewing of policies in relation to the Local Plan, which had not been included in the original quote provided in June.

**Resolved:** To approve the invoice from Place of £6,325.00 + VAT (£7,590.00). Invoice reference 6065.

**\*\* Post Meeting Note, invoice number was incorrect, and should be 6072.\*\***

**13. To agree date and venue of Next Meeting of Steering Group**

Members discussed the forthcoming workload and it was agreed that a report would be produced with the results of the Regulation 14 consultation towards the middle/end of December for members of the Steering Group to digest over the Christmas period. Work on the responses to any comments made would have to be done, with the steering group meeting again to review and agree any changes to the Plan as a result.

Next meeting to be held on Wednesday, 17 January at 6.30pm at Melksham Without Parish Council.

Meeting closed at 8.20pm

Signed.....  
Chair, 17 January 2024

# Wiltshire Local Plan

## Publication Stage Representation Form

Ref:	<b>(For official use only)</b>
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**Please return to Wiltshire Council, by 5pm on Wednesday 22<sup>nd</sup> November 2023.**

**By post to:** Spatial Planning, Planning Directorate, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

**By e-mail to:** [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk)

**For further information please visit:** [www.wiltshire.gov.uk/local-plan](http://www.wiltshire.gov.uk/local-plan) or **Tel:** 01225 713223

This form has two parts:

Part A – Personal details

Part B – Your representation(s). Please use a separate sheet for each representation.

### Part A – Personal details

*Please note the following:*

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector.*
- *All personal data will be handled in line with the Council's Privacy Policy on Spatial Planning matters. You can view the Spatial Planning privacy notice at <https://www.wiltshire.gov.uk/planning-privacy-notice>.*

*\*if an agent is appointed, please fill in your Title, Name and Organisation but the full contact details of the agent must be completed.*

	1. Personal details	2. Agent's details (if applicable)*
Title		
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		

Telephone Number		
Email Address		

**Part B – Please use a separate sheet for each representation.**

**Please note**, in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

3. To which part of the Wiltshire Local Plan does this representation relate?

Policy:	Paragraph:	Table:	Figure:
Site:	Other:		

4. Do you consider the Wiltshire Local Plan is:

(i) Legally compliant	Yes:		No:	
(ii) Sound	Yes:		No:	
(iii) Complies with the duty to co-operate	Yes:		No:	
<i>Please indicate with an 'X' as appropriate</i>				

4b. If you think the Wiltshire Local Plan is not sound, please indicate the reason(s) why:

(1) Not positively prepared	
(2) Not justified	
(3) Not effective	
(4) Not consistent with national policy	
<i>Please indicate with an 'X' as appropriate</i>	

See separate statement of representation procedure (guidance note) for further information on 'soundness'.

5. Please give details of why you consider the Wiltshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Wiltshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

*(Continue on a separate sheet/expand box if necessary)*

5a. If you wish to make a separate representation, relating to legal compliance, soundness or the duty to cooperate in relation to the accompanying Sustainability Appraisal (SA), please make them here.

*(Continue on a separate sheet/expand box if necessary)*

6. Please set out the modification(s) you consider necessary to make the Wiltshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Wiltshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

*(Continue on a separate sheet/expand box if necessary)*

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	<b>No</b> , I do not wish to participate in hearing session(s)		<b>Yes</b> , I wish to participate in hearing session(s)
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8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

*(Continue on a separate sheet/ expand box if necessary)*

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

9. Do you wish to be notified of any of the following?

*Please tick all that apply.*

The submission of the Wiltshire Local Plan Review for Independent Examination	
The publication of the report of the Inspector appointed to carry out the examination	
The adoption of the Local Plan Review	

Please ensure that we have either an up-to-date email address or postal address at which we can contact you.

