



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Market Place, Melksham,
Wiltshire, SN12 6ES
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Tuesday 14th March 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, 20 March 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 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. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

YOU CAN ACCESS THE AGENDA HERE

Yours sincerely,

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

Teresa Strange, Clerk



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/2023/00636](#):** Annexe, 113 Beanacre, Beanacre. Change of use of annexe to a self contained dwelling - C3. Applicant Stephen Blower (**Comments by 5 April**)
 - [PL/2023/00651](#):** 183 Top Lane, Whitley. Installation of 20 Trina Vertex Solar Panels on associated field linked to property. Applicant David Giddings (**Comments by 30 March**)
 - [PL/2023/01314](#):** 1 Portal Road, Bowerhill. Erection of PV panels on the pitched roof of Herman Miller Limited. System Size: 583.2kWp (1440 x 405w panels) all anti-glare. Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises. Applicant Cactus Energy. (**Comments by 23 March**)
 - [PL/2023/01382](#):** The Dutch Barn, Old Loves Farm, Bowerhill, Bowerhill Lane. Change of use of building from agricultural to residential and conversion to annexe. Applicants Mr & Mrs Sunderland (**Comments by 29 March**)
 - [PL/2023/01383](#):** Old Loves Farm, Bowerhill. Conversion of outbuilding to annex. Applicant Mr & Mrs Gwilliams (**Comments by 31 March**)
 - [PL/2023/01707](#):** Old Loves Farm, Bowerhill. Conversion of outbuilding to annex. Listed Building Consent. Applicant Mr & Mrs Gwilliams (**Comments by 31 March**)
 - [PL/2023/01508](#):** Boundary Farm, 620 Berryfield Lane. Retrospective replacement

agricultural building and change of use to light industrial. Applicant John Guley (**Comments by 6 April**)

[PL/2023/01526](#): Kittle House, 123 First Lane, Whitley. T1- Horse chestnut: Reduce crown by approximately 2m, pruning to previous crown reduction pruning points. As cyclical management of a previously reduced crown and to maintain the tree to a size suitable for the context of the site. Consent under Tree Preservation Orders. Applicant Jon Lister (**Comments by 20 March 2023**) – Extension granted on MWPC comments.

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days)**
8. **Current planning applications:**
 - a) **Land West of Semington Road - Application for 53 dwellings (PL/2022/08155 Outline).**
 - i) To receive feedback from Clerk's meeting with Wiltshire Council further to request for play area on development and consider the inclusion of a Trim Trail rather than Local Area of Play (LAP) and to consider if the Parish Council wish to adopt it.
 - ii) To note response from Clara Davies, Head of School Place Commissioning to the council's concerns regarding safe walking routes to school.
 - b) **Land West of Semington Road - Appeal site to rear of Townsend Farm for 50 dwellings (PL/2023/00808 Reserved Matters).** To receive feedback from Clerk's meeting with Wiltshire Council following request for play area on this proposed development and proposed wording for the s106 play area off site contribution.
 - c) **Land East of Semington Road - Development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses of Semington Road. Applicant: David Wilson Homes.** To consider correspondence from David Wilson regarding reason (services easement) for gate opening onto Shails Lane (private road).
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - i) **Whitley Reading Rooms/Whitley Hub.** To note update from Enforcement Officer.
10. **Planning Policy**
 - a) **Neighbourhood Planning**
 - i) To note Minutes of Steering Group meeting held on 25 January 2023 and 22 February.
 - ii) Update on the Neighbourhood Plan Review and to consider any time critical requests before the next Steering Group meeting.
 - iii) Update following meeting with Semington Neighbourhood Plan Steering Group regarding collaborative working on a Green Gap/Wedge policy.

- iv) To reflect on responses to planning applications for review of the Neighbourhood Plan.

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

a) To note update on ongoing and new S106 Agreements

i) Hunters Wood/The Acorns:

- To note any updates on footpath to rear of Melksham Oak School

ii) Bowood View:

- To note correspondence regarding non achievement of Practical Completion Certification of Whitworth play area and consider next steps.
- To consider legal queries relating to land transfer of Whitworth Play Area.
- To note hedge between village hall and public open space has been planted, in space for potential terrace/patio and consider next steps.
- To note that noticeboards have been erected for Wilts & Berks Canal Trust info, and boards have also been manufactured by the Wilts & Berks Canal Trust and consider next steps.

iii) Pathfinder Place:

- To note latest update from Wiltshire Councillor Nick Holder/Taylor Wimpey on outstanding issues.
- To note the Davey play area has achieved Practical Completion certification from Wiltshire Council and so can now move to legal transfer of land.
- To note parish council noticeboard found in site yard, and now installed opposite Shaw School.

b) To note any S106 decisions made under delegated powers

c) Contact with developers.

- i) To approve the notes of meeting held on 8th March with Catesby Estates regarding a site to the East of Melksham (Snarlton Farm) c300 dwellings and to consider any Rights of Way requests.
- ii) To approve revised list of requests for developers at pre-application stage.

Copy to all Councillors

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Application No: PL/2021/06663

**REFUSAL of Certificate of Lawful Use or Development
(Existing Use or Development)**

Decision Date: 11 July 2022

Applicant: Mr Stephen Blower
Grassmead, 113 Beanacre, Melksham,
Wiltshire, SN127PZ

Particulars of development: Use of annex as a single self contained
dwelling-C3

At: Grassmead, 113 Beanacre, Melksham,
Wiltshire, SN127PZ

Wiltshire Council hereby certifies that on 30th May 2022 (being the date of application) the development described above and as set out in the application **would not have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

REASON

The application is clear that the building has been occupied since the date of completion as self-contained single dwelling house. As such there has been not been a 'change of use' of the building. The 4-year period of use under Section 171B(2) of the Town and Country Planning Act 1990 thus does not apply.

The use however constitutes a breach of planning control in respect of which, under Section 171B(3), no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach. Breach over a ten year period is not demonstrated in the application.

Parvis Khansari - Corporate Director, Place

If the applicant is aggrieved by this decision an appeal may be lodged with the Secretary of State under the terms of Section 195 of the Town and Country Planning Act 1990. Appeals may be made on a form which is obtainable from the Planning Inspectorate via the Inspectorate website of Planning Portal –

www.planninginspectorate.gov.uk

www.planningportal.gov.uk/planning/appeals

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

A copy of the appeal documents should be sent direct to planningappeals@wiltshire.gov.uk.

Application Number: PL/2022/04198
Site: Grassmead, 113 Beanacre, Beanacre, Wilts, SN12 7PZ
Application: Use of annex as a single self-contained dwelling-C3

1. AVAILABLE PLANNING HISTORY

W/90/00544/FUL	Extension to dwelling	Approved
W/12/01940/FUL	Demolition of existing detached garage and workshop and new two storey side extension with single storey rear extension	Approved
PL/2021/03116	Erection of a timber framed building, clad in Spruce boarding to provide a car port and home office	Approved

2. SITE DESCRIPTION

- 2.1 The application concerns a 1½ storey building approved as an extension/ annex to the dwelling in 2012. It is situated forward of but attached to the main part of the dwelling.
- 2.2 The annexe is of brick and timber-clad construction with a dual-pitched slate roof orientated parallel and close to the boundary with the busy A350.
- 2.3 The address is served by a single vehicular access from the A350, and is within a loose ribbon of residential development along one side of the street.

3. LAND/ PROPERTY DESIGNATIONS

- Outside Limits of Development
- No statutory heritage, habitat or species designations

4. LEGISLATION

4.1 Town and Country Planning Act 1990 (as amended)

4.1.1 Section 57 requires that planning permission is needed for development of land.

4.1.2 Section 55 provides that development includes both 'operational development' and any material change in the use of land. Section 55(3)(a) clarifies that 'the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used'.

4.1.3 Section 171A(1) provides that either (a) carrying out development without the required planning permission or (b) failing to comply with any condition or limitation subject to which a planning permission has been granted, constitutes a breach of planning control.

4.1.4 Sections 171, 172 & 187A provide for various options of enforcement where a breach of planning control has taken place or appears to have taken place.

4.1.5 Section 171B provides time limits beyond which no enforcement action can be taken for breaches of planning control:

171B(1) Carrying out building, engineering, mining or other operations - four years beginning with the date on which the operations were substantially completed.

171B(2) Change of use of any building to use as a single dwellinghouse - the end of the period of four years beginning with the date of the breach.

171B(3) Any other breach of planning control - after the end of the period of ten years beginning with the date of the breach.

4.1.6 If at any time during the relevant periods the Council could not have been able to take enforcement proceedings in respect of a breach, for example, because no breach was taking place, then any such period cannot count towards the relevant period.

4.1.7 Section 191 deals with applications for Certificates of Lawfulness of existing development, and the authority's duty to determine them.

4.1.8 The application is more specifically made under s.191(1)(a) to ascertain whether 'any existing use of buildings or other land is lawful'.

4.1.9 For the purpose of the 1990 Act s.191 defines operations as 'lawful' if:

(a) no enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and

(b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.

4.1.10 Section 191(4) provides that if the Council is provided with information satisfying it of the lawfulness at the time of the application it shall issue a certificate to that effect. In any other case it shall refuse the application.

4.1.11 Section 171BA includes provision for the local planning authority to apply to the Magistrates' Court for a Planning Enforcement Order where there has been concealment of unauthorised development and the relevant time period for enforcement action has expired.

4.1.12 Where there has been deliberate deception in respect of a breach of planning control, this can also allow enforcement action to be taken after the expiry of the relevant period, under the *Welwyn Hatfield* principle¹.

4.1.13 The National Planning Policy Guidance advises² that "An application needs to describe precisely what is being applied for (not simply the use class) and the land to which the application relates. Without sufficient or precise information, a local planning authority may be justified in refusing a certificate". The onus on demonstrating the lawfulness of the use rests with the applicant. The standard of proof required is on the balance of probability.

4.1.14 The Council is entitled to canvass evidence before determining an application. If it obtains evidence, the applicant needs to have the opportunity to comment on it and produce counter-evidence should they wish.

4.1.15 In the case of existing uses, if the Council has no evidence to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is *sufficiently precise and unambiguous* to justify the grant of a certificate on the balance of probability.

¹ Secretary of State and another v Welwyn Hatfield Borough Council [2011] UKSC 15

² Paragraph: 005 Reference ID: 17c-005-20140306 (Revision date: 06 03 2014)

5. APPLICATION SUMMARY

Background

- 5.1 Consent was granted in 2012 for the structure as an extension to the existing dwelling, providing a ground floor garage and garden room with a bedroom and lounge on the first floor. Condition 5 provides that “*The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of 113 Beanacre and shall not be let/sold seperately*” [sic].
- 5.2 The application in short claims that a breach of this condition, with the annexe occupied as a self-contained dwellinghouse for a continuous period of over 4 years, has resulted in the independent use of the extension having become lawfully established.

The application

- 5.3 The application is supported by the following documents:

Application form		
Location Plan		
Floor Plans	12/02/P5/B	
‘Position Statement of Stephen Paul Blower’		
Assured Shorthold Tenancy Agreement	Ricky Jones Natasha Davies	undated
Assured Shorthold Tenancy Agreement	Joseph Lye Chloe Bennetts	21/07/2017
Assured Shorthold Tenancy Agreement	Alexander Mead	17/08/2018

6. ASSESSMENT

6.1 Submitted evidence

Statutory declarations

- 6.1.1 None submitted

The submitted drawings

- 6.1.2 The submitted drawings appear to be based on those originally approved and are limited to floor and location plans, with no elevation drawings.

The tenancy agreements

Ricky Jones & Natasha Davies

- 6.1.3 This agreement, although signed, is undated. It relates to ‘The Annex, 113 Beenacre’ and suggests a six month tenancy period from 30th May 2016 to 29th November 2016.

Joseph Lye & Chloe Bennetts

- 6.1.4 The agreement is dated 21st July 2017 and relates to ‘The Annex, 113 Beenacre’. It is signed by the tenants but not by the landlord. It relates to a six-month tenancy period from 21st July 2017 to 20th January 2018.

Alexander Mead

6.1.5 The agreement is dated 17th August 2018 and relates to ‘The Annex, 113 Beenacre’. It is signed by the tenants but not by the landlord. It relates to a six-month tenancy period from 17th August 2018 to 16th February 2019.

The applicant's position statement

6.1.6 The applicant states that the Annex was built late 2015/early 2016 and has been occupied since the date of completion as a self-contained dwellinghouse with independent access, accommodation for sleeping, preparing food and washing/toilet facilities.

6.1.7 It is said that the dwelling was initially occupied by Thomas Blower until the end of May 2016, followed by the above tenants, with the latter (Alexander Mead) still being in occupation at the time of application.

6.1.8 The Statement is unsigned.

6.2 Other/ documentary evidence

Observations

6.2.1 From inspection it is evident that the garage on the ground floor is not occupied as part of the current tenancy, with it being used by the occupants of the ‘house’ rather than the ‘annexe’ and with no internal connection between the garage and annexe. The submitted floor plan is thus incorrect in red-lining the whole of the ground floor.

6.2.2 The submitted floor plan is also inaccurate in omitting a doorway as approved in 2012, to connect the annexe to the main part of the house.

Council Tax records

6.2.3 The planning enforcement case that prompted this application resulted from an investigation by the Council’s Council Tax department. The department advises that the annex has not been registered separately for Council Tax.

Electoral register

6.2.4 There are no electors currently (at the time of writing) registered at the property/ annex other than the applicant/ occupants of the main house.

Aerial/ Streetview images

6.2.5 Images are of little evidential value in this case other than that there is nothing to contradict the claimed early 2016 construction of the annex.

6.3 Consultation responses

Melksham Without Parish Council:

No objection

Query re extent of evidence

Public/ nearby residents:

No comments received

6.4 Discussion

The basis of the claim for lawfulness

6.4.1 The application is made “on the basis that the use of the annex as a single dwelling house is lawful by virtue of the fact that it has been continuously used as a single dwelling house C3 for a period in excess of 4 years prior to the submission of application”

6.4.2 The application thus relies on four years of continuous residential use of the building as providing immunity from enforcement action under s.171B(2).

Deception & Concealment

6.4.3 Notwithstanding the lack of Council Tax declaration or registered electors over the relevant period, there is no evidence to suggest any active deception or concealment of the residential use of the building.

The tenancies

6.4.4 The tenancy agreements are not complete as they are undated or not fully signed. Additionally, they do not demonstrate continuous occupation. The applicant states however that the independent occupation has been continuous, and although the statement is evidentially weak, there is no evidence to demonstrate that it is incorrect.

The building itself

6.4.5 Certification is not sought in respect of the building itself, simply its use. All available evidence however suggests that it was completed in 2016 such that 4 years will have elapsed for the building operations to have become lawful under s.171B(1).

Change of use?

6.4.6 Section 171B(2) provides that:

Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.

