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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

Email: clerk@melkshamwithout-pc.gov.uk

Web: www.melkshamwithout-pc.gov.uk

Wednesday 24th April 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 28th April 2025 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=83853890866>

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

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



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AGENDA

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

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items 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:**
 - a) [PL/2025/01630](#) **Belmont, 410 The Spa, Bowerhill, Melksham, SN12 6QL**
Householder Application: Part retrospective/regularization works to the rear patio/garden.
Applicant: Mr Lee Emery **Comments by 1st May 2025**
 - b) [PL/2025/02107](#) **Shaw House, Bath Road, Shaw, Melksham, SN12 8EE**
Works to a Listed Building - Retrospective consent is being sought for the following. Roof repairs; replacement of roof tiles, chimney repair, replacement of bitumen flat roof section, lead gutter repairs, installation of traditional wooden frame and lead-lined gutter to south elevation. Internal work; repair walls, treatment of roof trusses, brick repointing, replacement of floor boards, repair of all existing historic doors, relocation of bathroom and kitchen, removal of plasterboard wall between former kitchen and dining room. Refurbishment of attic rooms. Electric, heating and plumbing upgrades.
Applicant: Mr Craig Bond **Comments by 8th May 2025**
 - c) [PL/2025/02791](#) **Wiltshire and Bath Air Ambulance Operations Centre, Outmarsh, Semington, BA14 6JX**
Full Planning Permission: Application to site two self-contained 20' x 10' (6 m x 3 m) portable cabins on an existing concrete plinth to replace 4 x ISO Containers currently in situ on the same location to the side of the Air Operations Centre of Wiltshire and Bath Air Ambulance.
Applicant: Wiltshire and Bath Air Ambulance **Comments by 5th May 2025**
 - d) [PL/2025/03229](#) **Whitley Brow, 178 Top Lane, Whitley, Melksham, SN12 8QU**
Householder Application: Construction of detached garage
Applicant: Mrs Ginnie Dallard **Comments by 5th May 2025**

- e) [PL/2025/03261](#) **89 Corsham Road, Whitley, Melksham, SN12 8QF**
Full Planning Permission: Erection of a new dwelling.
Applicant: Mr & Mrs Nathan & Claire Hall **Comments by 5th May 2025**

- f) [PL/205/03656](#) **Bath Road, Shaw, SN12 8EF**
Removal of Hedgerow: The section of temporary hedgerow removal is required to facilitate a sewer installation project taking place in fields running adjacent to Bath Road. Upon completion of the scheme the section of hedgerow will be replanted as per STD 836.
Applicant: Mr Tom Ross **Comments by 6th May 2025**

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

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

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

New comments from Active Travel England, Ecology and Archaeology

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

New comment from the Highways Department

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

To receive feedback from meeting with Bloor on Wednesday 16th April 2025 and consider sending response on S106 requests.

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

New comments from Wiltshire Council Arts and Archaeology.

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

New comments from Ecology

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

New Swept Path analysis documents.

- g) [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Construction of warehouse with office space, parking and associated landscaping including site access.

New comments from Public Protection (reconsultation no new comments), Wiltshire Council Drainage (object).

9. To note Premises Licences decisions:

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

Decision at Licensing Committee 28th April 2025 10.15am at Council Chamber - Council Offices, Monkton Park, Chippenham, SN15 1ER.

<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=204&MId=16325>

- b) **[Whitley Golf Club](#), Corsham Road, Whitley.** Applicant: Jack Nicholas Change permitted hours to sell alcohol from 10am to 8am so 8am to midnight every day. Amend opening hours to 7am start, until midnight, 7 days a week.

Comments due by 21st April 2025 – awaiting decision

10. Proposed Energy Installations

- a) To consider a response to National Grid Electricity Transmission Compulsory Purchase Order 2025. **<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/cotswolds-project>**
- b) **To note response from Fire Service regarding provision of service for Energy Installations**
- c) **To note formal response to Brockleaze BESS (Battery Energy Storage System) public consultation**
- d) **To consider correspondence from the Stop Lime Down Campaign**

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

12. Planning Policy:

- a) **Joint Melksham Neighbourhood Plan:** To note next steps
- b) **Wiltshire Council's Draft Local Plan Examination:** To consider any updates **<https://www.localplanservices.co.uk/wiltshirelpexamination>**

13. **S106 Agreements and Developer meetings:** *(Standing Item)*

a) **Updates on ongoing and new S106 Agreements**

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

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

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

ii) **Pathfinder Place:**

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

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

- To note any updates and consider a way forward.

iv) **Land South of Western Way for 210 dwellings and 70 bed care home**

(PL/2022/08504) To note any updates and consider a meeting with the new developer.

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

b) **Contact with developers:**

- i) To consider meeting with developer at pre-application stage

Copy to all Councillors

Agenda Item 06e Parish Officer's note:

89 Corsham Road, Whitley, Melksham, SN12 8QF Planning History

15/07896/OUT

Application to Demolish existing outbuilding and erect a New Dwelling (outline application to determine access only)

Melksham Without Parish Council: No objection

Planning permission given subject to conditions

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014ehjIAAQ/1507896out>

16/08649/FUL

Proposed single storey side and rear extension

Melksham Without Parish Council: No objection

Planning permission given subject to conditions

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014ejUAAAY/1608649ful>

PL/2023/03257

Proposed side extension

Melksham Without Parish Council: Objection on the grounds of design, the proposals being out of scale and keeping with existing properties and locality and impact on the residential amenity of adjacent occupiers at 88 Corsham Road and flooding.

Planning permission REFUSED

Appeal decision – appeal dismissed

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001AaO5l/pl202303257>

PL/2025/03261

Erection of a new building

Comments by 5th May 2025

Note Pre-application advice extracted from application form (ENQ/2024/01126)

The application was for a residential annexe. The response concluded that the proposals were not satisfactorily subservient in nature to be considered an annexe, and instead the officer proposed "an independent new dwelling house at this location may be considered to be favourable". The case officer disagreed with the use of contemporary glazing and extensive timber cladding, favouring a more traditional aesthetic

RE: New Premises Licence Application - Wiltshire Throwback Festival, Melksham Football & Rugby Club

From Bahadoor, Roy <Roy.Bahadoor@wiltshire.gov.uk>

Date Tue 2025-04-15 10:34

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

Cc locum@melksham-tc.gov.uk <locum@melksham-tc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Good morning Teresa,

Thank you for your email and comments on behalf of the parish council.

With regards to the noise, I can inform you that the Environmental Protection team have been liaising with the organisers concerning their noise management plans including noise monitoring. The Environmental Protection team have not seen evidence that indicates the festival will cause a public nuisance or a breach of guidance, therefore are not submitting a representation against the licence application.

With regards to the car parking, although a relevant consideration in event planning, the availability of parking and the traffic management outside of the licensed area are separate matters to the premises licence application for alcohol sales and music.

The comments will be recorded, but will not be included within any public report for a hearing as a representation.

Kind regards,

Roy Bahadoor

Principal Licensing Officer

Wiltshire Council |County Hall |Bythesea Road | Trowbridge |BA14 8JN



Tel: 01249 706439

Internal: 21439

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

Sent: 14 April 2025 17:03

To: Bahadoor, Roy <Roy.Bahadoor@wiltshire.gov.uk>

Cc: locum@melksham-tc.gov.uk; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: Re: New Premises Licence Application - Wiltshire Throwback Festival, Melksham Football & Rugby Club

Dear Roy

Please see comments from Melksham Without parish council, which includes the comments of the members when they met, for context.

499/24 To consider the new Premises Licences (part 1):

1. Guidance for making representations:

Noted.