Signature:		Date:	
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## Lorraine McRandle

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**From:** Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>  
**Sent:** 30 October 2023 14:01  
**To:** Teresa Strange; Cleave, Julie  
**Cc:** Rivans, Natalie; Lorraine McRandle; Cleave, Julie  
**Subject:** RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

Hi Teresa,

Indeed the David Wilson Homes Site, off Semington Road, Berryfields is indeed supervised by myself & Julie Cleave. I can confirm as far as I'm aware no Site traffic is using Shails Lane. I will of course remind the Contractors not to use the lane when I visit later this week.

The Bellmouth & about 100m of carriageway has now been formed to Road base & Binder level off Semington Rd so a there should be no need for any site traffic to use Shails Lane. It may be that Wessex Water are using the Lane to access the Sewage Works, or that Roads being 'Cut to Formation' on site. seem as they may be in the Lane as new road are being cut in close proximity to Shail's Lane.

### Pathfinder Way.

As an update for you, now that the Spa Road Roundabout seemingly is underway, the work here will probably take priority over any TTL's Taylor Wimpey may need to complete any outstanding 278 Works. I have made Clive Aveyard aware that the Spa Road works have started, and this may impact any Remedials required on Bath Road, Pathfinder Way etc. There is of course work to complete under the Section 38 Agreement within the 2 Phases, Newal Road, Maitland Place, but there may be a reluctance to finish works unless it can be done in 1 operation. I will however press Clive Aveyard to ensure outstanding remedials as well as Final Road Surfacing are completed as soon as able.

Kind Regards,

*Andy.*

**Andy Thompson**  
**Highways Technician**  
**Section 38 & 278 Works**  
Local Highways  
Highways and Transport  
Mobile [REDACTED]  
Email [Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)

**Wiltshire Council**

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**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** Monday, October 30, 2023 12:25 PM  
**To:** Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>  
**Cc:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>  
**Subject:** FW: David Wilson Homes - Land East of Semington Rd - Shails Lane

Hi Julie and Andy

Hope you are both well..... are you the highway officers for the new development that has started on Semington Road, named Buckley Gardens? 144 dwellings by David Wilson.

We have been in correspondence with Natalie Rivans about a couple of things on site, and we have both agreed to separately ask for some signage reminding construction traffic to not use the private road, Shails Lane. Natalie suggested I copied Highways into the request, and I think that will fall to you both if its one of your sites? 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](http://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 twitter: @melkshamwithout  
On Instagram: melkshamwithoutpc

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**From:** Teresa Strange  
**Sent:** 30 October 2023 12:22  
**To:** Kidner, James <[james.kidner@dwh.co.uk](mailto:james.kidner@dwh.co.uk)>  
**Cc:** Gomez, Carlos <[Carlos.Gomez@dwh.co.uk](mailto:Carlos.Gomez@dwh.co.uk)>; Hughes, Cecelia <[cecelia.hughes@dwh.co.uk](mailto:cecelia.hughes@dwh.co.uk)>; Lorraine McRandle <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: David Wilson Homes - Land East of Semington Rd - Shails Lane

Dear James  
I wonder if you can help me with a couple of things please....

Firstly, a request please, as Cecilia can confirm, the parish council have been representing the views of residents of Shails Lane throughout the planning application process, particularly as it's a private road. Could you please arrange some signage on the highway at the entrance to Shails Lane to say that there is no access for Construction Traffic please. This is a major concern of the residents there, and they are still reporting occasional use by construction traffic, and recently by a car with a David Wilson employee saying he was looking for the site. The parish council think the signage would be a good visual clue to delivery vehicles, and those that are trying to access site to not use this private road.

Similarly, several line markings have been sprayed on Shails Lane, can you confirm if this is related to your site works please, and what it is? The residents of this private road, have not been made aware of any pending works themselves.