6.4.7 The *Welwyn* judgment highlighted that, where a new building has only ever been occupied as a self-contained dwelling, the time period for taking enforcement action is 10 years (s.171B(3)) rather than 4 years, as there has not been the ‘change of use’ needed under 171B(2). This appears to be the case in this instance as the applicant unequivocally states that the building “*was built late 2015/ early 2016 [...] and has been occupied since the date of completion as self-contained single dwelling house with, independent access, accommodation for sleeping, preparing food and washing/toilet facilities.*”

6.4.8 In *Welwyn* there was considerable discussion on the issue of ‘change of use’ and when such a change occurs. Much of that however was in the context of the very different facts of that case, which do not directly compare with the current application involving a building attached to a dwelling. It was held however that the focus of 171B(2) on “change of use”, rather than simply on “use” was purposeful. For the 4-year rule to apply in this application, the applicant would need to demonstrate that there was a use of the building prior to its use as an independent dwellinghouse.

6.4.9 It appears as though the building was built at odds with the planning permission in as much as it included an independent front door that was not approved under the planning permission. The approved ‘garden room’ was evidently also not constructed as such, but was fitted out as a kitchen. The doorway in a wall shared with the main house exists but is permanently closed. There is no suggestion of any use of the building as an annexe to the main dwelling and the applicant is clear that and it was occupied since the date of completion as self-contained single dwelling house.

6.4.10 The application does not demonstrate any other use of the building prior to its use as an independent dwelling. There is thus nothing to suggest any 'change' in use. On the facts presented and available it can only be concluded that s.171B(2) does not apply.

The linking door

6.4.11 It is possible that the applicant states that the building has been occupied since the date of completion as a self-contained dwellinghouse because that is what he believes needs to be stated for a certificate to be granted. The fact remains however that there is an internal doorway linking the annexe building with the house. Whilst it is currently closed off and the current occupant does not have a key, the degree to which it is blocked off/ locked and when this occurred is unknown. If however the doorway was ever used to link the house and the annexe building, this would be at odds with the statement that the building has always been used as an independent dwelling. The presence of the door thus does not alter the assessment.

Any other breach of planning control

6.4.12 The occupation of the building as an independent dwelling was in breach of condition 5.

6.4.13 Section 55(3)(a) provides that 'the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used'. It is doubtful that this applies in this instance as the was never part of the main house but notwithstanding this it is concluded that the independent residential use of the building represents a material change in the use of land which has been carried out without planning permission.

6.4.14 For the above breaches, the relevant period under s.171B(3) is ten years. A ten-year period is not demonstrated by the submitted and available information.

7. CONCLUSION

7.1 The application is evidentially weak, but is nonetheless emphatic that the building "has been occupied since the date of completion as self-contained single dwelling house". It is thus concluded that on the date of application, whilst the building itself was lawful, the Council would have been able to take enforcement action. This is due to there having been no 'change' in use to the current use as 'a single self-contained dwelling'. A ten-year period of the use is thus needed before the use would be immune from enforcement action. A ten-year period is not demonstrated and the Council cannot be satisfied as to the lawfulness at the time of the application.

7.2 In accordance with s.191(4) a recommendation for refusal of the application is thus unavoidable.

Planning Officer: Nick Clark
Date: 11th July 2022

Teresa Strange

Subject: FW: 20/07334/OUT - Land west of Semington Road, Melksham, Wiltshire

Update from meeting with Mary Noyce

The outline application – can't ask for play area as not enough sq meterage to trigger it, but could push for a Trim Trail rather than a LAP – do parish council agree, and do parish council want to adopt it?

The appeal site – is at reserved matters, so no way to ask for a play area as under the sq meterage to trigger it and the unilateral agreement has been signed – so this is an offsite contribution – agreed that this will say "vicinity" so that it can be used at Bowood View, Berryfield Play area and any replacement Berryfield play area as result of being relocated if canal comes through.

Playing Field contribution for both, asked for it to be Bowerhill Sports Field – and May happy its close enough/

From: Teresa Strange

Sent: 09 March 2023 10:44

To: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>

Subject: RE: 20/07334/OUT - Land west of Semington Road, Melksham, Wiltshire

Hi Mary

I have a meeting at 1pm today, but am free this morning if you would like to catch up? Would teams/zoom be better so we can look at plans too? we had a couple of RoW requests too following discussions with Paul Millard, and not sure if they are under your remit as well?

Many thanks, Teresa

From: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>

Sent: 09 March 2023 10:41

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

Subject: RE: 20/07334/OUT - Land west of Semington Road, Melksham, Wiltshire

Hi Teresa,

I have been looking at these with the team and would be happy to discuss them with you. I have arranged an internal discussion with the officers who are looking at these applications later next week so if you would like to discuss with me before then I can make sure that we address your concerns.

I am free before 2pm today, between 11am and 1pm on Monday, between 11am and 2.30pm on Tuesday if any of those would work for you?

Regards,

Mary

Mrs Mary Noyce

Technical Team Manager

Highway Operations

Wiltshire Council

Tel: 01249 706364

Email: mary.noyce@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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

Sent: 03 March 2023 16:40

To: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>

Cc: Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Subject: FW: 20/07334/OUT - Land west of Semington Road, Melksham, Wiltshire

Hi Mary

I am just following up on the email correspondence below regarding these two adjoining planning applications, that the developers are promoting as phase 1 and 2 of the same development.

The parish council are concerned that as they have come forward separately as a 50 dwelling site and a 53 dwelling site that there is no trigger for them to provide a play area – especially as both are 100% affordable housing.

The one I mention below that was just about to go to reserved matters is now at that stage PL/2023/00808 and does not have any play area detailed, despite the promises of the applicant at pre-app stage to consider it.

The other one is still awaiting a decision, and is PL/2022/08155 and again, shows no play area. This one is at outline stage.

It's a bit complicated, so happy to have a chat on the phone next week if more appropriate?

With kind regards,

Teresa

Teresa Strange

Clerk

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire

SN12 6ES

01225 705700

From: Teresa Strange

Sent: 23 December 2022 16:12

To: Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout.co.uk>

Subject: RE: 20/07334/OUT - Land west of Semington Road, Melksham, Wiltshire

Hi Danny

Just to say that with regards to this application, and the play area contribution, the parish council are very keen that there be a play area for these two adjoining applications as they are owned by the same developer, and 103 dwellings across the two, which will be 100% affordable housing. They are being shown as Phase 1 and Phase 2 of the same development, see attached.

20/07334/OUT Land West of Semington Road - 50 dwellings which was won on appeal – just about to have Reserved Matters submitted

Teresa Strange

From: Davies, Clara <Clara.Davies@wiltshire.gov.uk>
Sent: 01 March 2023 09:02
To: Teresa Strange
Subject: RE: Safe Walking Routes to School - Response to Planning Application PL/2022/08155: 53 dwellings, Land West of Semington Road

Hi Teresa

When the routes were checked, this included checking for appropriate crossing points. I can confirm that light controlled crossings are available in all relevant locations. There is a pedestrian crossing on the dual carriageway section of the A350 just north of Semington Road and another one on Pathfinder Way. These are considered safe.

Kind regards
Clara

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 28 February 2023 15:52
To: Davies, Clara <Clara.Davies@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Safe Walking Routes to School - Response to Planning Application PL/2022/08155: 53 dwellings, Land West of Semington Road

You don't often get email from clerk@melkshamwithout-pc.gov.uk. [Learn why this is important](#)

Hi Clara

Thank you for your correspondence about the safe routes to schools.

The parish council's concerns remain, as your comments below state that they can avoid crossing Western Way but from the application site (red asterix) to Forest & Sandridge, to Bowerhill school and the proposed Pathfinder school all require the children to cross the A350 and/or A365.

Please see screenshot attached.

With kind regards,

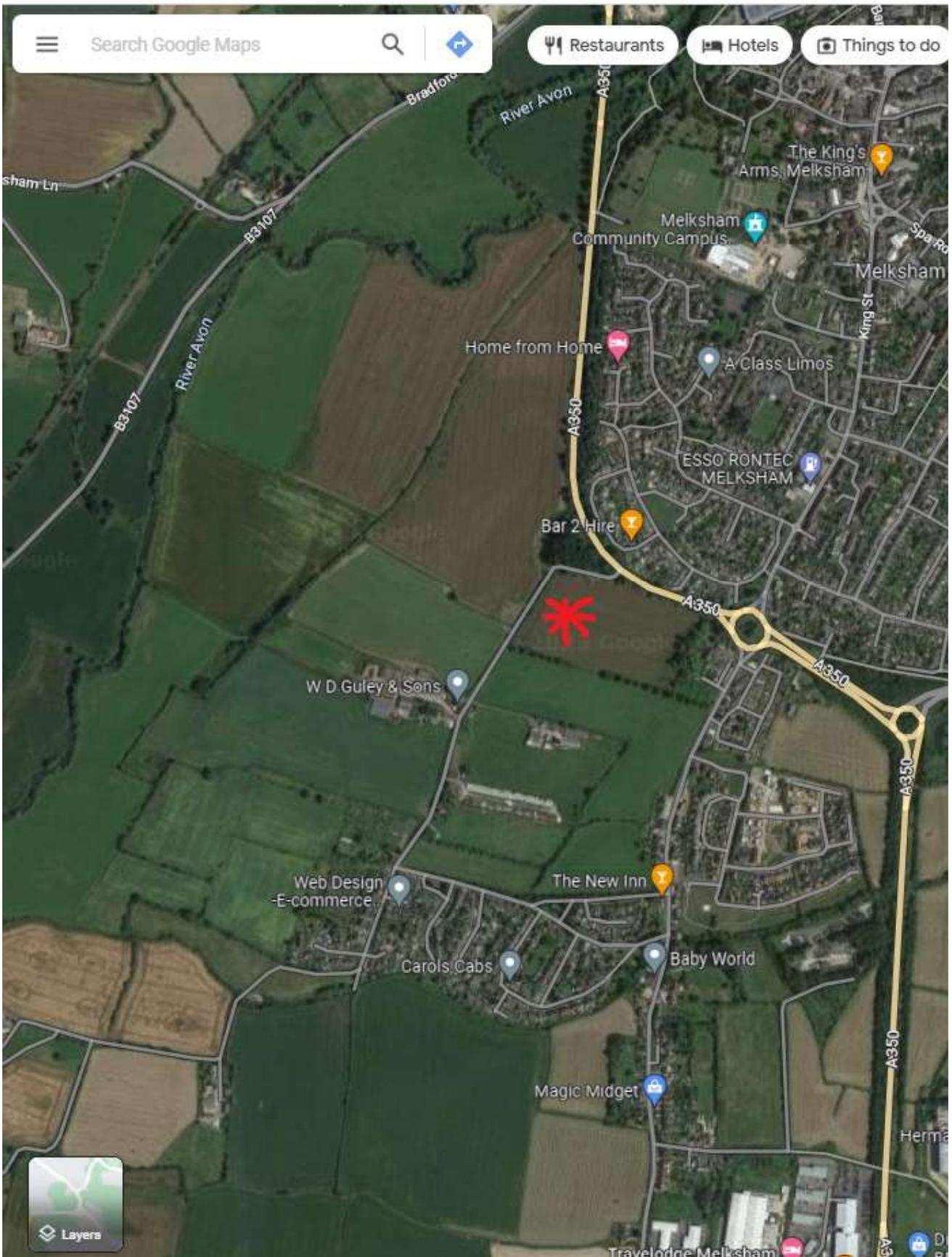
Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS:

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

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From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: 28 February 2023 15:28
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: FW: Safe Walking Routes to School - Response to Planning Application PL/2022/08155: 53 dwellings, Land West of Semington Road

From: Davies, Clara <Clara.Davies@wiltshire.gov.uk>
Sent: 28 February 2023 15:22
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Safe Walking Routes to School - Response to Planning Application PL/2022/08155: 53 dwellings, Land West of Semington Road

Hi Lorraine

Apologies for the delay in getting back to you.

When we assess planning applications we seek advice from the Education Transport Team of the Passenger Transport Unit. Upon receiving your email I asked them to re-check their initial advice that Aloeric, Bowerhill, Forest and Sandridge, River Mead, The Manor and Semington St George's were all within a 2 mile safe walking route of the proposed development.

A member of the Education Transport Team has subsequently been out and assessed the routes. They have confirmed that there are safe walking routes to all of these schools. To reach, Forest & Sandridge and Bowerhill primaries, pedestrians can avoid Western Way and use Longford Road to Campion Drive via a connecting path adjacent to a children's playground. All routes have been assessed as safe according to our adopted assessment guidelines set out in the Education Transport Policy which can be seen here - [Applying for transport - Wiltshire Council](#) .

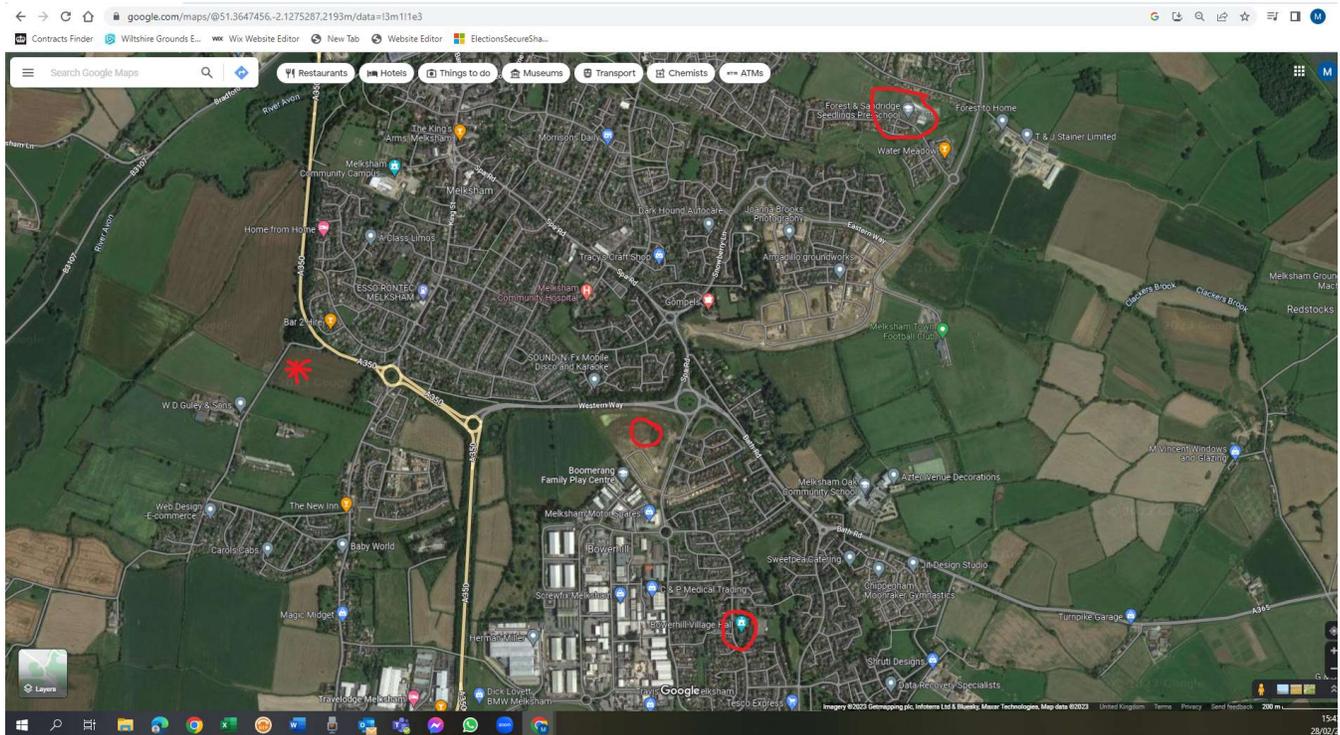
Kind regards

Clara Davies
Head of School Place Commissioning
School Buildings & Places Team
Wiltshire Council
Tel : 01225 713872
Email : clara.davies@wiltshire.gov.uk



Please read our latest SEND newsletter at [SEND newsletter - Local Offer \(wiltshire.gov.uk\)](#)

Map to accompany safe walking routes email correspondence as did not reproduce in whole on the email:



Teresa Strange

From: Hughes, Cecelia <cecilia.hughes@dwh.co.uk>
Sent: 13 March 2023 11:34
To: Teresa Strange
Subject: FW: *EXTERNAL:PL/2022/02749 Land East of Semington Road, Melksham - 144 unit scheme - Query on gate for services easement at Shails Lane

Dear Teresa,

Further to our telephone call last week, I have discussed how best to explain the current position with regard to services with our Project Manager and I hope the explanation below is useful.