- 2. WTF Festival, Oakfield Stadium, Eastern Way, Melksham, SN12 7GU.** Applicant: Jarboom Ltd. Amplified Live Music (Outdoors), Recorded Music, Supply of Alcohol, Fri 20/06/25 & Sat 21/06/25 13:00 – 23:00 Sun 22/06/25 12:00 – 21:00. Open to the public Fri 20/06/25 & Sat 21/06/25 13:00 to 01:00 Sun 22/06/25 12:00 – 23:00. **Comments by 15th April**

Councillor Wood explained that the representatives from Jarboom Ltd had met with the parish council to provide information about the festival and listen to any concerns prior to this evening's meeting. Members acknowledged that the organisers had applied to Wiltshire Council for permission to use Wiltshire Council's land for additional car parking for the event. It was noted, as explained in public participation, that permission had not been granted yet. Councillor Glover explained that he would be concerned about parking in the area if permission was not granted for the additional car parking, as detailed in the plans, as this would then spill out into the residential area, causing congestion in these areas. In addition, he has concerns with regard to noise management from the recordings and the live music; however, he acknowledges that the organisers have assured the council that there will be sound monitoring at the event. He would be minded to support this premises licence application if sound monitoring is at the venue which has been approved by Wiltshire Council beforehand as well as Wiltshire Council granting permission for the event to use their land as detailed in the plans for additional parking at the event. Members agreed with this.

There were some concerns with regard to crowd noise radiating across the local area; however, members recognised that this would be considered by Wiltshire Council.

Comments: The parish council have no objection to this application subject to the following conditions:

- There is noise monitoring at the event which has been approved by Wiltshire Council beforehand.
- Permission is granted by Wiltshire Council for the additional car parking areas to be used for the event as detailed in the plans.

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

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From: Bahadoor, Roy
Sent: Tuesday, March 25, 2025 09:52
To: Teresa Strange
Cc: locum@melksham-tc.gov.uk; Holder, Nick
Subject: RE: New Premises Licence Application - Wiltshire Throwback Festival, Melksham Football & Rugby Club

Good morning Teresa,

Thank you for your email. Following on from our discussion this morning, unfortunately we are unable to circulate the event management plan as this is a commercially sensitive document. An event safety advisory group meeting took place on 3 March and a further meeting is due to take place next week. The event details will be discussed by the relevant authorities with the organisers, including traffic management and security which you have noted below. Relevant advice will be provided to the organisers by the authorities attending. Members of the safety advisory group include police, fire, ambulance service, emergency planning, highways, public health, environmental protection, food & safety and licensing.

As mentioned, I will inform the organisers that you have made contact to request further information, specifically with regards to traffic management, and ask that they contact you to discuss or provide information.

Kind regards,

Roy Bahadoor

Principal Licensing Officer

Wiltshire Council |County Hall |Bythesea Road | Trowbridge |BA14 8JN



Tel: 01249 706439

Internal: 21439

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

Sent: 19 March 2025 09:32

To: Bahadoor, Roy <Roy.Bahadoor@wiltshire.gov.uk>

Cc: Locum <locum@melksham-tc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: FW: New Premises Licence Application - Wiltshire Throwback Festival, Melksham Football & Rugby Club

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Morning Roy

Is it possible to share any information about the ESAG recommendations please?

Members of Melksham Without Parish Council had raised concerns with Kevin Oliver that they have seen this event being advertised extensively and tickets for sale, and yet are not aware of any plans for traffic management, security etc (as these things caused issues with a similar event at that location in a previous year and the parish council received complaints at the time.).

Whilst its not strictly relevant to the premises licence, they expect 7,500 people to be leaving the event at 1am with no public transport available, so the parish council are keen to understand how that will be managed. This application says that the arrangements are as per the recommendations of the advisory group, as per the Event Management Plan (EMP) – it would be useful for the parish council to be able to have sight of that to inform their consideration of the premises licence. It may be something that is uploaded to the application? but I can't see it at present.

The parish council will consider the application at their Planning Committee meeting on Monday 7th April.

With many thanks, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

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From: Bahadoor, Roy <Roy.Bahadoor@wiltshire.gov.uk>

Sent: 19 March 2025 09:13

To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Locum@melksham-tc.gov.uk

Subject: New Premises Licence Application - Wiltshire Throwback Festival, Melksham Football & Rugby Club

Good morning Cllr Holder and Clerks to Melksham Without Parish Council and Melksham Town Council,

The licensing authority has received a New Premises Licence application for Wiltshire Throwback Festival at Melksham Football & Rugby Club, Eastern Way, Melksham, SN12 7GU.

Please see the attached application for a time limited premises licence. Any representations against/for the application must be received in writing no later than 15 April 2025.

New premises licence, club premises certificate and full variation applications can be found on the council's website at <https://www.wiltshire.gov.uk/licences-permits-new-premises-applications> along with guidance for making a representation.

If you require any further information, please contact me.

Kind regards,

Roy Bahadoor
Principal Licensing Officer

Wiltshire Council |County Hall |Bythesea Road | Trowbridge |BA14 8JN



Tel: 01249 706439
Internal: 21439

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Re: Whitley Golf Course

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

Date Wed 2025-04-23 10:11

To Bahadoor, Roy <roy.bahadoor@wiltshire.gov.uk>

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

Good morning Roy

I wonder if you can help me please?

How do we find out if a licence applicaiton has been issued?

Just thinking of this one for Whitley, that had a deadline of 21st April.

With a bit of googling, we found the WTF at a Licensing Committee but have to admit, struggle a bit trying to find this info, and we are used to interrogating the Wiltshire Council website a lot!

many thanks, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

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

Sent: Monday, April 14, 2025 17:06

To: Bahadoor, Roy <roy.bahadoor@wiltshire.gov.uk>

Subject: Whitley Golf Course

Hi Roy

I am not sure that the parish council were consulted on this premises application, or if I just saw it in the local newspaper and online.

Extract of the minutes when the parish council considered it:

a) **Whitley Golf Club, Corsham Road, Whitley:** Applicant: Jack Nicholas

Change permitted hours to sell alcohol from 10am to 8am. Amend opening hours to 7am start, until midnight, 7 days a week. **Comments by 21st April 2025.**

The Clerk explained that Whitley Golf Club wished to change their permitted hours to sell alcohol from 10am to 8am and amend opening hours to 7am seven days a week. For clarity this would mean that the facility would be selling alcohol from 8am to midnight and the premises would be open from 7am to midnight every day. It was noted that in the premises licence application it detailed the reason why this was being applied for was to enable the occasional early morning golfer to be able to have a drink after. Members discussed the application and did not have any objections.

Comments: The parish council has no objection to this premises licence application as proposed.

Kind regards, Teresa

Teresa Strange

Clerk & Responsible Financial Officer
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Fiona Dey

From: Teresa Strange
Sent: 23 April 2025 10:06
To: visualimpact@nationalgrid.com
Cc: Fiona Dey
Subject: Compulsory Purchase for Cotswold Landscape Impact project

Dear National Grid

I wonder if you can help me please?

I am the Clerk for Melksham Without parish council which covers the rural areas surrounding Melksham.

As you can see from my email signature, our offices are based in the Melksham Community Campus, where the Melksham Library is based.

We can therefore see the consultation documents for this project, and have looked it up online. Can you please let us know how the project affects the Melksham community, as we can see you have put the documentation in the libraries at Cheltenham, Winchcombe and Melksham. I am making an assumption that you may be connecting to the substation at Beanacre, in the parish?

We look forward to hearing from you.

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

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RE: Dorset and Wiltshire Fire Service - provision of services for fire event at Beanacre substation and connected solar farms and BESS

From Executive Support <ExecutiveSupport@dwfire.org.uk>

Date Tue 2025-04-08 16:13

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

Dear Teresa

Thank you for your recent enquiry regarding BESS installations.