See video here [https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAX\\_AjRTdhy6--jTGwB7uDipeECbCAXNjkQwLkTD1dMhwKEC9Wwyj8KEG%2F%24%7Bf%7D%3Fo%3DAmtRziNbjh5IzkwlobLm42n4oWasHx1N7\\_D4ctMyWfqP%26v%3D1%26x%3D3%26a%3DCAogm\\_cTWeGcTAjeavTA86VPUzS2I2IBRfjUnQJaWb40lc8SeBDZisiLjtjEY2ZrD378xlgEAKgkC6AMA\\_yDNibhSBF4QJsJaBKPwoQZqJnWOhBXIMIRKNZWf8IATrFNpULO0735asvFUDIC9RkrbV9NslmoVciaNmFwRPfYGH8ZneCVz5hx\\_u7bqz4aA34BXtSZrtbMo6S-Q8M8Neg%26e%3D1700738944%26fl%3D%26r%3D3FE24FDB-EAF6-4ECC-9856-E05B9B546388-1%26k%3D%24%7Buk%7D%26ckc%3Dcom.apple.largeattachment%26ckz%3D01836D52-B3D7-4C33-B412-E81B703A03D3%26p%3D130%26s%3D7ZwtjZvxvfdLHJjNokXS\\_jHKHuc&uk=WTGPll6FgZ1JfdwMW9jy7A&f=IMG\\_0446.MOV&sz=180629854](https://www.icloud.com/attachment/?u=https%3A%2F%2Fcvws.icloud-content.com%2FB%2FAX_AjRTdhy6--jTGwB7uDipeECbCAXNjkQwLkTD1dMhwKEC9Wwyj8KEG%2F%24%7Bf%7D%3Fo%3DAmtRziNbjh5IzkwlobLm42n4oWasHx1N7_D4ctMyWfqP%26v%3D1%26x%3D3%26a%3DCAogm_cTWeGcTAjeavTA86VPUzS2I2IBRfjUnQJaWb40lc8SeBDZisiLjtjEY2ZrD378xlgEAKgkC6AMA_yDNibhSBF4QJsJaBKPwoQZqJnWOhBXIMIRKNZWf8IATrFNpULO0735asvFUDIC9RkrbV9NslmoVciaNmFwRPfYGH8ZneCVz5hx_u7bqz4aA34BXtSZrtbMo6S-Q8M8Neg%26e%3D1700738944%26fl%3D%26r%3D3FE24FDB-EAF6-4ECC-9856-E05B9B546388-1%26k%3D%24%7Buk%7D%26ckc%3Dcom.apple.largeattachment%26ckz%3D01836D52-B3D7-4C33-B412-E81B703A03D3%26p%3D130%26s%3D7ZwtjZvxvfdLHJjNokXS_jHKHuc&uk=WTGPll6FgZ1JfdwMW9jy7A&f=IMG_0446.MOV&sz=180629854)

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  
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**From:** Kidner, James <[james.kidner@dwh.co.uk](mailto:james.kidner@dwh.co.uk)>  
**Sent:** 05 June 2023 14:51  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Gomez, Carlos <[Carlos.Gomez@dwh.co.uk](mailto:Carlos.Gomez@dwh.co.uk)>  
**Subject:** David Wilson Homes - Land East of Semington Rd - Street Names

Hi Teresa,

Firstly, I would like to introduce myself at the technical project manager overseeing this development now that we have received planning consent. I would be happy for you to contact me at any point if you have any questions or issues you would like to raise.

As I mentioned to Cecelia in my last email, I am wanting to apply for postal addresses from the County Council and therefore want to engage with the Parish Council as to whether you have any preference or suggestions of street names. Do you have a process for this? I have attached the approved planning layout for ease.

For your information we expect to make a start on site in August this where we will construct the roads and drainage infrastructure before commencing works on the houses – with the first home likely to be occupied in spring next year. At present we don't have any other works on site planned before this, but if that changes I can let you know. The marketing name of the development will be Buckley Gardens.

Kind regards,

**James Kidner**  
**Senior Technical Coordinator**

**Barratt David Wilson South West (a trading name of BDW Trading Ltd)**  
Wellington House, Unit 1, West Point Court, Great Park Road, Bradley Stoke, Bristol, BS32 4PY  
DD: 01454 278030  
M: [REDACTED]  
Switchboard: 01454 278000



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES



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