In terms of the issue of access to the application site via Shails Lane, once safely constructed it is reasonable to expect that users of the waterworks would use the new access from Semington Road as a shorter and arguably more attractive route. Nevertheless the operators of the water works and the telecoms mast both have a legal right of access over Shails Lane that is applied onto the land title which we cannot remove, therefore regardless of the new and better access being provided we cannot permanently block Shails Lane or oblige them to use the new access road.

In addition to this legal right, there are also existing buried services beneath the southern end of Shails Lane which will affect how access to the lane is managed. We need to discuss and agree with the owners of the buried service infrastructure a safe and appropriate treatment to have at the junction of the site with Shails Lane and this is why we have requested a condition to deal with this matter. A fence with fence posts and a wall with a foundation would both impinge on services in this area. Effectively therefore we are expecting a secure sliding or swinging gate, with the details yet to be confirmed.

We understand that this is a sensitive issue for local residents. We are also grateful that if the issue is still causing concern, that you have raised this with us and requested greater clarity. Please do let us know if you have any further queries.

Kind regards

Cecelia Hughes BA(Hons) BTP MSc MRTPI
Planning Manager
BDW South West (a trading name of BDW Trading Ltd)
Wellington House, Unit 1, West Point Court, Great Park Road, Bradley Stoke, Bristol, BS32 4PY
DDI: 01454 278055
Switchboard: 01454 278000



DAVID WILSON HOMES
WHERE QUALITY LIVES

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 07 March 2023 10:46
To: Hughes, Cecelia <cecilia.hughes@dwh.co.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Sims, Steven <Steven.Sims@wiltshire.gov.uk>

Subject: *EXTERNAL:PL/2022/02749 Land East of Semington Road, Melksham - 144 unit scheme - Query on gate for services easement at Shails Lane

Dear Cecelia

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

The parish council's Planning Committee met last week, and have asked for clarification from yourselves on the latest set of revised plans that show an access gate from your proposed development on to the private road Shails Lane.

When we talked about this, you explained it was for vehicle access for services easement.

The members looked at the plans and have asked why this access cannot be gained from the development itself as there are several roads internally that would seem to give access to the areas required (underground services are marked on the plan).

We look forward to hearing from you.

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

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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Lorraine McRandle

Subject: FW: Issues with the new inn, semmington road
Attachments: DSC_0189.JPG; DSC_0188.JPG; DSC_0187.JPG; DSC_0185.JPG; DSC_0186.JPG; DSC_0190.JPG

From: [REDACTED]
Sent: 16 March 2023 08:40
To: publicprotectionwest@wiltshire.gov.uk; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Issues with the new inn, semmington road

1. End part of beer garden has large amount of waste left since opening aug 2022. I believe they may be looking to clear this, it has been an eye sore for the residents on berryfield park
2. Light nuisance. Garden lights at night flash in and off in rainbow colours. Have to draw curtains as it feels like we have a disco in the house. Lights carry on until closing time. Would white lighting be more appropriate to light the garden?
3. Public land to the back of the building is used as a rubbish area. Used cooking oil containers left for months on end. Garden rubbish left behind bins. I have seen them clearing some of this by throwing it into the local hedges. Large bins left on side of road, small bins and cleaning tools all left here. Why are the large bins not located in their generous car parking area? This is a risk to the public lane if they tipped etc.
4. Single storey extension I believe they have applied for retrospective planning has not been completed and is an eyesore for residents where a toilet has been created.
5. Noise nuisance. Live music nights held in new extension which has not been soundproofed and we have not been able to sleep due to music levels. Can they not consider having these events in the older part of the building where there may be less noise impact?
6. New building is being erected in the beer garden. I think it is a pizza oven. Its a large wooden structure with a chimney already installed, it is situated against the wooden fence. I am very concerned at how safe it is and secondly smoke pollution and smells arising from this new building. The residents will not be able to open windows if there is smoke from the chimney and food smell.

I do not feel comfortable approaching the landlords direct and feel there has been no consideration for the nearby residents in berryfield park regarding these issues. I am very concerned over elements of health and safety along with pollution and noise. I fully expect there to be people noise in the beer garden but these other issues are serious

I would ask you to Investigate and let me know your findings

I have attached photos which may help.

Many thanks

[REDACTED]

PICTURES OF NEW INN, SEMINGTON ROAD



PICTURES OF NEW INN, SEMINGTON ROAD



Teresa Strange

From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: 06 March 2023 13:32
To: Teresa Strange
Subject: RE: 116 Top Lane enforcement

Thanks for this Teresa,

Given the fact this was not meant to be lodged as a complaint in the first instance and the residents intend to move to a new premises, I will close the file and in 6 months' time check with you that this is no longer on going.

Kind 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
Website: www.wiltshire.gov.uk

The views expressed in this e-mail represent an officer's opinion only and are not binding on any future decisions made by elected members of the Council or under powers delegated to officers.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 06 March 2023 10:32
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Subject: 116 Top Lane enforcement

Hi Natalie
Please see below and attached.
I note that its not 116 Top Lane, that is where they had to move out of, they are currently in Whitley Reading Rooms, as per our previous communication.
Kind regards, Teresa

Teresa Strange
Clerk
PLEASE NOTE THE NEW ADDRESS:
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700

From: SWCH Chair <chair@shawandwhitleycommunityhub.org>
Sent: 06 March 2023 10:21
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: info@whitleystores.org
Subject: Re: FW: Whitley Stores Proposal

Hi Teresa,

As discussed, Shaw and Whitley Community Hub currently offer a pop-up newspaper service from the Reading Rooms, Whitley. This is a temporary stop-gap measure we have put in place following the closure of Whitley Stores at 116 Top Lane. The service is only available to the regular newspaper subscribers. The vast majority of whom attend on foot to pick up their paper. We are currently working to seek planning permission to house a cabin in the car-park of the pear tree to re-establish our full community shop offer. The Reading Rooms offer will cease immediately once we have established the new shop.

It is worth also noting that the reading rooms offer provides a continuing volunteering opportunity for some of our volunteers, maintains some of the village social connections the previous shop brought and allows people living in the village to access a daily or weekly newspaper without need of a car journey out of the village. It also connects to a community warm space that is run by our volunteers on weekends.

thanks
Nathan

Nathan Hall
Chair
Shaw and Whitley Community Hub
<https://whitleystores.org/>
chair@shawandwhitleycommunityhub.org



---- On Mon, 06 Mar 2023 10:02:48 +0000 **Teresa Strange** <clerk@melkshamwithout-pc.gov.uk> wrote ---

Good morning
I wonder if one of you is able to give me a call please, regarding planning enforcement, trying to head it off at the pass for you.
Many thanks, Teresa

Teresa Strange
Clerk
PLEASE NOTE THE NEW ADDRESS:
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham

Wiltshire
SN12 6ES
01225 705700

From: SWCH Chair <chair@shawandwhitleycommunityhub.org>
Sent: 29 January 2023 11:41
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Fwd: Whitley Stores Proposal

Hi Teresa,
Please see the attached proposal for developing a new Whitley Stores in the car park of the Pear Tree Inn, a proposal that has been developed in consultation with the Pear Tree Inn landlords, Jackie and Adrian. We have just send this to all our members for feedback, but also wanted to bring it to your attention at this stage.

Many Thanks
Nathan

Nathan Hall
Chair
Shaw and Whitley Community Hub
<https://whitleystores.org/>
chair@shawandwhitleycommunityhub.org



=====
From: SWCH Chair <chair@shawandwhitleycommunityhub.org>
To: "Whitley Stores Info" <info@whitleystores.org>
Date: Sun, 29 Jan 2023 11:29:00 +0000
Subject: Whitley Stores Proposal
=====

Dear Members,

Please find attached our proposal for a new Whitley Stores community shop.

This sets out our plans for developing a community shop within the Pear Tree Inn car park, a proposal that has been developed in consultation with the Pear Tree Inn landlords, Jackie and Adrian.

We would really appreciate views from all members:

Do you support the proposal?
What Feedback would you like to give us on the proposal?

Additionally, we are interested in hearing from any members who have professional expertise in planning applications who can help with our next steps.

Your responses would be welcome by Friday 10th February.

Many Thanks

Nathan Hall

Chair

Shaw and Whitley Community Hub

<https://whitleystores.org/>

chair@shawandwhitleycommunityhub.org



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Melksham Neighbourhood Plan

Steering Group Meeting

Wednesday 25th January 2023

Present - Steering Group Members

David Pafford, Chair – MWOP
Councillor P Aves – MTC
Mark Blackham
Councillor G Ellis - MTC
Councillor J Glover – MWOP
John Hamley
Shirley McCarthy
Unitary Councillor Mike Sankey

Present - Task Group Members

Councillor A Baines – MWPC
Mark Harris
Councillor Saffi Rabey – MTC (Present until 7.00 pm)

Planning Consultant

Vaughan Thompson – Place Studios

Public

One member of the public was present on Zoom.

Officers:

Teresa Strange – MWPC, Clerk
Linda Roberts – MTC, Clerk

MTC	Melksham Town Council
MWPC	Melksham Without Parish Council
WC	Wiltshire Council
MTUG	Melksham Transport User Group

1. Welcome & Housekeeping

The Chair, David Pafford welcomed everyone to the meeting and went through the housekeeping points.

2. Apologies

Apologies were received from Chris Holden and Councillor T Price (MTC).

3. Declarations of Interests

There were no Declarations of Interest.

4. Public Participation

There was no public participation.

5. Minutes

It was proposed by Councillor Mike Sankey, seconded by Councillor P Aves and

RESOLVED that the minutes of the meeting held on 30th November 2022 having previously been circulated were approved as a correct record and signed by the Chair, Councillor D Pafford.

6. Approval of the draft Town Centre Master Plan and Consultation Boards

The Planning Consultant, Vaughan Thompson advised that the draft Town Centre Masterplan (TCMP) is currently a working draft TCMP and now open to public comments. It was noted that the draft TCMP needs to be proof read as there were some errors/typos for example Cannon Square should be Canon Square.

Vaughan stated that as it currently a draft document there is a reasonable likelihood that it will change following the public consultation and so it is important that errors are ironed out, at this stage it was just being approved as a draft for consultation.

It was proposed by Councillor J Glover, seconded by Councillor P Aves and

UNANIMOUSLY RESOLVED to approve the draft TCMP for consultation.

7. Consultation Boards

Vaughan Thompson stated it was important to hold a stakeholder and public consultation on the draft TCMP as a distinct but particularly important document to accompany Neighbourhood Plan 2. Advising that the consultation event would launch with Stakeholders invited to the first session, then moving onto a public consultation. Once the consultation events had completed there would be a static display in the Campus and the Town Hall. Going on to advise at this stage the Steering Group were approving the content of the consultation boards.

Vaughan Thompson then discussed the plan of the consultation event and how it would be laid out with consultation boards and maps. The Café Area and the party room had good visibility and it was good there are public undertaking other activities. At the entrance to the café area will be a registration and introductory area, welcome desk, copies of questionnaires and somewhere to get grounded in the process.

Inside the party room will be dedicated to the TCMP with information boards and the table will have a large map, where people can be free flowing and given the opportunity to put stickers onto the map with their ideas for the plan.

The static exhibition will obviously not have this activity but there will be signposts and information for the public.

Vaughan added that this was an opportunity to communicate and inform the public on:

- NP1 and NP2
- Consultation topics taking place
- What is coming up in the future
- How to get involved, what the public can do at the event or online (exercise will be mirrored on-line).
- QR codes will take the public directly to the on-line consultation; alternatively there will be a hard copy questionnaire available which mirrors the online questionnaire
- Will advise that housing will be consulted on at a later date

It was reported that the TCMP consultation and contents on the boards had been drawn from the TCMP.

The consultation boards will be A2 in size with the following content.

1st Board is about NP2 and how NP1 was doing a good job in terms of planning for the community area, that it had a short life and the Steering Group were committed to extending the life of NP1 to 2038 so it can continue to inform planning policy for the community area.

2nd Board - What can you do

Answering questions at the event (a “how to” board)

Also covered would be the link to the Green Space Consultation with a prompt for questions and somewhere to direct comments. The Local Green Space Board would be accompanied by the Local Green Space proposed list for people to look at.

There were also boards on Heritage Assets and Housing.

Mark Harris queried 2038 suggesting it should be 2036 however it was explained that the plan will be in line with the Local Plan Review timescale, which has now been delayed.

There will be a board which refers to the commitment to carry out a TCMP in NP1 and advise that the Steering Group had secured substantial resources to bring the TCMP forward.

Another board would make the point about why completing a TCMP is worth undertaking for the future of Melksham’s town centre.

Public will be encouraged to think about what they treasure in the town and be encouraged to confirm the town’s most important positive qualities and priorities for improvement so they can come to the top of the list for enhancement. The public will be asked to list their top ten priorities and also whether anything has

been missed and whether there is agreement with the proposals, if not to establish why not.

There are priorities for action rooted in TCMP report, and facilitators will discuss the themes for the town centre and how they align themselves to the policy agendas in the NP.

The draft TCMP is full of inspirational images, to give people the idea of what a sustainable high street and walk in the town centre looks like.

Events will be facilitated by members of the steering group and both Clerks. The other side of the room will contain consultation boards which go into more detail; including the regeneration clusters and talks about the future shape and potential uses of those areas. Three boards will discuss in detail the three clusters identified in the draft TCMP.

Those clusters are:

- i) Cluster 1 – Civic and Campus quarter – this asks questions on the future of regeneration sites such as Melksham House, Blue Pool and seeks ideas from the public. Vaughan advised that the Assembly Hall Survey would be useful for the process of looking at scope for improvement of the facility, make it more flexible with better access and facilities.
- ii) Cluster 2 – the old library site, a complex urban cluster containing some private properties

(It was noted that this was wrongly labelled in TCMP as Nat West/HSBC).

The public would be encouraged to come up with suggestions and ideas for the re use of existing buildings or redevelopment.

- iii) Cluster 3 – Avonside, The City and Cooper Tires – edge of town centre but important for the future of the town centre and an important focus for the future. The consultation exercise would be asking the public what they think about the town centre and what principles would best support the town centre, its economy and life to put down some markers for the future.

The last Board would be a 'Thank you' and reminding the public how they can get involved, what happens next, the informal engagement and the formal engagement.