Dorset & Wiltshire Fire and Rescue Service (DWFRS) acknowledge the concerns from members of the public and community groups in respect of new technologies associated with energy and infrastructure. Battery Energy Storage System (BESS) are an increasing area of growth to support the government drive towards net zero carbon policy objectives and as such are an emerging area of risk.

DWFRS recognise the importance of engaging with the developers of BESS infrastructure in line with the guidance provided by the National Fire Chiefs' Council which remains the principle reference for meeting the requirements of fire and rescue service response to incidents at these sites. The current version of this guidance and consultation draft can be found here <https://nfcc.org.uk/consultation/draft-grid-scale-energy-storage-system-planning-guidance/>

In the absence of a statutory duty to consult with fire and rescue services at planning stage (pending future legislation which is currently in draft), DWFRS actively monitor planning lists and respond to requests for comment from both Local Planning Authorities and developers. Pre-application discussions may take place to signpost developers to appropriate guidance and discuss any local considerations. DWFRS do not have capacity to engage directly with community representatives during the planning stages and would signpost members of the public to the Planning Portal (or subsequent committee discussions) as the most appropriate mechanism for sharing views, raising objections and facilitating transparent decision making in respect of proposed developments.

DWFRS are not in a position to object to lawful development and our input to the planning process is to highlight departures from the relevant guidance and to influence the design, layout and operational management of BESS sites to ensure that public safety can be delivered, as far as is reasonably practicable, in the event of an operational incident at a BESS site.

It should be noted that DWFRS are not able to make requirements outside of any legislative powers. The Regulatory Reform (Fire Safety) Order 2005 is limited in its ability to address anything other than life safety matters for those persons on the site. In line with the requirements of the legislation, the Responsible Person is accountable for the fire safety arrangements and emergency plan. BESS site operators should not rely upon the fire and rescue service as the primary control measure for reducing risk to the community. This should be achieved through appropriate management and structural controls as detailed in the appropriate guidance.

In the absence of definitive guidance on site design, factors such as access, water supplies and site layout are assessed, taking into account local geography and overall size of the site. This may result in alternative proposals being accepted in some cases. Examples may include amendments to the requirement for secondary access or requirements for alternative water supplies.

Each application is assessed individually. DWFRS do not currently assess the cumulative impact of sites – this is a decision for planners in line with government policy. DWFRS do monitor changes in risk as part of our Community Risk Management Planning process to assist with future planning and resourcing decisions.

DWFRS undertake to capture relevant risk information in line with our duties under Section 7(2)(d) of the Fire and Rescue Services Act 2004 and, where appropriate, produce tactical plans at a local level to ensure firefighter safety and reduce the impacts of a fire or other emergency at a BESS site. Where adjacent risks are present, these are also taken into account and the information is made available in an electronic format on fire service vehicles in addition to any locally held plans or documents held in secure information boxes on site. Plans are not shared with the public in case they contain commercially sensitive information or any detail which may present a risk to the safety or security of the site.

Operational plans and response arrangements are in line with National Operational Guidance and would involve multi agency partners through a Local Resilience Forum response where necessary. BESS site fires are treated as hazardous materials incidents due to the nature of the products involved. Specialist sources of advice would be sought to assist with monitoring any smoke or vapour plume, coupled with public safety guidance through an appropriate warning and informing protocol.

Fire and rescue services are required to have plans in place to deal with more than one simultaneous incident. Additional support is available through our normal mobilising arrangements with neighbouring fire and rescue services as well as

through National Resilience assets if required.

Due to specific hazards involving electricity in and around BESS sites, as well as limitations on the ability to extinguish developed fires (thermal runaway) in lithium based batteries, the current firefighting tactics involve cooling of adjacent containers rather than attempting to extinguish battery fires. This may result in extended firefighting operations however reduces the requirements for water supplies and minimises any potential for contaminated run off. In most cases water used on site is contained subject to Environment Agency requirements.

Hazards associated with cyber-attack or other security breaches affecting the potential for fire or other emergencies are outside the scope of the fire service to comment.

The fire and rescue service are committed to ensuring the safety of the community we serve and I hope that this information assists with reassuring you of the steps currently being taken to manage this risk.

For further information on the responsibilities and expectations for the management of safety from BESS sites please see the attached government guidance. <https://www.gov.uk/government/publications/grid-scale-electrical-energy-storage-systems-health-and-safety/health-and-safety-in-grid-scale-electrical-energy-storage-systems-accessible-webpage>

Further information related to specific development sites is available through the Planning Portal <https://www.planningportal.co.uk/> or directly from the Local Planning Authority responsible for the area in which the development is located.

Yours sincerely,

Sam

Samantha Stephens

Senior Personal Assistant to Chief Fire Officer Andy Cole
Manager of Executive Support Office
Dorset & Wiltshire Fire and Rescue Service
Mobile: 07771 344284

dwfire.org.uk
@DWFireRescue



**DORSET & WILTSHIRE
FIRE AND RESCUE**

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

Sent: 19 February 2025 17:40

To: Ben Ansell <ben.ansell@dwfire.org.uk>; Enquiries <Enquiries@dwfire.org.uk>

Cc: Vikki Shearing <vikki.shearing@dwfire.org.uk>; Lance Allan <Lance.Allan@trowbridge.gov.uk>

Subject: RE: Dorset and Wiltshire Fire Service - provision of services for fire event at Beanacre substation and connected solar farms and BESS

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Dear Mr Ansell

Following on from your correspondence at the end of last year with Trowbridge Town Council, I am now writing to you from Melksham Without Parish Council.

Melksham Without Parish Council represents some 7,200 population serving the rural populations of Bowerhill, Berryfield, Shaw, Whitley, Beanacre and Sandridge.

Notably, the parish is the home to both the National Grid substation at Beanacre, as well as the proliferation of solar farms and BESS Battery Energy Storage Sites that are connected to the substation.

The parish council wish to understand what plans the Dorset & Wiltshire Fire & Rescue Service has in place in the event of a fire emergency at the substation, solar farms and BESS sites; particularly with the continuation of plans for the Lime Down Solar farms to

be connected to the substation, as well as the current upgrade for the Bramley to Melksham overhead line upgrade and the planned installation of a new shunt reactor.

We look forward to hearing from you.
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

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From: Lance Allan <Lance.Allan@trowbridge.gov.uk>