Councillor Mike Sankey suggested that at any consultation it would be useful to have the current SHELAA (Strategic Housing & Employment Land Availability Assessment) sites which are coming forward for development stating it is of huge importance and will help put things into context.

Vaughan acknowledged his understanding that housing delivery and sites in NP area are an important issue explaining that this is why the marker was put down stating it was an important issue but not at this juncture. The upcoming consultation event is about the TCMP and it is vital for people who live, work and run the town centre. Stating that to include housing sites for development could become a significant distraction and advised that the information to

discuss in detail is not completed yet as sites are still under assessment by AECOM.

It was questioned whether the Steering Group should have a view on the Cooper Tires Site, which would become a brown field site and what could be done to preserve as many of the existing buildings as possible in any future development. Of particular interest were the canteen, fire station and the main building in the centre of the site.

This was covered in questions about priorities in this area, under the topic of sustainability which talks about preserving heritage assets, mature trees and respect for the existing heritage.

Shirley McCarthy added that it is difficult to say, and we should just think about the SHELAA sites later because the Cooper Tires site has the potential to accommodate a lot of housing; if housing was allocated in the town that would mean using less of the SHELAA sites. This would not change the number of SHELAA sites and whilst AECOM are assessing the sites it is better that we do not distract attention.

It was then suggested that following the call for sites, those sites are being assessed now and whilst the Cooper Tires site is not available it makes no sense to have a plan going to 2038 when we are not in a position to allocate houses to the Cooper Tires site because it is not available.

The Steering Group were advised that the exhibition and consultation next week must remain focused; by bringing housing into it, dilutes the exhibition on the TCMP.

Councillor A Baines reminded the Steering Group that part of the Cooper Tires site which did come forward in the all for sites is being assessed.

Vaughan Thompson reiterated that this consultation was primarily about the TCMP and that it was important to keep town centre business informed about the TCMP's progress. Vaughan advised that there is a marker down about housing. At this stage the NP process is not ready to have a meaningful conversation with the public yet. Adding that the SHELAA sites have gone off to be assessed and we are awaiting the report. Equally the Local Plan is emerging and not yet made.

Vaughan Thompson agreed to prepare a briefing paper for facilitators so people can discuss the proposition for housing growth.

Mark Blackham stated that it is not so much the number of houses but the impact on where any future housing might go and discussions on pedestrianising the town which would prevent people getting from east to west; so the location of housing developments is crucial.

A concept out for discussion in the TCMP is the possibility of pedestrianizing the town centre. So, there is a direct relationship between people who live within the NP area and outside of it and what connects them to Melksham town centre.

8. Approval of the draft Design Codes for public consultation

The Chair, Councillor D Pafford asked whether the Steering Group agreed with the first thrust of the proposed design codes and asked if it could be approved in principle? Adding that the draft Design Code document was at the same stage as the TCMP is in terms of progression of the work, and it is now open to the community to seek their feedback.

It was pointed out that the labelling at Fig 1 text needs to be revised as it was confusing.

AECOM had been requested to beef up vernacular and distinctiveness in the villages. So there is a decision on, what should the design of Melksham look like?

Shirley McCarthy stated she was slightly confused about the draft as it was not clear and did not suggest what types of stone, adding that the blandness of major redevelopment which is what Shirley thought we should be preventing by having an overarching character. The town centre would have a different character to the villages, indeed each village will have differing characters and that needs to be reflected clearly in the document.

The Chair Councillor D Pafford asked for clarity about the information Shirley was seeking.

Shirley advised that it should be drilling down to detail such as developments using natural stone, have overriding characteristics across the villages and the town. Adding that natural stone would be worth prizing if it was affordable.

The Steering Group were reminded that the draft design codes are for consultation. So, there is an opportunity to inform and change the document after comments from the public.

It was suggested that the document was more a style list than style guide.

The Chair Councillor D Pafford advised that the Steering Group needed to approve the draft Design Code document in its draft form.

RESOLVED to approve the draft Design Codes.

9. To approve shortlist of Heritage asset sites for public consultation

It was reported that there is now a short list of heritage asset sites and there is a desire to keep the older buildings and repurpose buildings where possible. The list is divided into a red, amber and green list. With red meaning a no go, green has approval and amber means the Steering Group had not heard back from the land owners.

The Steering Group were advised that during the consultation process further suggestions which may come forward should be accepted. There will be a difference in some cases between what the owner wants and the community values. There will be features in the sites suggested which the community value and this should be documented in the plan. Some of the features will be on the Cooper Tires site. Listed Buildings are protected whereas a listed heritage asset site is not. However when there is a proposal for development near the assets

listed the developer and planning are alerted to the site which has local heritage significance, so it is flagged up for consideration.

UNANIMOUSLY RESOLVED to approve the proposed Heritage Asset shortlist.

10. Approval of the Local Green Spaces Designation sites for Public Consultation

It was noted that the list has been drawn up from the community who have put forward local green spaces which they value. Landowners are now asked their permission for inclusion on the list, they are being informed that their site has been nominated and that the list will be out for public consultation.

UNANIMOUSLY RESOLVED to approve the Local Green Spaces short list.

11. Approval of the Informal Evidence Base & Town Centre Master Plan Consultation programme and events

The Planning, Process & Agenda Report – produced by Place Studio

The Steering Group were talked through the various advertisements promoting the public consultation and engagement exercise.

It was reported that the Area Board meeting on 8th March would have a Place Shaping Theme and would be more interactive. Elements of the Neighbourhood Plan would be part of a discussion table with the TCMP having a table dedicated to it. It is anticipated that Steering Group members would be facilitators at those tables.

Referring to Place Studio's briefing note the Steering Group were requested to approve the following:

- a. The Communications and Event programme – produced by Clerks
- b. To note Communications material produced to date
 - i) Mini newspaper (4 page) for distribution 3rd December onwards
 - ii) Melksham News advert "Save the Date" – issue w/c 16th January
- c. To agree the town centre stakeholder invite list and agree who would attend, facilitate and present at the stakeholder event, public consultation events, and the Area Board meeting.

Vaughan explained that the emphasis would be on people who have a relationship with the town centre, businesses, service providers, churches and it was important to make sure they get the first opportunity to attend with an appropriate representation of the councils.

It was agreed that the Town Mayor would make a presentation to the stakeholder event which was running on 7 February from 5pm to 8pm

A timetable would be circulated to facilitators once determined.

Vaughan advised that it would be better at the stakeholder event that facilitators remain for the whole 3 hours. The facilitators would be briefed to ensure the same message is given.

The following facilitators were agreed for the Stakeholder Event.

Councillors Ellis, Pafford and Rabey.

Officers from the town council would assist with refreshments. Both Clerks would be facilitators.

It was suggested that there should be a rota of facilitators for the remaining public consultation events. Both Clerks had arranged to attend them all.

The Steering Group noted the indicative costs of the consultation event to be held at the campus consisting of: Room hire, Printing, Banner/Flags, Maps, Printing, Melksham News adverts etc

The hourly rate of the party room was £21.00 an hour.

12. Technical Support for the Green Gaps/Landscape Buffer Work

The Steering Group were advised that technical support had been awarded for the above work. An initial meeting had taken place with AECOM on Friday 20th January with site visits planned for Monday 30th January, with the Clerks facilitating the visits.

RESOLVED: To note Locality Technical Support has been awarded for Green Gaps/Landscape

13. Housing Site Allocation Site Visits

Tuesday 31st January was noted as the day that the Housing Site Allocation Visits would take place by AECOM, with the Clerks facilitating the visits.

14. SEA (Strategic Environmental Assessment) Scoping Report

The Steering Group noted that the SEA was now out for consultation with stakeholders which was due to end on 3 February 2023.

The stakeholders included Heritage England, the Environment Agency, Historic England. The main objective of the work is to have an independent check whether all reasonable alternatives have been looked and that the identified land is the best option.

15. Finance – Approval of future spend and consideration of the quotation for additional work provided by Place Studios, approve Invoices

It was proposed by the Chair Councillor Pafford, seconded by Councillor J Glover D to approve the invoice (6030) of £1,650 for TCMP work undertaken by Place Studios. (The quote had previously been approved).

16. Government Consultation on the NPPF (National Planning Policy Framework)

The consultation by Government on the NPPF was noted. The Steering Group were asked to consider whether they wanted to provide a response. The deadline was 2nd March 2023.

It was agreed to discuss at the next Steering Group meeting on 22nd February 2023.

17. Next Meeting of Steering Group

The next meeting would take place on Wednesday 22nd February, commencing at 6.30pm at MWOP offices, at the Community Campus.

Meeting closed at 8.21pm.

signed
Chair, 22 February 2023

Teresa Strange

From: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Sent: 15 March 2023 15:19
To: Teresa Strange
Cc: Creedy, Allan; Patsy Clover (Patsy.Clover@melksham-tc.gov.uk)
Subject: RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Good Afternoon Teresa,

I am not aware that the Town or Parish councils have made any requests that would impact on the cost of this potential scheme.

The estimation of the scheme has been provided by our contractor and it is just that, a high level estimation. I had hoped that this estimation would of remained out of the public domain but I see that it has been reported in the Melksham News.

The Council cannot provide a detailed cost or timescale until all elements of the scheme, including funding have been confirmed. We are still waiting for the lighting scheme/quotation and an internal response to the ecological survey. I have chased these elements on numerous occasions and have done so again today.

In terms of funding, the council have bid for government funding which we await a decision upon.

The path cannot be opened without the Toucan crossing for obvious safety reasons and building the path and then deconstructing to implement a lighting scheme would not be cost effective and require further funding.

The unavoidable delays in this project have been explained previously and are also detailed in the Melksham News article/s.

I understand your frustration but assure you that we are doing all we can to move this scheme forward.

Kind Regards

Kingsley Hampton
Senior Transport Planner
Sustainable Transport

Wiltshire Council

Tel: 01225 713482



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

Sent: 14 March 2023 15:40

To: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Murphy, Robert <Robert.Murphy@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Sankey, Mike <Mike.Sankey@wiltshire.gov.uk>; Linda Roberts (linda.roberts@melksham-tc.gov.uk) <linda.roberts@melksham-tc.gov.uk>; Patsy Clover (Patsy.Clover@melksham-tc.gov.uk) <Patsy.Clover@melksham-tc.gov.uk>

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

Dear Kingsley

I wonder if you are able to provide an update further to this correspondence below.

At our recent full council meeting (20th February), Wiltshire Councillor Holder explained that the cost of the footpath had risen to £450k due to the input of the parish and town council. We are not clear what inputs and requests that the parish council (or town council) have made that have lead to these increases. The officer report for the planning committee when the decision was made on the application confirms the Heads of Terms as follows:

CP52 states "*Development shall make provision for the retention and enhancement of Wiltshire's Green Infrastructure network and shall ensure that suitable links to the network are provided and maintained*". It is therefore considered that the following links/contributions are requested for nearby Public Rights of Way:

- A link from the site and surfacing of MELK102 to provide a route into Melksham for future residents
- £4,100 for 11 kissing gates on nearby footpaths MELW23, MELW24 and MELW36.
- £1,700 for improvements to MELW19 including replacing 2 stiles with kissing gates and improving the surface
- MELW18 through the site to be upgraded to a cycle track to adoptable standards
- Extension and upgrading of MELW19 to a cycle track with lighting to adoptable standards to allow access to Melksham Oak Secondary School

The parish council feel strongly that the footpath should be upgraded now, and if that means that the lighting and the pedestrian crossing are to follow when funding allows, then so be it, at least for 6 months of the year in the spring and summer months the footpath will be dry and light enough to be usable. The sheer amount of pupils on the A365, especially since the bigger entry level classes since the recent extension, is putting so much pressure on the space available for the children to walk and cycle to school, their flow of numbers when they arrive and leave at the same time are wider than the pavement on occasion and dangerous. This footpath improvement will easily remove a lot of the pedestrians/cyclists from this route, and give them a much more direct route from the housing developments in the east. It will also cut down the much longer walk for pupils, which may be why they are being driven to school, rather than walking/cycling.

This funding is from a planning application in 2014, that was approved and the s106 signed in 2016, and the £100k received by Wiltshire Council in November 2019. We have been asking for the prep work to be done since May 2019 with the Right of Way reopening last year. We do not understand what the hold up has been; we have not suddenly asked for it to be lit, that has always been in the Heads of Terms, from the time of the decision in 2016. As I said at the beginning of this email, we are not sure what we have asked for that has produced this big increase in cost.

Melksham Town Council have recently approved a scheme to light the footpath to the rear of Forest & Sandridge Primary School, which seems very cost effective, and we ask if you could contact them (or by copy of this email they could provide details) of who their contractor was, in case a more cost effective solution can be found.

In terms of the parish council's request for work to commence, we hope to hear back from you soon with the latest progress.

With kind regards,

Teresa

From: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Sent: 01 February 2023 16:21
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Murphy, Robert <Robert.Murphy@wiltshire.gov.uk>
Subject: RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Teresa,

The ecological report has been received and is with our senior ecologist for review.
We are waiting on a lighting report and quotation and a review of path construction due to geological and future maintenance considerations.

Initial funding estimations for the project have risen significantly and this has been raised internally through the Active Travel Steering group. I await the outcome of those discussions.

Kind Regards

Kingsley

Kingsley Hampton
Senior Transport Planner
Sustainable Transport

Wiltshire Council

Tel: 01225 713482



From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 30 January 2023 18:14
To: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Kingsley

Any progress update on the footpath please, including on the ecology reports?

Thanks Teresa

Remedials, Land east Of Semington Road, Melksham.

Bowood View.

Plan app-16/00497/out

Date 23/05/2022

Recent inspection date –30/01/2023 - 02/02/2023

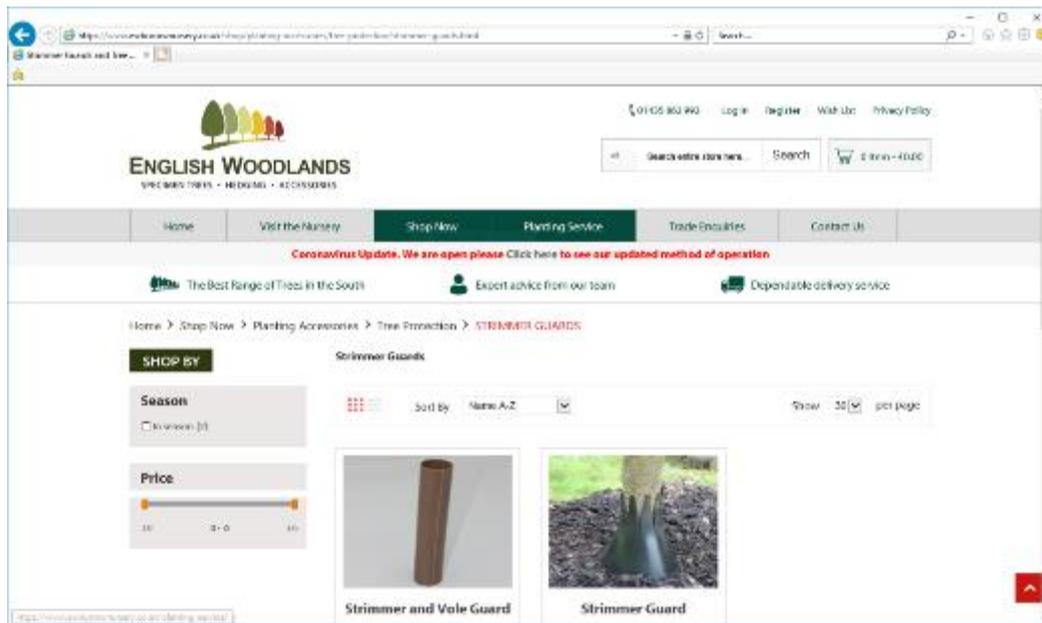
Findings in red

Officer S Hawkins.

1-Fit strimmer guards to prevent ring barking damage to all saplings where this may occur, pic below and fit strimmer Guards as attached spec, (Not vole type)

Strimmer guards fitted.





2-Remove all pipes to below ground level and make good with topsoil and apply grass seed, pic below.

At least 4no around this area.

Pipes removed.





3-Clear all rubble form shrub bed, Pic below.

Rubble removed.



4-knee rail to fit as per the landscape plan. Rail to run from end of open space adjacent Semington Road follow kerb along Telford Drive to meet existing knee rail.pic below.

Knee rail has been fitted as per plan.pic below.



Remove weeds, thistles etc from open space and make good as necessary. Pic below.

Weeds etc cleared.



5-Areas of bulb planting indicated on Landscape plan, have these been planted? No evidence to be seen.

Have the areas of bulbs been planted?

6-Make good with topsoil and apply grass seed to all bare areas of soil as necessary, pic below.

Bare areas have been made good.



7-Area of open space is not available for use as per the S106, clear all materials make good and apply grass seed and plant sapling as per plan. Pic below.

Area of open space has been cleared but wheel marks etc to be made good and grass seed applied as necessary across the open space in pic below. Please fit knee rails to prevent this happening again each side at corner of entrance to Telford Drive.





8-Saplings not planted in area below as per plan .pic below.

Saplings not planted as per the soft landscape plan in area below, 3no in total, pic below.





9-Straps not nailed to rails, nail as necessary, pic below.

Straps nailed



10-Remove all dead trees this to include young Elms, Survey to be carried out to the hedge rows as per the landscape plan. Pic below.

Dead elms etc not removed form hedge rows as per spec, pic below



11-Remove timber from ditch, pic below.

Timbers not removed, pic below.





12-Fit grill to all pipe work in headwalls in attenuation basins, fit Key clamp type safety barrier to 3no sides of head walls, pic below.

Safety grills /safety barrier fence not fitted to all the outlets, pic below.

Grills have been fitted where the entrance is not as accessible and a barrier rail fitted, but not in the areas that are freely accessible? pics below.







13-Have feature trees been planted, is this tree a feature tree? pic of area of one below.

Have the feature trees been planted conformation required.



14-Dog poo bins /litter bins not fitted as per the landscape plans.

Dog poo and litter bins fitted, pic below.



15-Hardwood Benches and picnic tables not fitted. Picnic tables/benches fitted.pic below.



16-Weed kill and remove weeds /grass from path back to rear of kerb make good path surface as existing, pic below.



17-Log pile not in area near pond, Pond permanently wet, not the case. Has aquatic planting taken place? please supply log pile.

Log pile, aquatic planting not evident, please carry out as per the soft landscape plan? pic below.



18-Clear all dead /fallen trees.pic below.

Tree not cleared opposite no 11 Telford drive, pic below.



19-Shrub /Herbaceous planting around pump station and along boundary of Village Hall to be carried out .pic below.

The above planting not carried out pic below.





Please make good indents with topsoil and apply grass seed as necessary, ditch runs parallel with footpath, pic below.



Make good level up low area of path, pic below.



Level up low area, line of marked with A4 sheet pic below.



20-Timber sculptures not fitted to represent the line of the old canal.

Timber sculptures not fitted.

Information boards to be fitted at the playground, pond, and line of old canal.

Information boards have been fitted at various location but not at the ecological pond please fit? pic below.



21-level up with topsoil and apply grass to all raised manhole covers as necessary to take out trip hazard, pic below.

Not levelled up, please level up all covers as necessary across the site, pic below.



22-Stone pick as necessary across open space, pic below.

Site has been stone picked.



23-Apply grass seed as necessary to all bare areas of soil, pic below.

Grass seed applied and has taken.



24-level up with topsoil and apply grass seed to take out trip hazard between open space and kerb as necessary across open space pic below.

Not carried out, pics below.



Pic below outside of No 1 Rennie Crescent



25-Foot path not installed, gravel with timber edging as per plan, pic below.

Footpath not installed, and possible encroachment. Path is of equal width on plan it now decreases at point it reaches the front garden of the property at the Northern end of its length. The plan shows that the front garden adjacent the non-existent path should run parallel with the building which it does not it expands toward the public footpath giving more land to the property adjacent and taking public open space. Please fit knee rail as per the plan with the path constructed as per the plan, Pic below.

The red barrier tape, from a previous photo shows the correct line of the knee rail in the original pic!



Remedials around play area.

- 1- Dog bins missing adjacent litter bins at entrances to play area (2no), as per Landscape Master Plan. pic below.

Dog bins fitted 2no near the play area, Pic below.



- 2- Hardwood Picnic benches missing from open space opposite play area (2no).

2no picnic benches have been fitted, Pic below.



3-A Sign on the play area fence states keep out, a section of fence that has been used to prevent access via a gate has been removed, members of the public have been in the play area and a child has been seen using the equipment? there are trip hazards etc in the play area which need to be addressed before it is safe for use. pic below.



4-Stone pick as necessary, removed section of barrier removed for access. pic below.



5-Remove weeds, Gap up shrubs beds as necessary with shrubs as per spec and Apply mulch to all shrub beds to a settled depth of 75mm, pic below.

Shrubs beds in a very poor condition around the play area, please weed and gap up as necessary, and apply mulch to a settled depth of 75mm.pic below.





6-Roots visible, please mulch around tree to protect roots and fit as mentioned strimmer guard to prevent damage to tree and roots by strimmer, pic below.

Works carried out, Pic below.





The end.

Play Area Final Certificate

**WILTSHIRE COUNCIL
Highways and Environment
BYTHESEA ROAD
TROWBRIDGE
WILTSHIRE, BA14 8JN**

Agreement Number :16/01123/out
Date of Issue :01/03/2023
Originating Officer :S Hawkins

SITE: land South of Western way, Bowerhill Melksham.SN12 6TJ.

DEVELOPER: TAYLOR Wimpey.

ADDRESS: Taylor Wimpey Bristol, ground floor 730 Waterside Drive, Aztec West,
Almondsbury, Bristol BS32 4UE

I hereby certify, under the terms of the Section 106 Agreement dated 21/03/2017 between Wiltshire Council and Mactaggart & Mickel homes limited, the Play area was completed on the 30/01/2023 and the maintenance period has expired. Under the terms of the S106 agreement.

Development Details

End of Maintenance Period: 30/01/2023

Signed by: Steve Hawkins.....

Steve Hawkins, Technical Officer, Highways and Environment.

On behalf of Mary Noyce, Technical Team Manager, Highways and Environment.

Copy to: Developer
Agreement File

Play Area Final Certificate

Technical Team Leader
Highways and Environment

Teresa Strange

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 03 March 2023 12:20
To: Philip Court - TW Bristol
Cc: Keith Simmons - TW Bristol; Hannah Hart - TW Head Office; Teresa Strange
Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 3rd March

Hi Phillip,

Hope all is well with you, we seem to be crossing off most of the remedial works, so thanks for that. I just wondered whether you have a further update for me on the footpath link. You sent this to me back in mid-January. From what I have seen recently it looks like most of the work has been completed, but cars are now being parked on what I think is the Tedder side of the link?

“We are currently seeking a date for the footpath link between Tedder Gardens and Birch Grove to be confirmed. We have already instructed for the works to be undertaken at the earliest opportunity.

’I’ll keep you informed as matters progress.”

Thanks,

Nick

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

Wiltshire Council

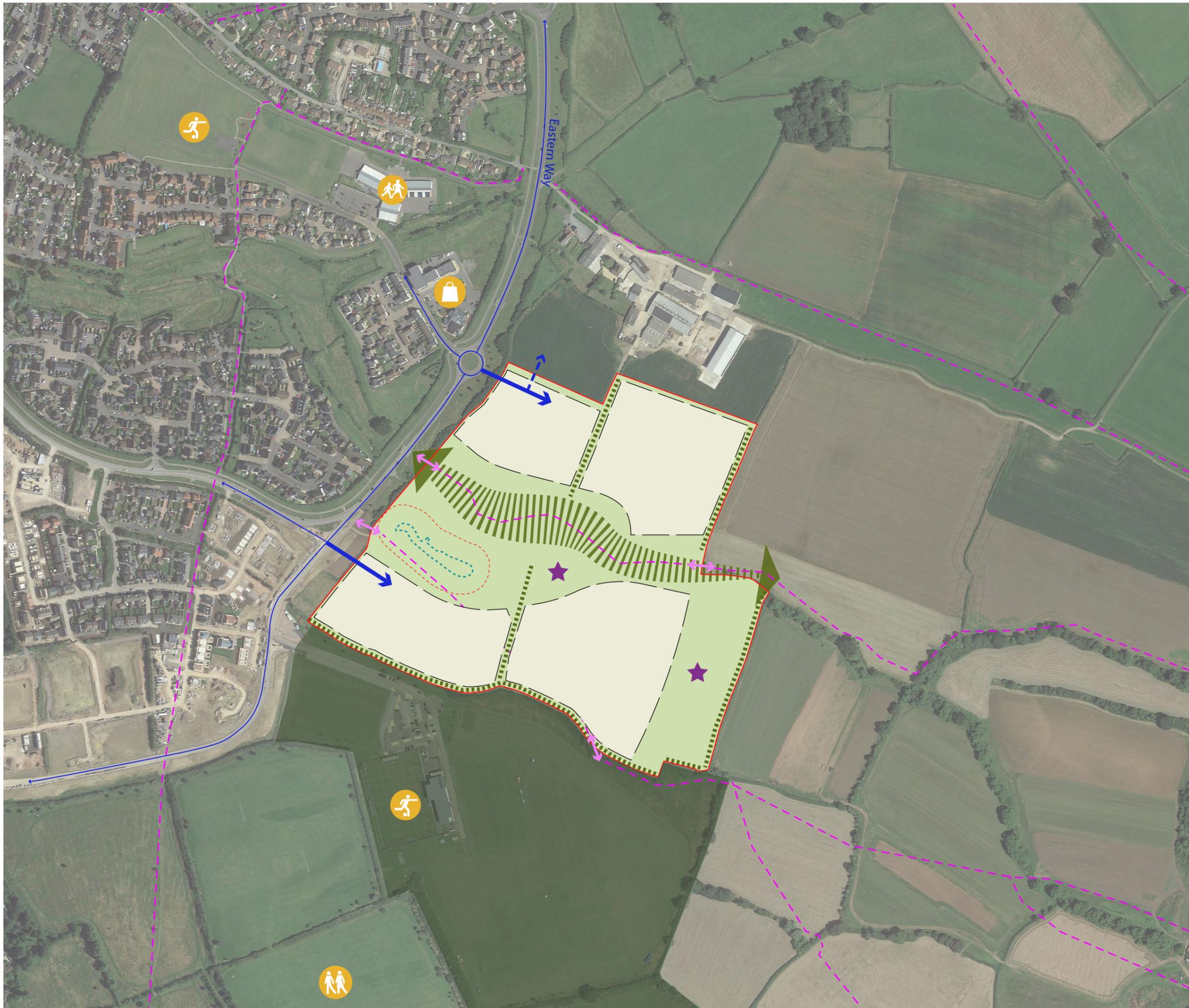
Tel: 07931 905520
Email: nick.holder@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Sent: 30 January 2023 11:20
To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>; clerk@melkshamwithout.co.uk
Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 11th Jan 2023

Dear Nick,

The temporary lighting towers were removed on Thu 19th Jan.



-  Site Boundary
-  Land excluded from Site Boundary
-  Approximate Development Areas
-  Potential Site Access
-  Potential Reserved Access to Farm
-  Public Rights of Way (PRoW)
-  Retained Pedestrian Access
-  Attenuation Basin serving The Acorns
-  Clackers Brook Meadow Park
-  Existing Landscape Features Retained & Enhanced
-  Open Space & Green Infrastructure
-  Children's Play Features

a	02/03/23	AP amends	LA
Rev:	Date:	Description:	Initial:

Project:
**Land to the South of Snarlton Farm
 Melksham**

Drawing:
AI11a Concept for Public Consultation

Scale: 1:5000 @ A3	Drawn: LA
Date: 02/03/23	Checked: --

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Catesby Estates

Vision Framework

March 2021



Land to the South of Snarlton Farm

Melksham, Wiltshire

Catesby Estates plc

part of Urban&Civic

Catesby Estates is a specialist strategic land promotion business. Our projects are located throughout the country ranging from large urban extensions to sensitively designed residential schemes on smaller edge of settlement sites.

Recognising the individuality of every site, Catesby Estates seek to work very closely with local communities, key stakeholders and the Local Planning Authority throughout the life of a development project to create the most mutually beneficial and sustainable schemes.

Introduction

This Vision Framework has been prepared to accompany representations to Wiltshire County Council's Local Plan Review Consultation and presents Catesby Estates vision for a new residential allocation on land at Snarlton Farm, Melksham.

This document seeks to bring together the outcome of the studies undertaken to date and explain how the constraints and opportunities of the site can inform a positive vision for the delivery of a high quality sustainable housing led scheme.

In addition, the document responds to the Council's development options for Melksham and the proposal to combine land to the north and south of Snarlton Farm to deliver a logical and sustainable new strategic extension to the east of Melksham (Site 1), with the opportunity to provide supporting infrastructure and a new community centre.

Discussions have taken place with the other landowners and promoters of the adjoining land and all parties have confirmed their support for a strategic extension to the east of Melksham. Catesby Estates is committed to working with landowners, Wiltshire Council, local community and key stakeholders to deliver a well planned and high quality housing led scheme which meets the needs and aspirations of both Melksham and the Council.



The Site and its Sustainable Context

The Planning Context

Wiltshire will need between 40,840 and 45,630 new homes over the next plan period. The Chippenham Housing Market Area is forecast to have the largest housing need over the next plan period and Melksham has been identified as having potential for significant growth due to its relatively limited constraints and good availability of local services and facilities.

The Emerging Spatial Strategy proposes a requirement for 3,950 homes to be delivered in Melksham of which 2,545 homes remain to be allocated.

The current Local Plan Review Consultation has included land at Snarlton Farm as part of a potential development site to provide a strategic extension to the east of Melksham (Site 1)

Land at Snarlton Farm has been positively assessed in the Council's SHLAA, achieving green ratings for landscape, heritage and flood risk impact.

This document demonstrates the development opportunities of land at Snarlton Farm which can deliver a total of 600-700 homes. This includes a first phase for circa 300 homes with supporting infrastructure, which can be delivered within the first 5 years of the Plan period.