Sent: 11 November 2024 12:07

To: ben.ansell@dwfire.org.uk; enquiries@dwfire.org.uk

Cc: vikki.shearing@dwfire.org.uk; Councillor Andrew Bryant <andrew.bryant@trowbridge.gov.uk>; Councillor Antonio Piazza <antonio.piazza@trowbridge.gov.uk>; Councillor Caroline Lincoln <caroline.lincoln@trowbridge.gov.uk>; Councillor Chris Beaver <chris.beaver@trowbridge.gov.uk>; Councillor Chris Hoar <chris.hoar@trowbridge.gov.uk>; Councillor Clive Blackmore <clive.blackmore@trowbridge.gov.uk>; Councillor Daniel Cave <daniel.cave@trowbridge.gov.uk>; Councillor David Cavill <david.cavill@trowbridge.gov.uk>; Councillor David Halik <david.halik@trowbridge.gov.uk>; Councillor David Vigar <david.vigar@trowbridge.gov.uk>; Councillor Denise Bates <denise.bates@trowbridge.gov.uk>; Councillor Edward Kirk <edward.kirk@trowbridge.gov.uk>; Councillor Emily Kirk <emily.kirk@trowbridge.gov.uk>; Councillor Glyn Bridges <glyn.bridges@trowbridge.gov.uk>; Councillor Graham Hill B.A., PGCE, Dip. RSA (D.I.E.) <graham.hill@trowbridge.gov.uk>; Councillor Jo Trigg <jo.trigg@trowbridge.gov.uk>; Councillor Karen Allsworth <karen.allsworth@trowbridge.gov.uk>; Councillor Mel Jacob <mel.jacob@trowbridge.gov.uk>; Councillor Nick Blakemore <nick.blakemore@trowbridge.gov.uk>; Councillor Stephen Cooper <stephen.cooper@trowbridge.gov.uk>; Councillor Stewart Palmen <stewart.palmen@trowbridge.gov.uk>; Juliet Weimar <Juliet.Weimar@trowbridge.gov.uk>; Natasha Patterson <natasha.patterson@trowbridge.gov.uk>; paul.oatway@wiltshire.gov.uk; brian.dalton@wiltshire.gov.uk; kelvin.nash@wiltshire.gov.uk; pip.ridout@wiltshire.gov.uk; paul.sample@wiltshire.gov.uk; Dr. Andrew Murrison - M D / M P <andrew.murrison.mp@parliament.uk>; Warminster Town Clerk <townclerk@warminster-tc.gov.uk>; Ian Brown <ian@bradfordonavontowncouncil.gov.uk>; Mark Smith <msmith@chippenham.gov.uk>; Corsham Town Clerk <dmartin@corsham.gov.uk>; Deborah.Urch@westburytowncouncil.gov.uk; Simon Fisher <simon.fisher@devizes-tc.gov.uk>; Alison Robinson <arobinson@calne.gov.uk>; Claire Mann <claire.mann@malmesbury.gov.uk>; towncouncil@melksham-tc.gov.uk

Subject: Dorset and Wiltshire Fire Service - changes to night time cover arrangements at Trowbridge and Chippenham

Dear Mr Ansell,

Please find attached a letter from Trowbridge Town Council and for reference a copy of the letter from Vikki Shearing to the town council.

Regards



Lance Allan BSc, FSLCC
Town Clerk and Chief Executive

Trowbridge Town Council
The Civic Centre • St Stephen's Place • Trowbridge • Wiltshire • BA14 8AH

Tel: +44 (0) 1225 765 072
Email: Lance.Allan@trowbridge.gov.uk
trowbridge.gov.uk



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Brockleaze BESS



CAWS Response to Public Consultation 15 April 2025

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1. About CAWS

1.1. Community Action: Whitley and Shaw (CAWS) is a community group set up in 2015 to represent local residents and businesses, seeking to achieve changes and improvements to the quality of life and wellbeing of local people. It promotes community cohesion, coordinates community action, increases awareness and consults on future developments, and provides a vital link between residents, businesses and the local authorities. CAWS campaigns and projects are wide ranging, from trying to improve road safety for drivers and pedestrians, to providing input to the Neighbourhood and Local Plans. CAWS is run entirely by volunteers with a commitment to recycle any funds raised through local events etc. back into the community.

2. Additional Round of Public Consultation

2.1. CAWS notes that a decision on the cable route has not yet been made. This constrains its response at this time, and therefore it submits that a further round of public consultation should take place once the final cable route is determined, equipment and installations specified, and the appropriate surveys have been conducted. This should take place before the planning application is made, or, if it will be classed as permitted development, before work is approved.

3. Primary Focus for Consultation

3.1. As this development is outside the area that CAWS represents, its consultation response is focussed on the potential impact of the scheme on the residents it represents including fire safety, drainage and flood risk, noise, cable engineering design, cable route, construction/traffic planning, cumulative impact, and community benefits.

3.2. Whilst CAWS has a view on matters associated with landscape, ecology, heritage, Biodiversity Net Gain (BNG), and proximity to residential properties etc, it will not make a direct submission on those points at this time. However, it does strongly recommend that these matters are taken up as soon as possible with the residents of Neston and nearby areas.

4. Strategic Planning

4.1. CAWS do not see a crystal-clear connection between the proposed scheme and local development plans. It therefore submits that the planning application should contain a standalone document that demonstrates full compliance with:

- Joint Melksham Neighbourhood Plan 2 (2020 to 2038), currently under examination.
- Wiltshire Local Plan Draft (2020-2038), currently under examination.
- Wiltshire Council Core Strategy, adopted January 2015.
- Joint Melksham Neighbourhood Plan 1 2020–2026 Referendum Version.

5. Timing of Planning Application

5.1. CAWS notes that construction is unlikely to start until circa 2030, and that a connection to Melksham Substation is not currently expected until 2035. As any planning consent is likely to contain a condition regarding a defined works commencement date, typically 2 to 3 years from the date of consent, CAWS submits that any planning application in the timescale currently envisaged by the developer is premature.

5.2. CAWS notes that Wiltshire Council refused planning permission for Beech Tree Farm Solar Farm following discussion that the scheme proposed was significantly in advance of a firm connection plan/date to the grid, and that this precedent would appear to apply to Brockleaze.

6. Cumulative Impact

6.1. There are a significant number of other renewable schemes in the area that are either complete, approved or planned, and CAWS is aware of approx. 12 planned connections to the Melksham Substation over the next 12 years.

6.2. The Brockleaze BESS scheme will lead to the village of Whitley being almost completely surrounded. Given there is already a surplus of renewable energy generation in Wiltshire, and the county has already met climate change targets, the necessity and utility of this development is questionable.

6.3. Fig 1 shows the approximate location of the Brockleaze scheme in relation to some of those other schemes. The scheme, if approved, will also exacerbate environmental, ecological, drainage and heritage concerns connected with those other projects.

6.4. CAWS therefore submits that the developer should include in any planning application:

- a plan to mitigate the cumulative impact of the scheme; and
- a plan to deconflict and mitigate the cumulative impact of concurrent construction programmes in the area including solar, BESS, major road works (such as the A350 dualling and the Melksham Bypass) and residential and employment developments, including those set out in local development plans.