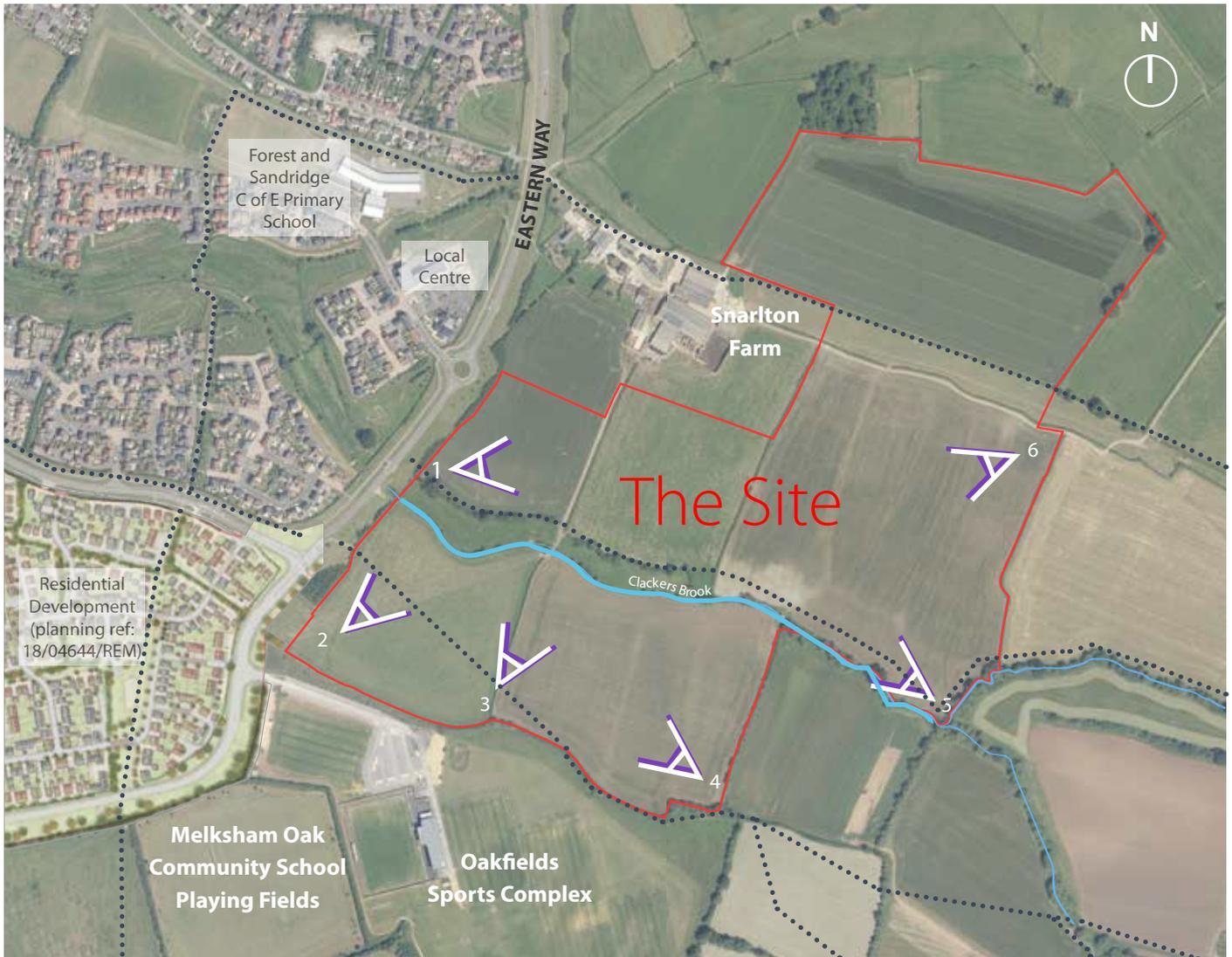
This first phase can be seamlessly connected to adjoining land to provide a high quality and sustainable strategic extension to the east of Melksham.

Land at Snarlton Farm

The land area under control of Catesby Estates for promotion (hereafter called the Site) adjoins the eastern edge of Melksham. The Site is situated south and east of Snarlton Farm; east of Eastern Way (the perimeter road network connecting the A3102, the A365 and the A350); and north of the Oakfields Sports Complex.

The Site comprises six agricultural fields which are currently accessed via two tracks from Snarlton Farm. All boundaries are defined by hedgerows and occasional trees.

The Clackers Brook crosses through the centre of the Site, flowing west towards the River Avon. Two public rights of way also pass through the site east to west.



Aerial view of the site



1

View to the north east from the western boundary



2

View north from the southern boundary



3

View north towards the internal hedgerow on the southern boundary



4

View across the west from the southern corner of the site



5

View across the west, adjacent to Clackers Brook



6

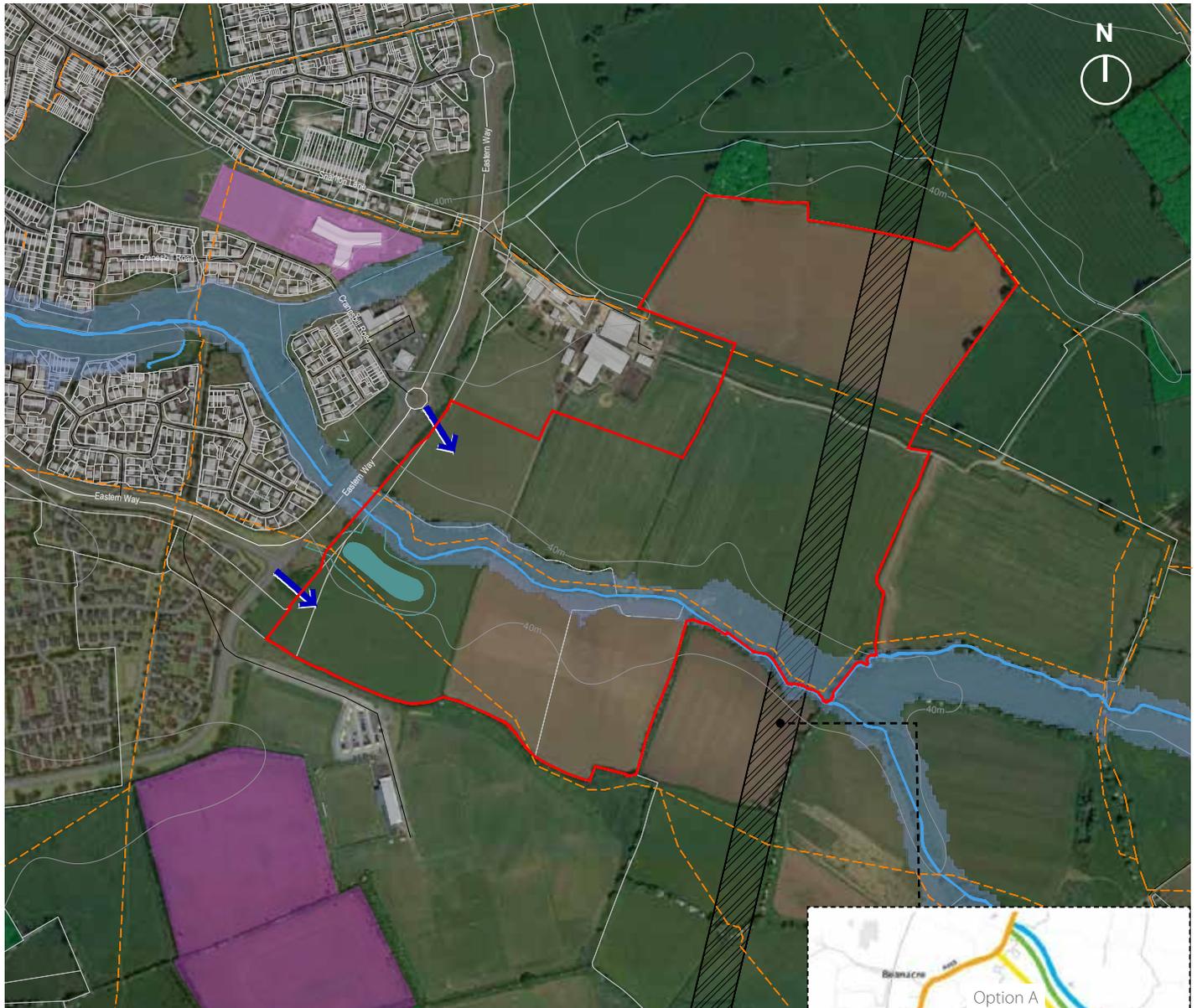
View towards the south west from the north east corner

Site Features

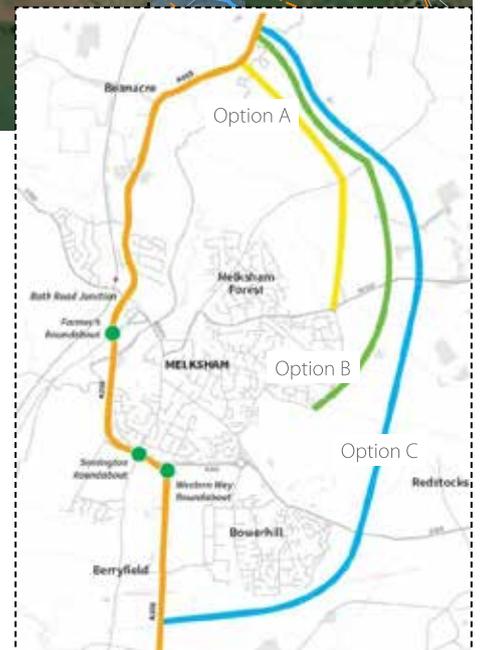
Following analysis of environmental and technical features of the Site the following table and plan confirm that there are no significant physical, environmental or technical constraints to developing the site for residential use. This plan underpins the development rationale and concept masterplan section of this document.

Feature	Summary
Landscape	<ul style="list-style-type: none"> The Site and immediate surroundings feature no formal landscape designations. While the character / views of the site will change as a result of the proposed development, it is considered that any effects would generally be limited to the local area and the Site would relate well to the existing settlement pattern. Opportunities exist to retain and enhance current landscape features across the Site and create new green infrastructure and areas of publicly accessible open space. Clackers Brook will be retained and enhanced as a significant landscape, open space and ecology corridor. A Landscape Analysis report by David Jarvis Associates is submitted with the representations.
Heritage	<ul style="list-style-type: none"> There are no heritage designations or listed buildings within the Site. Grade II Listed Bowerhill Lodge Farmhouse (470m west), Tanhouse Farmhouse (730m east) and Blackmore House (850m north) are the closest to the Site. The majority of listed buildings are set within the historic core of the town which is designated as a Conservation Area, approximately 1.29km from the Site. It is considered that harm to heritage assets will be avoided.
Arboriculture	<ul style="list-style-type: none"> Hedgerows, tress and scrub defined the Site and internal field boundaries. Clackers Brook is also characterised by trees and scrub along its banks. To facilitate development some tree and hedgerow clearance will be required. However, every effort will be made to preserve the majority of trees and hedgerows on Site and to supplement these with new planting in appropriate locations.
Ecology	<ul style="list-style-type: none"> Habitats of elevated value include Clackers Brook, the hedgerows and mature trees. Overall the Site has opportunities for protected species, but if found these will be safeguarded and appropriate habitats created within the masterplan. Surveys for bats, reptiles and breeding birds, as well as water vole, otter and great crested newts are being completed. Significant opportunities exist for biodiversity enhancement through blue and green infrastructure provision on Site as part of the masterplan.
Ground Conditions	<ul style="list-style-type: none"> The Site does not have any significant geo-technical constraints in relation to strata or contamination that would impact on the residential development of the Site.
Flood Risk and Drainage	<ul style="list-style-type: none"> The majority of the Site is located in Flood Zone 1 (EA mapping), and is therefore not at risk of flooding from rivers, sea or reservoirs. The central swathes of land surrounding Clackers Brook are within Flood Zone 2 and 3. Proposed development would be located outside these areas. Where the Site currently outfalls via gravity into Clackers Brook there is some low risk surface water flooding. This will be alleviated through design work. 1.10 Ha / 2.71 acres of the Site accommodates a surface water attenuation basin serving the adjacent consented residential development (planning ref: 18/04644/REM). Sustainable drainage features will be accommodated to deal with surface water run off generated by the proposed development. Foul drainage will outfall to Wessex Water sewer to the west. Pumping of foul water flows from the Site will be required.
Highways, Access and Public Rights of Way	<ul style="list-style-type: none"> The Site is currently accessed from a track to the north through Snarlton Farm. Two public footpaths cross the Site on an east / south east alignment. These will be retained / diverted to facilitate appropriate development layouts, alongside provision of new informal footpath routes. Opportunities to provide access into the Site can be achieved from a new arm off the existing Eastern Way / Cranesbill Road roundabout; and a second access from a signalised crossroads which will be constructed as part of the consented Land to the East of Spa Road residential scheme (planning ref: 18/04644/REM).
Indicative A350 Melksham Bypass Route	<p>In February 2020 the Government announced its support of a bypass around Melksham and have approved funding to enable the Council to proceed to the next step.</p> <p>We understand that this project is at very early option stages (See Inset page 9) and is subject to detailed design. The indicative route of option C would pass through the eastern boundary of land under our control. The proposals for an early phase would not fetter the delivery of the bypass which can be accommodated into the wider masterplan once the final route has been chosen.</p>

Site Features Plan



- Site Boundary
- 40m Existing Contours
- Public Footpaths
- Public Bridleways
- █ Existing Ponds and Watercourses
- █ Extent of Flood Zone 2 and 3
- █ Woodland
- Grade II Listed Buildings
- Consented Bloor Homes & Hallam Land Management Scheme (ref: 18/04644/REM)
- Forest & Sandridge C of E Primary School
- Melksham Oak Community School
- ➔ Proposed Primary Accesses (All modes)
- Indicative A350 Melksham Bypass Route (Option C)
- Attenuation basin to serve the Consented Bloor Homes & Hallam Land Management Scheme



A350 Melksham Bypass Strategic Options

Potential Development Site 1

The Local Plan Review Consultation has combined 4 land parcels, identified as Site 1 in the Planning for Melksham document. This site is capable of delivering a significant proportion if not all of the housing requirement for Melksham in the emerging Local Plan.

The land is held in 3 ownerships. SHLAA sites 3686 and 3525 form land at Snarlton Farm and are under the control of Catesby Estates. The land to the north (SHLAA site 3552) is being promoted by Gleason Strategic Land and the land to the south (SHLAA 3123) is owned by Mr Simon Cottle. Discussions have taken place between the parties and there is support to work together to bring this site forward and deliver a comprehensive and well planned housing scheme which meets the aspirations of both existing residents and Council.

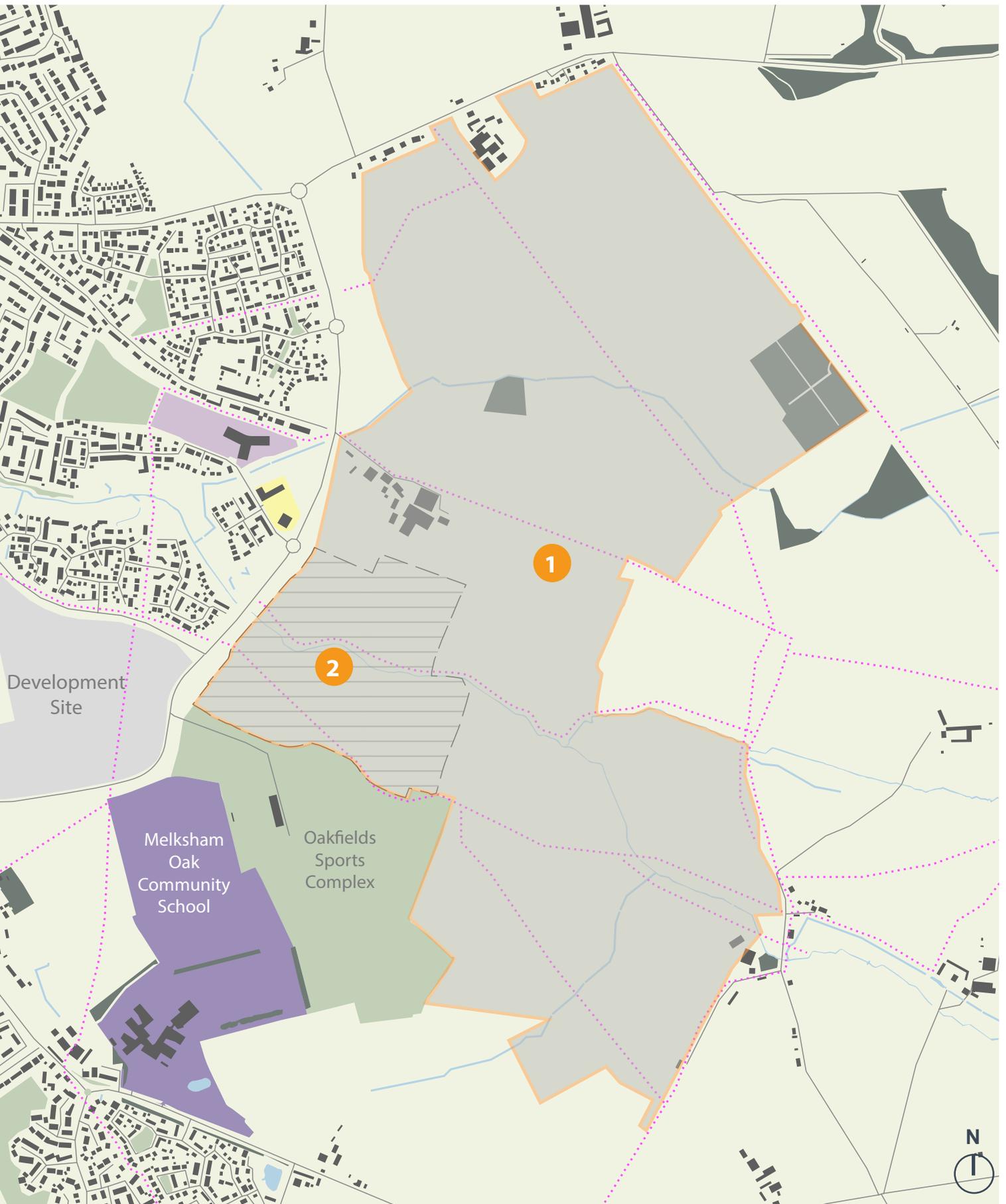
The following plan illustrates the high level opportunities that a strategic extension to the east of Melksham could deliver. In particular, it demonstrates an opportunity to provide a new neighbourhood with supporting infrastructure, community facilities and high quality open space. The proposals will be designed to deliver on the Council's placemaking, sustainability and environmental objectives.

The plan also illustrates how a phase 1 (detailed further in the following pages) can bring an early delivery of new dwellings to provide security of supply during the early years of the Plan.



- 1** Wiltshire District Council Site 1 - Land to be considered as part of a wider strategic urban extension solution.
- 2** Phase 1 Site Area (Land in Catesby Estates Control)

- East of Melksham Extension



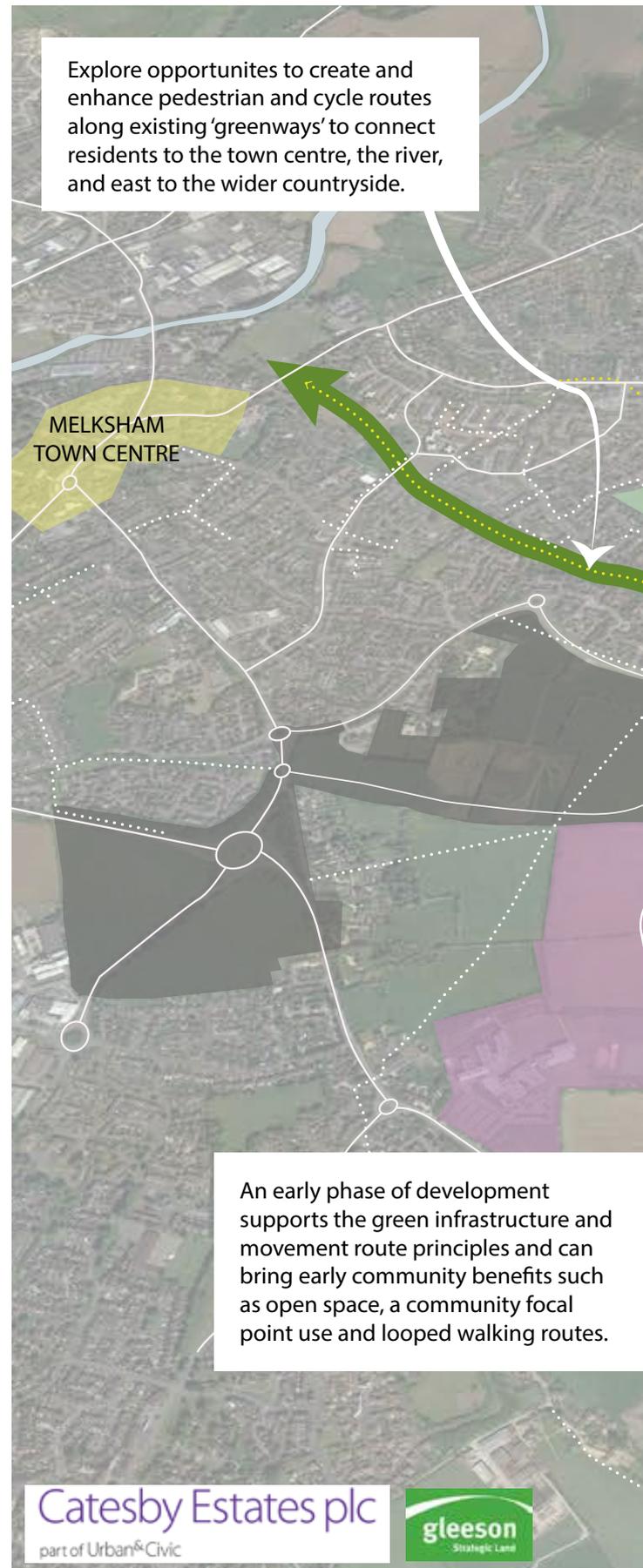
Potential Development Site 1

The following plan illustrates the high level opportunities that a new neighbourhood could bring to Melksham. In particular, it demonstrates some key community benefits that can be delivered satisfying the Council's quality placemaking, sustainability and environmental objectives.

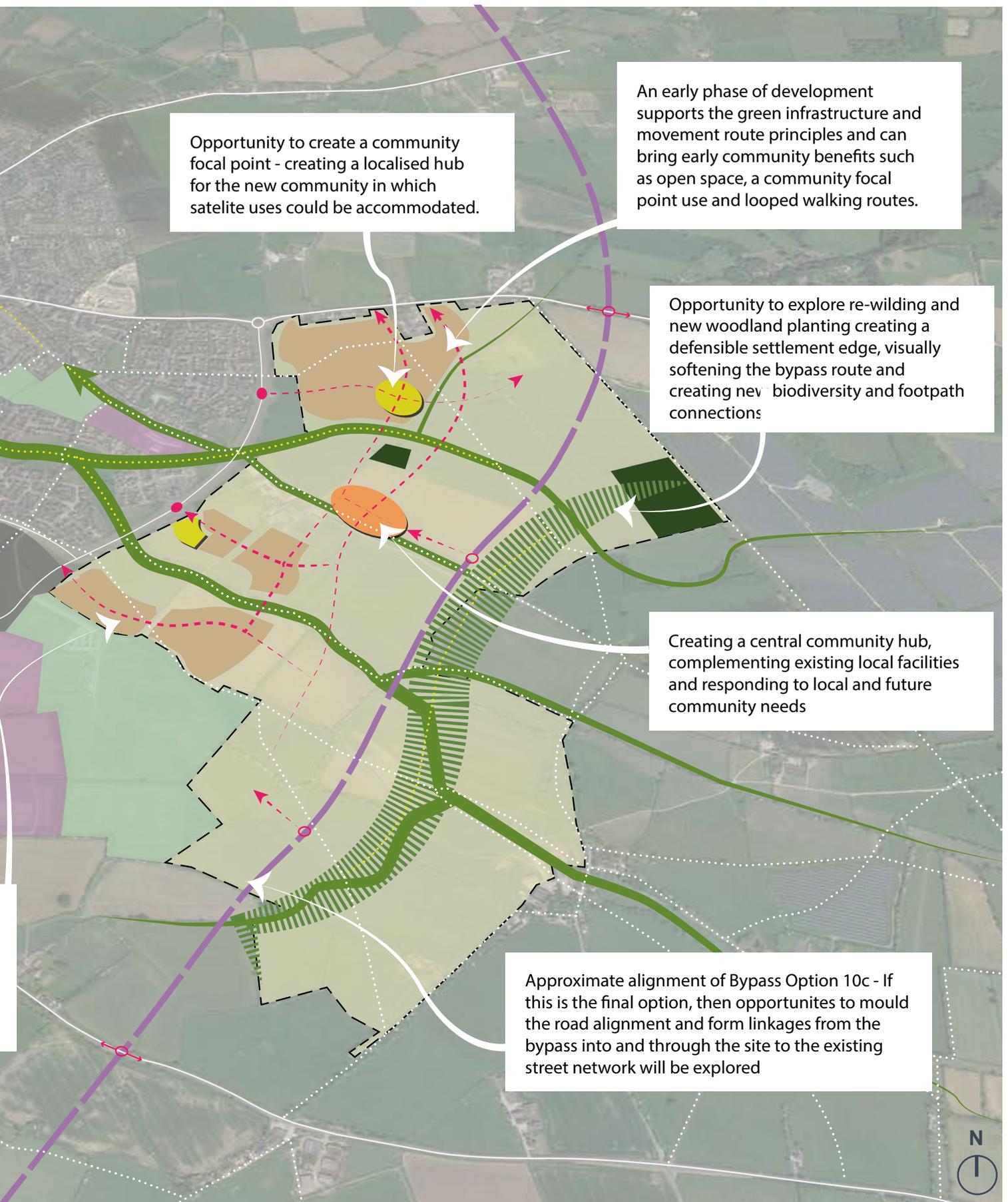
The proposals facilitate the delivery of an early phase to assist with housing supply in the early years of the Plan. The remaining land can deliver an exciting comprehensive development which will incorporate key new infrastructure including schools, community buildings, sports facilities and local amenities to create a sense of place and community. The development will have sustainability at its heart providing high quality open space and will prioritise the pedestrian and cyclist, linking the new community to Melksham and visa versa.

This plan has been prepared in collaboration with the relevant landowners and promoters of land within Site 1.

-  Wiltshire Council Site Allocation Options - Site 1
-  Existing Education Establishments
-  Site with Planning Permission for Residential Development
-  Existing Recreation Spaces
-  Existing Woodland Cluster
-  Watercourse / Green Corridor
-  Existing Highways
-  Existing Public Right of Way/ Bridleway
-  Pedestrian/ Cycle Links Enhanced or Created
-  Approximate Location for a Central Community Hub
-  Community Focus
-  Potential Early Phases of Residential Development
-  Approximate Alignment of Melksham Bypass (Option 10c)
-  Potential Junctions onto Bypass
-  Potential Movement Routes
-  Links to Existing Roundabouts



- Land East of Melksham



Opportunities and Aspirations

Accessibility to Melksham

A strategic allocation on land to the east of Melksham provides a logical extension to Melksham. The land already lies close to existing facilities, including schools, health and extensive sporting amenities. Proposals will seek to prioritise the pedestrian and cyclist, providing safe and attractive links through the site into existing nearby communities, Melksham town centre and out to the wider countryside to the east.

The proposals will also create a new neighbourhood which can provide local day to day facilities for existing and future residents, further reducing the reliance on the private car. We will also work with the Highways team and the local bus companies to provide improved services to encourage a greater use of more sustainable transport options.

The development will also enable the appropriate integration of the A350 bypass should this route be the preferred option.

A Range of New Community Facilities

The scale of the new neighbourhood offers the potential to deliver a wide range of facilities to meet the needs of both existing and future residents. New facilities could include schools, community buildings, sporting facilities, small scale employment hubs responding to changing working practices, as well as retail shops to provide for day to day essentials.

We will work with the local community and key stakeholders to determine what is needed to ensure that this new community provides tangible benefits to both existing and new residents.



Biodiversity and Environmental Enhancements

The new neighbourhood will support the delivery of significant open space and landscape areas. These spaces can accommodate a range of biodiversity and habitat networks benefiting wider nature connectivity. These spaces also accommodate sustainable drainage features designed to take into account climate change to deal with surface water flows and treatment before leaving the site.

The open space networks can also offer a range of recreation and play opportunities including walking, cycling and trim trails through out supporting healthy active lifestyles.

A Wide Mix of House Types and Styles

A new neighbourhood in Melksham will be able to deliver a wide mix of high quality homes to meet local market and affordable housing needs. The quantum of dwellings can enable new energy saving and carbon cutting technologies to be integrated on a scale that is not so easy on smaller development sites.

The proposals will provide on-site affordable housing in line with Council policy. These homes will be a mix of tenure and size to cater for identified need in the area.

Responding to the Climate Emergency

Recognising the Council's status and policies in relation to the Climate Emergency and sustainability, development proposals can take significant strides in moving towards carbon neutrality by 2030.

A wide range of strategies impacting on all design decisions will be explored such that Carbon Emissions reductions will comply with the government standards at the time of construction and during the life time of the development.

Funding Local Enhancements

Community Infrastructure Levy (CIL) and Section 106 (S106) payments generated by developments of scale can make a real difference to the enhancement of existing local infrastructure, facilities and services benefiting the quality of life in Melksham.



Phase 1 Design Principles

We recognise the importance of the need to maintain a supply of deliverable land for new homes. We have therefore identified an early phase which can be delivered within the first 5 years of the Plan. The following diagram illustrates design principles which build on the wider aspirations for the illustrated Wiltshire Site 1 neighbourhood creation.