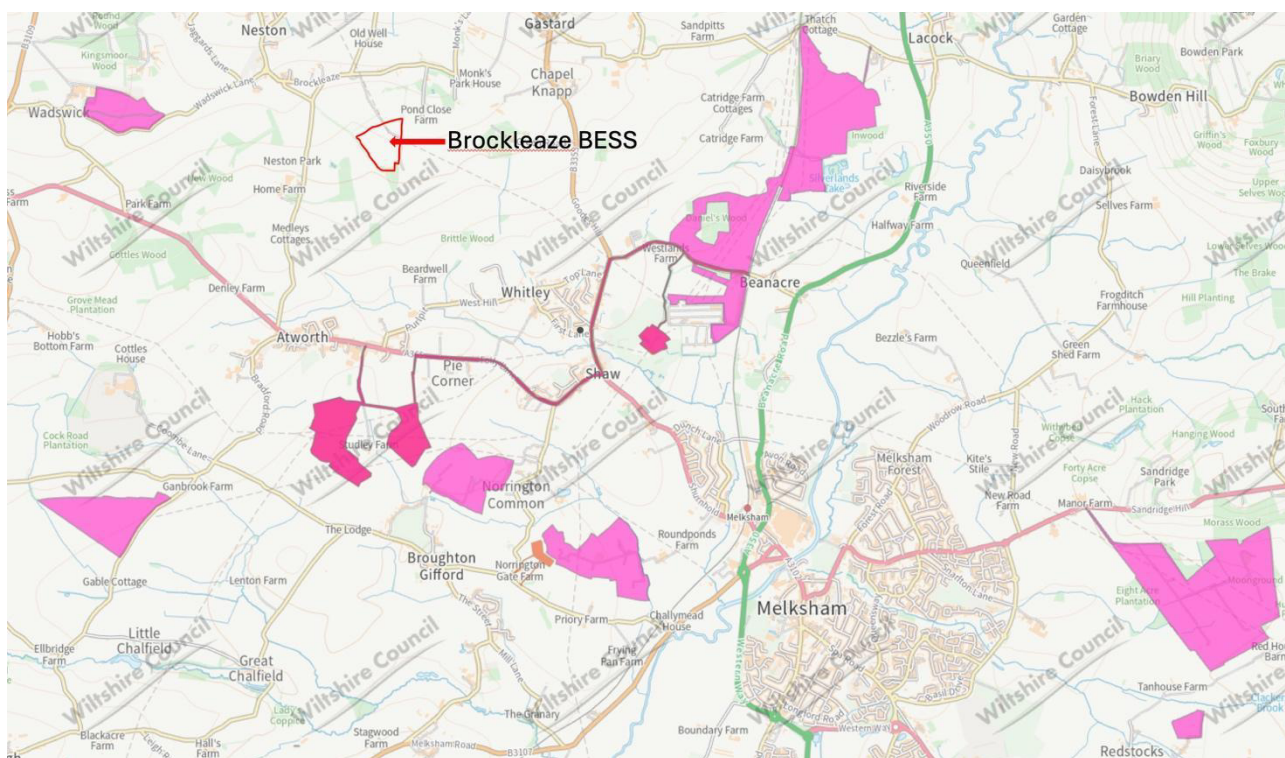


Fig 1. The approx. location of Brockleaze and other local solar and BESS schemes. Note the Lime Down Solar Farm/BESS north of the M4 will also connect to the Melksham Substation.

7. Fire Safety

7.1. CAWS has a detailed understanding of BESS fire safety risks, and in the context of this consultation, is concerned about the potential impact to Shaw and Whitley residents from either a toxic plume or contaminated firewater runoff.

7.2 CAWS does not concur with the developer's position that the safety record of BESS schemes is improving.

7.3. During the developer's webinar on 3 April 2025 it was initially stated that there had only been one BESS fire in the UK at Liverpool, but there have also been at least three others: Tilbury (February 2025), Rothienorman (February 2025) and Cirencester (March 2025). CAWS notes that the Cirencester fire was initially reported as being caused by the solar array, but it is now clear that two BESS containers were affected. Furthermore, it is noted that on average there is a BESS fire somewhere in the world almost every month and that not all incidents are being reported.

7.4. Given that NFCC guidance is minimal and, in any event, is non-statutory, CAWS submits that any planning application should include a report on fire safety to include:

- research/evidence that, given the numbers of battery containers on site, the proposed onsite water supply reserved for a fire incident is appropriate at the minimum NFCC guidance level of only 1900 litres per minute for 2 hours;
- evidence to support the sizing calculation for any on-site ponds to be provided to collect contaminated firewater;
- the risks and effects on these calculations when considering the possibility of simultaneous fires in multiple containers, whether they start independently or in a chain reaction (viz. thermal runaway), the assumptions made and their justification;
- evidence that the Fire and Rescue Service (FRS) have been consulted, and that they are capable of responding to an incident, including thermal runaway;
- evidence that the FRS have the capacity to respond to any other concurrent BESS related incident in its region;
- the rationale for container spacing given the minimum spacing suggested by NFCC guidance is 6 metres;
- a statement on whether the developer proposes to adopt NFPA 855, noting that an update is expected in 2026;
- a copy of all relevant safety certificates, or the process to obtain them, including an explanation of the relevance of UL9540A testing;
- a copy of the Fire Safety Management Plan, and a narrative comparing it to the Battery Safety Management Plan for Cleeve Hill.

8. Hydrology

8.1. Shaw and Whitley are well known for issues associated with water drainage and flooding. Water flows through ancient water courses from the north of the villages into a series of gullies and ditches that ultimately feed into Southbrook which is known to be "flashy".

8.2 CAWS draws the developer's attention to the flooding risks in and around Whitley, as published by the Environment Agency and set out below at Fig 2, and the Special Protection Zone 2 (SPZ2), as set out at Fig 3.

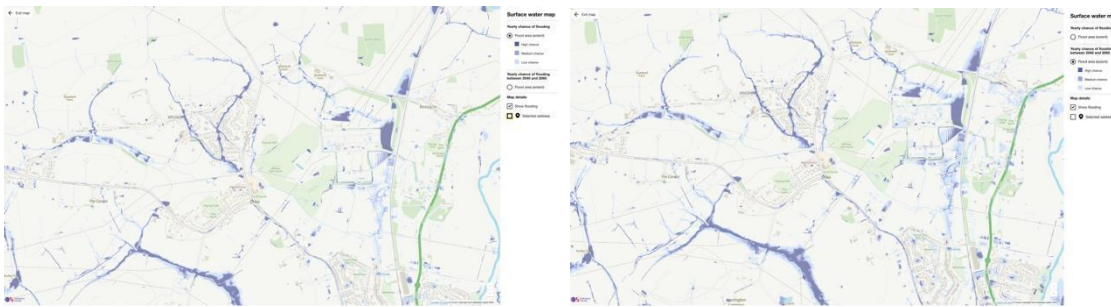


Fig 2. Yearly chance of flooding (left) and projected yearly chance of flooding between 2040 and 2060 (right) taken from the Environment Agency website.

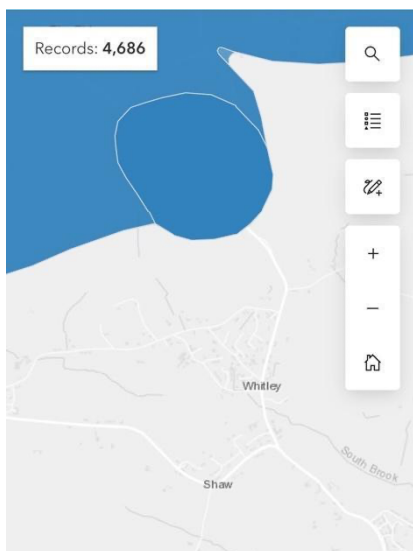


Fig 3. The Special Protection Zone (SPZ2), to the north of Whitley and covering the entirety of the Brockleaze site.

8.3. CAWS requests that this information is fully considered in the planning of each stage of the project, and that flood risk reduction measures are set out in the relevant management plans (see para 12.2). In considering such risks, CAWS submits that the developer should consider:

- **Permeability.** Access tracks, car parks and temporary compounds should be designed to be permeable, to ensure existing flood risks in Whitley are not exacerbated.
- **Flow Paths.** The extent to which cable trenches might modify water drainage pathways to groundwater flows, and the potential impact on environmentally sensitive habitats, residential properties, ponds and water courses and drainage routes must be fully investigated. CAWS requests that special attention be paid to the relative risks of both ducted and non-ducted trenches. Access tracks, car parks and temporary compounds should be designed to match existing ground levels to minimise the impact on existing water flow paths.

8.4. In considering the above points, CAWS submits that the developer should consult with National Grid before a planning application is made, to learn from the consequential flooding around Bishops Cannings arising from the underground cable works connected with the upgrade between Bramley and Melksham.

9. Noise

9.1. Whilst it is acknowledged that noise from the BESS is more likely to have a greater impact on the residents of Neston, the risk to the residents of Whitley and Shaw should not be disregarded at this stage of the project. The area around Whitley and Shaw is well known to be quiet (especially at night), the noise rating of the proposed BESS equipment is not clear, and a noise assessment has not yet taken place. For the purposes of comparison, it is noted that residents near the Minety BESSs, a similar distance away, are discontent with the level of noise pollution.

9.2. Accordingly, CAWS submits that the developer should include a full and complete noise assessment of the scheme at the same time as any planning application.

10. Cable Route

10.1. Park Lane Quarry (aka. Park Lane Mine) borders the proposed development, and is also about 1 mile from Whitley. The quarry is in production, and the underground workings, which are susceptible to flooding, are extensive. Any cable installation works or compounds should therefore avoid this area, and the developer is advised to discuss any detailed plans directly with the landowner and company.

10.2. Octavian. The extensive cellars at Octavian occupy the old Eastlays Quarry which was also a Central Ammunition Depot between circa 1936 and 1966. By its very nature, this site has significant underground workings and these stretch into the surrounding area. Products that are stored in the cellars are of high value and could be susceptible to vibration, contamination and the well-known risks of being close to 400 kV cables. Any cable installation works or compounds should therefore avoid this area, and the developer is advised to discuss any detailed plans directly with the landowner and company.

10.3. Disused Underground Workings. There are disused and largely unmapped quarry works southeast of Octavian, on the east side of Goodes Hill as indicated by the Air Shafts on the map below. CAWS submits that the integrity of those workings could be impacted by cable installation or compound works, and that that might have a knock-on impact on nearby residences. It therefore submits that this area should be avoided, and the developer is advised to discuss any detailed plans with all relevant landowners.

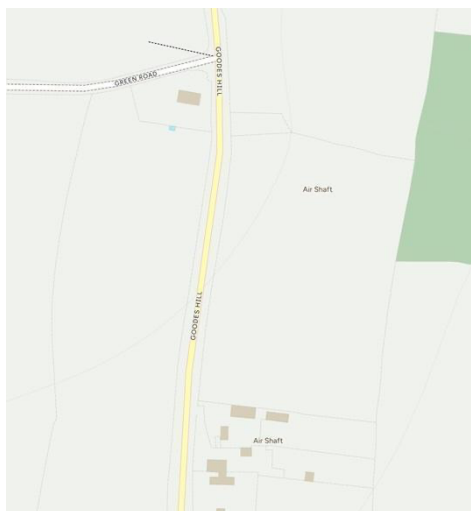


Fig 4. The area immediately southeast of Octavian.

10.4. Reservoir. There is a covered reservoir immediately south of the above disused underground workings. CAWS submits that this area should be avoided, and the developer is advised to discuss any detailed plans with Wessex Water and any other relevant landowners.

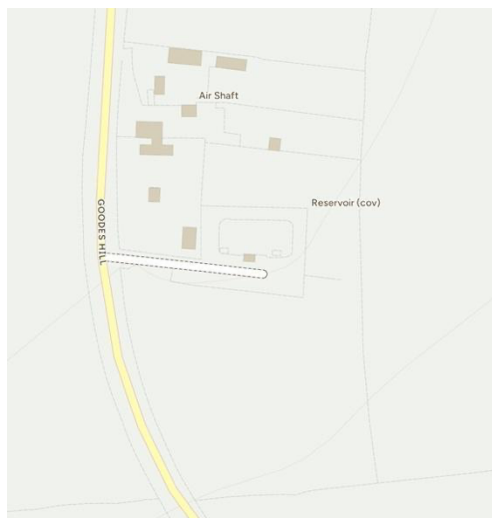


Fig 5. The area immediately south of the disused underground workings on Goodes Hill.

10.5. The Roman Road and Wansdyke. These nationally significant features cross West to East above Whitley. It is possible there are Roman remains either side of the route. If it is necessary to cross this area, CAWS submits that the developer should consult with Wiltshire Council et al., in order to conform to any requirements for horizontal drilling depths, trial trenches and archaeological supervision.

10.6. Land South of the Roman Road and around Top Lane. There are a number of significant heritage assets in this area, including probable Roman and Medieval settlements and a number of Grade II listed buildings such as Northeys and Whitley House. If it proves to be necessary to cross this area, or close to this area, CAWS submits that the developer should consult with individual residents. CAWS also submits that the developer should consult with Wiltshire Council et al., in order to agree to any requirements for horizontal drilling depths, trial trenches and archaeological supervision.

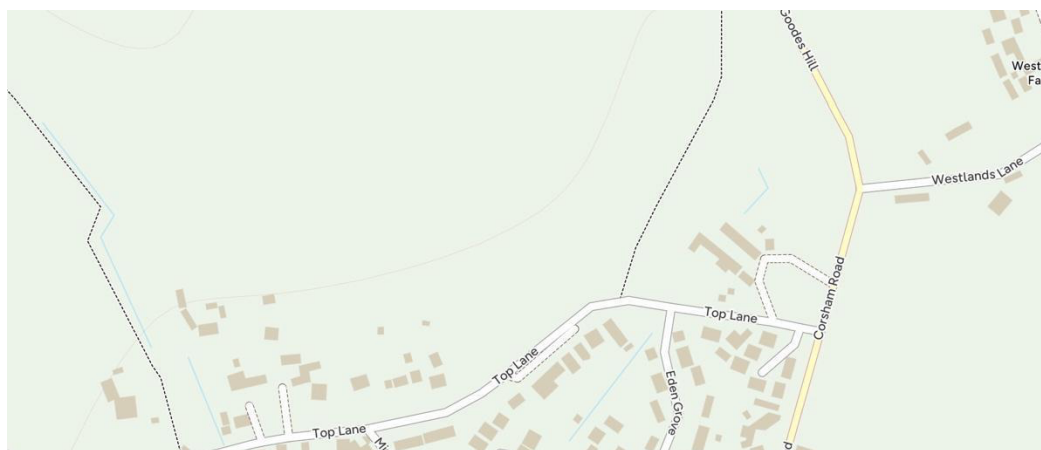


Fig 6. The area bordered by the Roman Road, Goodes Hill and Top Lane

10.7. Private Gardens. Garden areas are intimately connected with the properties that they serve, helping to establish the distinctiveness and character of individual properties in the settlement and the wider landscape. This is especially the case for listed properties. CAWS therefore submits that a cable run must never be routed through a garden area.

11. Cable Works Engineering Design

11.1. CAWS submits that the following factors should be taken into consideration in the cable installation design. These factors should be addressed in any further public consultation documentation:

- **Cable Working Area.** CAWS notes that Cable Working Areas for installations similar to the one proposed are typically around 25m wide. Given the impact such a working area might have on the environment around Whitley and Shaw and local residents, it is submitted that the developer's engineering design should clearly set out the proposed cable working area and the rationale for its selection.
- **Cable Trench Depth.** CAWS notes that 400kV trenches are typically between 1m and 3m deep. It is therefore submitted that the developer's engineering design should clearly set out the rationale for the trench depth that it decides to adopt.
- **Joint Bays.** It is assumed that each cable laid in the trench will not be continuous, but will consist of sections of a particular maximum length, and that Joint Bays will therefore be required. In order to minimise the visual impact of any such Joint Bays, CAWS submits that any access structures (e.g. manholes) should be at ground level and should be suitably painted or screened to minimise their visual impact. If the developer's engineering design requires these assets to be fenced, then that fencing should also be designed to minimise the visual impact. The design and location of all Joint Bays should be set out by the developer for further consultation (see para 2).
- **Cable Sealing Ends.** CAWS submits that the transition from the underground cable to the Melksham Substation should be contained wholly within the substation footprint, including any necessary hard standing platforms, towers or fencing. The engineering design should also include measures to minimise the visual impact of such assets.
- **Haul Road.** CAWS submits that Haul Roads should be contained within the cable working area.
- **Maintenance and Operation.** It is assumed that the cable, Joint Bays and Cable Sealing Ends will require periodic inspection and maintenance to detect and repair any cable deterioration. The developer is therefore requested to design the maintenance and inspection processes to minimise the impact on local residents and businesses, and to set out the detailed arrangements for this in the Operation and Management Plan, including the frequency of inspections and access arrangements.
- **Reinstatement.** The developer should ensure that BNG is provided on the reinstatement of any hedgerows, trees or other vegetation following the cable installation works. All vegetation reinstatement should be mature, in order to replicate the previous landscape. Where vegetation screening is required, mature planting should be used to avoid a delay in such screening becoming effective. The developer should also ensure that any affected walls, gates, footpaths, styles, will be reinstated on, at least, a like-for-like basis and at the same time as the installation works are conducted, to ensure there is no reinstatement delay.
- **Permeability.** Access tracks, car parks and temporary compounds should be designed to be permeable, to ensure existing flood risks in Whitley are not exacerbated.
- **Flow Paths.** Access tracks, car parks and temporary compounds should be designed to match existing ground levels, to minimise the impact on existing water flow paths.
- **Trenching Impact.** Trenching should be designed to minimise vibration and subsidence risk to dwellings and especially any heritage assets and those with limited foundations.