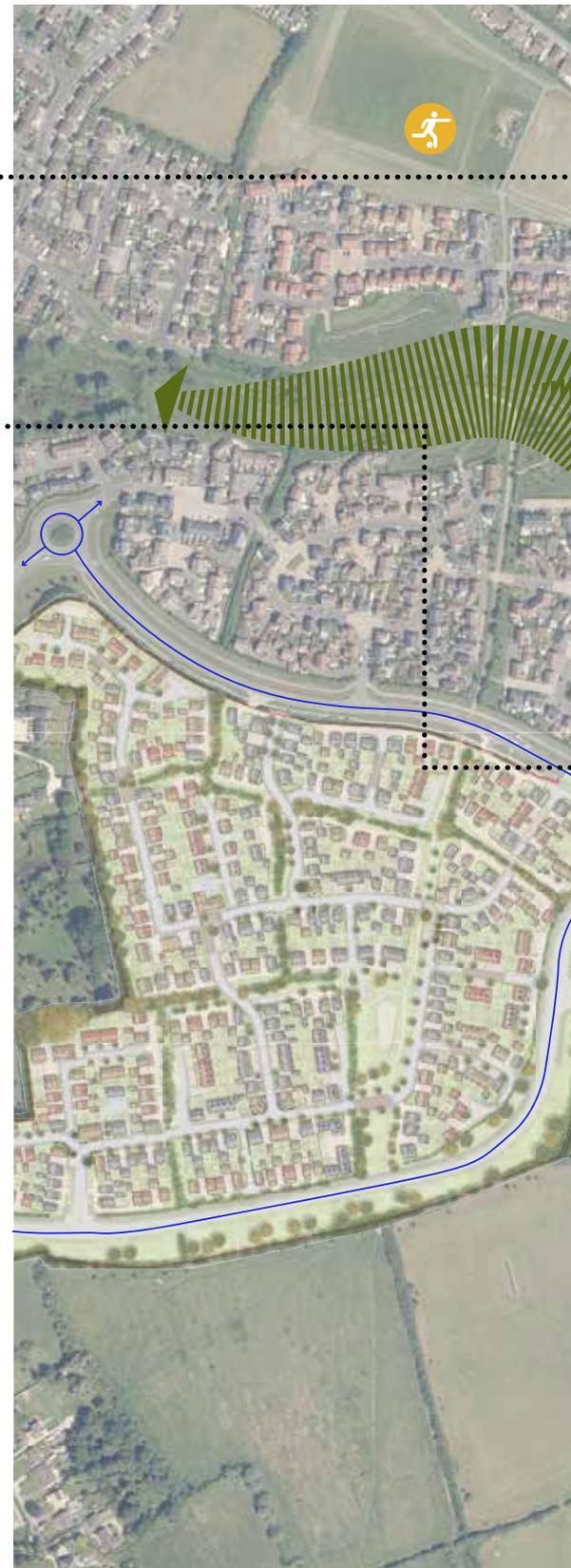
Community Use

Should a community use building be desirable, a position close to the main access and Eastern Way will give good visibility and accessibility for existing and future communities.

Clackers Brook Corridor

Reflecting and linking to the existing landscape and watercourse corridor to the west, a significant landscape, open space and ecology corridor along the Clackers Brook will be integrated into the proposals. Early conversations with the Wiltshire Wildlife Trust confirmed that some naturalisation of the brook would be advantageous and this will be explored alongside other recommendations. Existing Public Rights of Way and new footpaths will also be accommodated within this corridor.

-  **Total Site Area**
-  **Approx Development Area**
-  **Potential Mixed/ Community Use**
-  **Potential Site Access**
-  **Public Right of Way - Footpath Access**
-  **Consented Attenuation Basin for Adjacent Development**
-  **Watercourse Link Corridor with Open Space and Landscape**
-  **Existing Landscape Features Retained & Enhanced**
-  **Phase 1 Build Line and Open Space Buffer Provision**
-  **Future Potential Development Area as Part of Comprehensive Urban Extension**
-  **Indicative Route of Proposed A350 Bypass - Option C**



Development Line

Reflecting the extents of the Snarlton Farm buildings to the north, and the Oakfields Sports Complex building to the south, a new rounded settlement line and landscape/ open space buffer is proposed.

Melksham A350 Bypass Route Option C

Acknowledging the current uncertainty around the exact nature, extents and position of the Melksham A350 Bypass route, the approximate alignment of Route Option C has been plotted. This demonstrates that our proposed phase 1 can be delivered without prejudicing the final alignment of the A350 bypass.



Phase 1 Concept Masterplan

The Illustrative Concept Masterplan shows one way that the design principles can be interpreted on the Site to create a new logical residential extension to Melksham. The illustration demonstrates that an early phase of development will not prejudice the Council's wider consideration and delivery of the A350 Melksham Bypass, or the wider neighbourhood delivery.

Phase 1 can deliver the following benefits:

- Around **300 new homes** comprising a mix of sizes and types.
- **30% affordable homes** (up to 90 dwellings) in a mix of sizes and tenure responding to identified local need.
- Potential to accommodate a **community use** (subject to identified local need).
- Delivery of a range of new **children's play areas** within a linked open space network.
- An **extensive multi-functional open space, landscape and ecology network** accommodating existing ecology and landscape features, particularly around Clackers Brook, as well as new structural landscape planting.
- Integration of existing **public rights of way** within the open space network and creation of **new linked and circular footpath routes** through the development and exploring connections to surrounding community and leisure uses.
- Utilising existing highway junctions on Eastern Way, access into the Site will be direct and integrated.
- Should **Melksham Bypass Route Option C** be the selected option, the proposed development does not prejudice its future delivery.



-  Phase 1 Site Boundary
-  Potential Future Phase Development Area
-  Site Access
-  Primary Street



- | | | | |
|---|--|---|--|
|  | Future Potential Connection |  | Formal and Informal Open Spaces |
|  | Existing and Diverted Public Rights of Way and Proposed Footpath Links |  | Potential Locations for Children's Play |
|  | Residential Development Parcels |  | SuDs Feature |
|  | Potential Community Use |  | Approximate Alignment of the Potential A350 Melksham Bypass Option C Route |

Conclusion

The NPPF and the Government's growth agenda seek to ensure that sufficient land is available in the most appropriate locations to increase housing supply, support growth and boost home ownership.

Importantly this land should be deliverable, to ensure that the Wiltshire Council can meet their increasingly unmet housing need. Catesby Estates fully supports the Council's proposal for a strategic extension to the east of Melksham. We have identified no impediment to delivery of Site 1 for housing and the landowners/promoters of the different land parcels are in support of working together to deliver a comprehensive scheme.

DELIVERABILITY

To be considered deliverable, sites should meet the following tests:

- Be Available
- Be Suitable
- Be Achievable

The Site to the south of Snarlton Farm satisfies each of the NPPF criteria as follows:

Available

Catesby Estates Plc has agreed legal agreements with the landowners of Snarlton Farm to promote their land for residential development. The remaining parcels of Site 1 are either under option or in active discussions with a promoter. We therefore determine that this land is available and the landowners and promoters are in agreement to work collaboratively to deliver this land for development.

Suitable

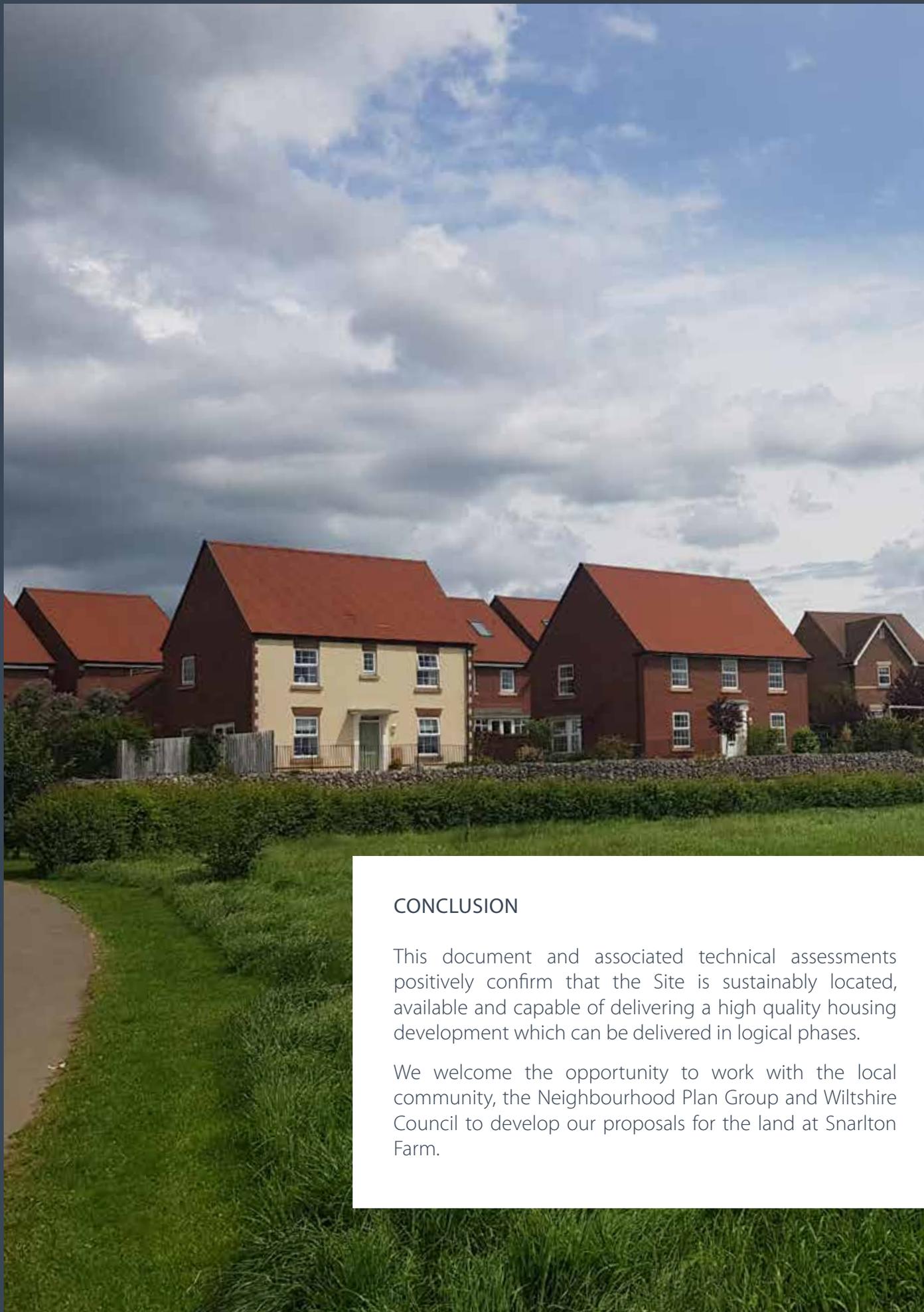
The Site is suitable for housing development because it:

- Offers a suitable location in relation to existing services and facilities in the immediate surroundings;
- Can be developed immediately;
- Has no identified environmental constraints that would prevent it from coming forward for residential development;
- Will deliver significant public benefit in addition to new housing including much needed affordable housing, highway improvements, and enhanced biodiversity habitats.

Achievable

The phase 1 concept masterplan illustrates that the Catesby site could deliver around 300 new dwellings. On average from the date of an outline consent to start on site is around 20 months for our schemes. This will support the view that a substantial part of the 300 unit scheme will be delivered in the first 5 years which would make a significant contribution towards meeting the housing needs of Wiltshire Council.

This document and technical assessment identifies that Site 1 has no restrictions for development and the landowners/promoters are committed to delivering a comprehensive development to the east of Melksham.



CONCLUSION

This document and associated technical assessments positively confirm that the Site is sustainably located, available and capable of delivering a high quality housing development which can be delivered in logical phases.

We welcome the opportunity to work with the local community, the Neighbourhood Plan Group and Wiltshire Council to develop our proposals for the land at Snarlton Farm.

Catesby Estates plc

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Teresa Strange

From: Millard, Paul <Paul.Millard@wiltshire.gov.uk>
Sent: 17 May 2022 17:40
To: Teresa Strange
Cc: Lorraine McRandle; Thorp, Gemma
Subject: RE: Potential requests for the application for 650 houses at Blackmore Farm

Sorry Teresa,
Comments in red below.

Many thanks
Paul

Paul Millard
Countryside Access Officer Central Wiltshire
Rights of Way and Countryside
Wiltshire Council
Telephone: Internal 12821 External +44 (0) 01225 712821 Mobile +44 (0)7788445292
Email: paul.millard@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: 13 April 2022 17:21
To: Millard, Paul <Paul.Millard@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout.co.uk>
Subject: Potential requests for the application for 650 houses at Blackmore Farm

Hi Paul

Here is some food for thought for this application...

This has not gone to the parish council yet, but I did have chance to have a look at the map with Cllr Alan Baines (Chair of the Highways Committee which covers RoW) after Monday's meeting.

So, as I say, not the official answer yet, and we can do that as part of the public consultation and copy you in to the council's comments but in terms of initial thoughts:

- Can we sort out the lack of pedestrian access to Praters Lane from Sandridge? The discussions you had with the landowner at the time were not fruitful but is this the opportunity to have a pedestrian access from Sandridge Common, perhaps under the overhead power lines where they are leaving an open space and then joining up on Praters Lane? **Certainly something to look at to improve the connectivity, the route would probably depend on the location of the crossing point (think we are looking at a bridge) of the road (if built). We would also need permission of Lopes close for either a public footpath over the estate or a permissive path. My other thought here is that if a new roundabout is installed would this reduce the need for the crash barrier? As speed may be reduced, if the barrier was removed we might have just enough space for a narrow footway.**
- Initial feedback on surfacing Praters Lane is that it could open this up for use by 4x4s and motorbikes? **Surface improvements would most likely provide a huge benefit to walkers and allow the bridleway to be used all year round, we could take steps to try and limit the use by vehicles with gates, bollards horse stiles and things like that but these have largely caused more problems than they have solved in other locations, like Green Lane between Hilperton and Trowbridge HILP33 and Green Lane Trowbridge TROW41A, I could meet someone on site and go through the issues that these have created. Its all so worth noting that the land owners may still require access to the fields as well.**
- What about MELW30 becoming bridleway to connect up bridleways at MELW40 & 41? As there are so many stables in the area? **It's a good idea but will depend on the position of the road and where the crossing**

points are, I believe the closest crossing point of the road would then make MELW30 not a viable route but should it look like it would be of benefit then we could ask, I believe the Western end of MELW30 will be within the area that could be developed. I'm not sure that MELW41 will be that desirable to horse riders if it is within the development area as its likely to be very well used with dog walkers and runners and has little connectivity bridleway wise to the west. .

Have a good easter break!

Kind regards,

Teresa

Teresa Strange

Clerk

Melksham Without Parish Council

Sports Pavilion

Westinghouse Way

Melksham

Wiltshire

SN12 6TL

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The Parish Council would like to see the following provided:

- Adherence to Melksham existing Neighbourhood Plan policies and emerging Neighbourhood Plan and evidence documents.
- Circular pedestrian routes around the site.
- The Parish Council wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and also seek a maintenance contribution.
- Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around
- Contribution towards playing fields.
- The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
- Connectivity with existing housing development so not isolated.
- There are practical art contributions Parish Council are involved in public art discussions
- Contribution towards improved bus services, which serve the area.
- Any bus shelters provided are suitable in providing Real Time Information (RTI) ie access to an electricity supply, WiFi connectivity and are an appropriate height.
- 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 development is tenant blind.
- If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
- The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
- Contribution to educational and medical facilities within the Melksham area.
- There is visible delineation between pavement and roads 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.
- Improvements to Rights of Way.
- Provision of allotments.