- **Trees.** There should be no removal of mature trees.
- **Electromagnetic Field Assessment (EFA).** CAWS submits that an EFA should be completed as soon as possible, and that residents in close proximity to the emerging cable route should be advised of the outcome of that assessment before a final decision of the cable route is made.

12. Construction, Installation, Operation and Maintenance and Decommissioning Phases

12.1. CAWS submits that the construction and installation, maintenance and operation and decommissioning phases of the project should minimise the impact on the landscape and local residents and businesses, and that all work should be conducted safely and professionally, and in accordance with the principles of the Considerate Constructors Scheme.

12.2. It also submitted that the community should be kept informed of risks, progress, and emerging issues etc. CAWS therefore submits that the developer should be required as a condition of planning consent to prepare the following:

- a Construction/Installation Management Plan;
- a Traffic Management Plan;
- an Operation and Management Plan; and
- a Decommissioning Plan.

12.3. These plans should reflect engineering best practice, and be in accordance with all relevant industry standards and legislation.

12.4. CAWS expects the above plans to:

- strictly enforce working hours to between 08:30 and 16:30, Monday to Friday;
- exclude working at weekends and during public holidays; and
- allow no works outside these times, e.g. for set up or close down.

12.5. CAWS submits that all works should be screened where possible, and all reasonable actions should be taken to minimise noise.

12.6. It is unclear who is responsible for the cable installation and works at Melksham Substation. This should be clarified before the planning application is submitted. It is also unclear whether the works at the substation will be within the scope of the planning application, or will fall under a separate planning application; this should also be clarified.

12.7. Regarding the communication aspects of the project, CAWS proposes:

- **Between planning consent (if granted) and commencement of works** – the Project Manager (PM) provides CAWS with a monthly written update on the status of the project, and attends CAWS Committee meetings on request (these are normally held every 6 – 8 weeks).

- **During the cable installation works** - whenever the installation teams are working within a radius of 3 km of Whitley, the PM provides CAWS with a weekly written update on the status of the project and attends CAWS Committee meetings.
- **During the operation and maintenance phase** - the responsible manager provides CAWS with an annual written update.
- **During the decommissioning phase** - the PM provides CAWS with a monthly written update on the status of the project, and attends CAWS Committee meetings.

12.8. CAWS would expect the above information to provide status against Key Performance Indicators.

12.9. Information the developer is expected to include in these plans is set out at Appendix B.

13. Community Benefits

13.1. As this cable connection is expected to be at Melksham Substation, and the community is likely to host the cable route, CAWS submits that community benefits are appropriate. Such benefits will compensate for the anxiety during the site assessment phases, disruption during the construction, operation and management, and decommissioning phases, and potential risks to landscape, heritage, hydrology and ecology over the next 40 years.

13.2. Flood Alleviation - £100,000

13.2.1. Whitley is highly susceptible to flooding. Each recent named storm has resulted in flooding and a record height reading at the Southbrook monitoring station on Corsham Road. It is submitted that, whilst the Brockleaze BESS will no doubt contain flood mitigations, the overall risk to the villages will increase as a result of the scheme.

13.2.2. Public funding for flood alleviation is limited, and often there is confusion about where responsibility for flood alleviation and/or remediation sits between landowners, residents, local authorities and the Environment Agency et al. This often leads to long delays.

13.2.3. CAWS therefore proposes a Community Flood Alleviation and Emergency Fund of £100,000, to be administered by the Community Emergency Group (CEG). The purpose of the fund would include:

- commissioning hydrology surveys and reports as required;
- providing financial support for the volunteer team with regard to training, equipment, storage and communications;
- providing financial support to flood alleviation works by drainage contractors on a case-by-case basis taking cognisance of any known responsibilities (such as residents and local authorities), the availability of other funding “streams”, the relative risk to the community at large, and the timescales necessary to mitigate any such risk.

13.2.4. Priority could be given to extant risks on Top Lane, Middle Lane, Eden Grove, First Lane and Corsham Road, with investigation into the installation of attenuation ponds (e.g. Top Lane and Ever Green Meadow), new/additional drainage pipes (e.g. Eden Grove, First Lane, land off Corsham Road), bypass pipes (Corsham Road), and increased capacity pipes (throughout).

13.2.5. The community is acutely aware that local flood alleviation works might exacerbate downstream risks, and therefore the scheme must be run in consultation with Melksham Without Parish Council and Wiltshire Council.

13.2.6. In addition to the above, the developer is requested to provide ad hoc support to flood alleviation works while installing the cable in the Whitley area by making its plant and operators available to support community works such as ditch clearing and pipe laying etc.

13.3. Renewable Energy - £100,000

13.3.1. Energy costs for local community groups and organisations are significant and rising, jeopardising the ability of such groups to maintain their commitments to the community.

13.3.2. CAWS therefore proposes a Community Renewable Energy Fund of £100,000, to be administered by CAWS, that will provide financial support to community organisations for renewable energy projects such as solar panels, batteries, Heat Pumps, etc.

13.3.3. Early projects might include roof-mounted solar panels and batteries and associated infrastructure for:

- the Community Shop (Whitley Stores) on Top Lane in Whitley;
- Shaw Village Hall;
- Whitley Reading Rooms; and
- Shaw School.

13.4. Residential Energy – No Cost to Grenergy

13.4.1. Although Wiltshire residents currently have access to the “Solar Together” scheme, it is not clear how long that scheme will be available. In addition, the extent to which that scheme offers the best possible value for money for residents is unclear.

13.4.2. CAWS therefore proposes a Grenergy-managed scheme to allow residents to procure (at their own expense) domestic rooftop solar panels, inverters and batteries, including installation, and to do so at discounted rates reflective of Grenergy’s (or their partners’) significant buying power in the renewable supplies market. If Grenergy (or their partners) have access to bulk buying arrangements for heat pumps or EV charging, this should also be included.

13.4.3. It is submitted that Grenergy should discuss this proposal with Wiltshire Council in the first instance, in order to assess any pricing benefits over and above Solar Together, and how best to implement such a scheme, if the Solar Together Scheme were still to be extant at that time.

13.5. Community Engagement - £175,000

13.5.1. Beneficial community projects are limited by funding and therefore CAWS proposes a Community Engagement Fund of £175,000, to be administered by CAWS, to provide financial support and resilience to community-based works and projects.

13.5.2. This fund would provide financial support for ad hoc community projects for the next 25 years and specific capital projects such as (to be evaluated further):

- a contribution to the funding of the extension/rebuild at Shaw Village Hall;
- a contribution to improved Car Parking at Shaw Village Hall;
- a Speed Indicator Device and/or ANPR Speed Cameras for use in Whitley and Shaw;
- a contribution to a new footpath on the northside of Top Lane between West Hill and the Pear Tree;
- tree planting;
- to build a Southbrook Boardwalk in Ever Green Meadow; and
- a supply of Hoggin for an all-weather footpath between Ever Green Meadow and Shaw Playing Field.

14. Developer Questions

14.1. On 27 March 2025 CAWS submitted to the developer the list of questions at Appendix B with a request that these be answered in advance of the 3 April 2025 webinar. During the webinar CAWS sought confirmation that those questions, along with others raised during the webinar, would be answered in writing, and this was confirmed.

14.2. As of the date of this submission CAWS can find no evidence that these questions have been answered. This has constrained and delayed the CAWS submission, and CAWS hereby reserves the right to make a further submission after the closure of the consultation if necessary. CAWS further submits that the points raised in the questions should be covered by the developer in its design and access statement, and elsewhere when any planning application is made.

15. Conclusion

15.1 This CAWS submission focuses on the potential impacts of the scheme and the cable on Shaw and Whitley that, if left unmitigated, are likely to have an impact on residents and local businesses, with a range of environmental and ecological ramifications. CAWS has set out information on a range of issues including the fire safety, the cable design and route, hydrology, noise, construction planning (including proposals for keeping the community informed); and a further range of proposed community benefits, all focussed on improving the scheme and minimising its impact locally were it to be approved.

15.2 CAWS would welcome the opportunity to discuss the content of this submission with the developer, and, in due course, the planning officers.

15 April 2025

Appendix A

Expected content of Construction/Installation Management Plan, Traffic Management Plan, Operation and Management Plan, Decommissioning Plan et al

Purpose and project overview

- Scope of Works.
- Key project stakeholders.
- Project Description.
- Location and site details.
- Description works.
- Programme and key milestones.
- Purpose of each plan.
- Project location and scope.
- Regulatory and Environmental Compliance requirements.
- Alignment with the Considerate Constructors Scheme.

Site/Compound Management & Logistics

- Site access and egress points.
- Coordination with other building and civil engineering schemes in the area, including housing associated with the Melksham Neighbourhood Plan 2, and other solar and BESS schemes in the Whitley, Shaw, Gastard, Beanacre and Atworth areas.
- Traffic management and road closures.
- Layout of all Temporary Works and the Site Compound.
- Working hours and restrictions. To minimise disruption to residents, CAWS submits that working hours should be:
 - 08:30 to 16:30, Monday to Friday.
 - No work on weekends or public holidays.
 - No preliminary works outside these times (such as “early set up” for a 08:30 start).

Regulatory & Environmental Considerations

- Compliance with UK legislation (e.g., Electricity at Work Regulations 1989, CDM Regulations 2015, Environmental Protection Act 1990).
- Compliance with Waste Electrical and Electronic Equipment (WEEE) Regulations.
- Compliance with local authority reinstatement standards (e.g., New Roads and Street Works Act 1991).
- Environmental Impact Assessment.
- Permissions and consents required (e.g., local authorities, landowners, Environment Agency).

Health, Safety & Environmental (HSE) Management

- Risk assessments and method statements (RAMS).
- Compliance with CDM Regulations 2015.
- Personal Protective Equipment (PPE) requirements.
- Emergency procedures and first aid provision.
- Environmental protection measures (e.g., noise, dust, vibration, waste management).
- Risk assessments and method statements (RAMS).
- Hazard identification (e.g., electrical safety, excavation risks, hazardous materials like oil-filled cables or asbestos).

- Personal Protective Equipment (PPE) requirements.
- Emergency Response Plan.
- Incident reporting procedures.
- Contingency planning for unexpected events (e.g., adverse weather, strikes etc).
- Waste disposal and recycling strategy.
- Biodiversity Monitoring Strategy and ecological considerations (e.g., wildlife protection).
- Carbon footprint reduction measures.
- Cable material recycling (viz. copper, aluminium, lead, etc.).
- Hazardous waste disposal (e.g., oil-filled cables, contaminated soil).

Programme & Risk Management

- Project timeline and key dependencies.
- Key Performance Indicators.
- Identification and mitigation of potential risks.
- Excavation techniques (e.g., open trenching, vacuum excavation).
- Handling and disposal of associated infrastructure (e.g. ducts, joint bays, cable markers).
- Dependencies on other infrastructure works.
- Seasonal or weather-related constraints.
- Potential risks (e.g., encountering unknown utilities, environmental contamination, community objections).
- Impact on Whitley Golf and Cricket Clubs, which are adjacent to Melksham Substation.
- Mitigation strategies.
- Contingency plans for unexpected delays or incidents.

Quality Assurance & Compliance

- Adherence to relevant British Standards and regulations.
- Inspection and testing procedures.

Stakeholder & Community Engagement

- Communication plan with local authorities, residents, businesses and CAWS.
- Public notifications and complaint handling procedures compliant with the Considerate Constructors Scheme.

Traffic & Transport Management

- Traffic impact assessment.
- Details of any necessary highway improvement works.
- Parking and deliveries management.
- Traffic management measures (closures, diversions, signage).
- Footpath closures/diversions.
- Communication plan with local stakeholders and authorities.
- Noise, dust, and vibration control measures.

Completion & Handover

- Site reinstatement and restoration plan.
- Handover documentation and as-built record.
- Cable Isolation & Disconnection.
- Safe shutdown procedures.

- De-energisation and testing for dead circuits.
- Removal of connection points (e.g., substations, joint bays).
- Cable Removal or Abandonment Strategy.
- Full removal (if required by landowners or environmental considerations)
- Leaving the cable in situ (if removal is impractical).
- Backfilling and soil compaction.
- Reinstatement of roads, pavements, and vegetation.
- Record of decommissioning activities.
- As-left drawings and asset records.
- Confirmation of compliance with regulatory requirements.
- Final sign-off by relevant authorities.

Appendix B



Questions Regarding Brockleaze Battery Storage at Neston V1

No	Question	Answer
1.	Is this scheme in any way connected with Lime Down Solar?	
2.	You state that you intend to connect to Melksham Substation 2.5km away. Do you have a Transmission Entry Capacity Agreement (TECA)?	
3.	What is your expected connection date?	
4.	We note that you have a TECA for a scheme called "Beanacre BESS" for the Melksham 132kV Substation. Is this the same scheme as Brockleaze?"	
5.	What is the proposed cable route?	
6.	Is the cable route underground or above ground?	
7.	Have you had a pre application meeting/discussion with Wiltshire Council?	
8.	Please confirm the BESS capacity (MWh) and power (MW).	
9.	What type of battery units are proposed?	
10.	Please confirm the expected life of the scheme.	
11.	Please confirm the height of the highest piece of equipment in the onsite substation.	
12.	What is the minimum required distance between battery related equipment and residential properties?	
13.	Can we see a copy of the proposed Battery Safety Management Plan?	
14.	Please provide a copy of all site surveys including hydrology/drainage, ecology, biodiversity, heritage and traffic/access.	
15.	What is the size of the site in acres / hectares?	

16.	How long would you expect the construction phase to last (BESS and cable)?	
17.	How long will the cable-laying works take?	
18.	Has a flood risk assessment been carried out?	
19.	What is the noise output of each BESS unit expected to be, inclusive of fans/cooling equipment?	
20.	What is the cumulative noise output of the BESS equipment expected to be, inclusive of the substation?	
21.	Have the Fire Service been consulted?	
22.	How will the cumulative impact with the other local solar farms and battery sites be assessed?	
23.	Has an independent consultant assessed the soil quality or are you relying on historic published records?	
24.	If soil quality has been assessed, please advise who has done this.	
25.	Will the BESS contain second-life batteries?	

27 March 2025 (date originally issued to the developer)