

|   |    |
|---|----|
| 11th May 2026 Planning Agenda FIN _____   | 2  |
| AGENDA ITEM 06a MWPC comments on previous application Sum-<br>merleaze Lodge _____                        | 8  |
| AGENDA ITEM 06a Beanacre - Neighbour comments on Planning -<br>Application - PL-2026-01698_Redacted _____ | 10 |
| AGENDA ITEM 06b MWPC comments on previous application<br>Church Farm Shaw _____                           | 13 |
| AGENDA ITEM 06c MWPC comments on previous application 554<br>Canal Bridge _____                           | 17 |
| AGENDA ITEM 06c - Green Wedge policy JMNP2 _____  | 18 |
| AGENDA ITEM 06h NOTES OF MEETING with Jarboom 11 March<br>2026 _____                                      | 20 |
| AGENDA ITEM 06i Correspondence to Lidl re consultation _____  | 22 |
| AGENDA ITEM 06i NOTES OF MEETING with Lidl 11 March 2026 _  | 23 |
| AGENDA ITEM 07a - Revised Plans Covering Letter _____   | 26 |
| AGENDA ITEM 07a Melksham Consultee Comments Tracker _____   | 29 |
| AGENDA ITEM 08e NOTES OF MEETING with Gompels 29 April<br>2026 _____                                      | 32 |
| AGENDA ITEM 08e Gompels 29 Apr 26 UPDATED _____   | 33 |
| AGENDA ITEM 08fii Correspondence re Tree Preservation Order<br>Berryfield green triangle _____            | 44 |
| AGENDA ITEM 08g - NHP1 Middle Farm policy FOR CONTEXT as<br>18 dwellings _____                            | 46 |
| AGENDA ITEM 08g Notes of Meeting Middle Farm 23 April 2026 ____   | 49 |
| AGENDA ITEM 09a - Large map of East of Melksham _____   | 51 |
| AGENDA ITEM 10a ii - Further info requested of CAWS at Lime<br>Down hearing _____                         | 52 |
| AGENDA ITEM 10b - Correspondence with WC on Westlands<br>Lane verge reinstatement _____                   | 56 |

|   |    |
|---|----|
| AGENDA ITEM 10bi NOTES OF MEETING with Aureos 23 April<br>2026 _____                      | 58 |
| AGENDA ITEM 10c PL 2025 05552 FUL Drainage_Response<br>Apr26 Issue _____                  | 60 |
| AGENDA ITEM 10d Whistle Mead Decision Notice _____  | 65 |
| AGENDA ITEM 10f Corsham FEL sites removed correspondence _____                            | 68 |
| AGENDA ITEM 11aii - JMNP2 handout FV26.1 _____  | 71 |
| AGENDA ITEM 11aiii Comments submitted on Cooper Tires for ratification _____              | 77 |
| AGENDA ITEM 11b WC agenda papers Wiltshire Local Plan - next<br>steps _____               | 78 |
| AGENDA ITEM 11b Wiltshire Local Plan - next steps report<br>Appendix 1 _____              | 88 |
| AGENDA ITEM 12 Bader Park TPO _____   | 89 |
| AGENDA ITEM 13b Appeal - Appellant's Note on Woodrow Road<br>Appeal Decision Letter _____ | 95 |
| AGENDA ITEM 15b - Meeting with WBCT _____   | 98 |



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 5<sup>th</sup> May 2026

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, David Pafford (Vice-Chair of Council), John Glover (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 11<sup>th</sup> May 2026 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=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=86590769877>

Or go to [www.zoom.us](http://www.zoom.us) or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**  
**Passcode: 070920**. Instructions on how to access Zoom are on the parish council website [www.melkshamwithout-pc.gov.uk](http://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.
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, including Permission in Principle applications received within the required timeframe (14 days):**
  - a. **[PL/2026/01698](#) - Summerleaze Lodge, 10 Beanacre, Melksham, SN12 7PT.**  
Full planning permission: Change of use of agricultural land used as a paddock to domestic and to build a detached bungalow with garage, drive and gardens.  
Applicant name: Mr & Mrs P Neale. **Comments by: 08 May 2026 (extension requested)**
  - b. **[PL/2026/02519](#) - Units 7-10 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF.** Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses: Units 7-10 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF  
Applicant name: Mr and Mrs A & G Hillier. **Comments by: 19 May 2026**
  - c. **[PL/2026/02084](#) - 554 Canal Bridge, Semington, Trowbridge, BA14 6JT**  
Full planning permission: Proposed erection of 1no. high-quality, sustainable, single storey dwelling including car port, home office; new planting and biodiversity enhancement measures.  
Applicant name: Mr K Lockwood. **Comments by: 20 May 2026**
  - d. **[PL/2026/02407](#) - 8 Grange Close, Whitley, Melksham, SN12 8QW.**  
Householder planning permission: Proposed garage conversion, single storey rear extension and associated works.  
Applicant name: Mr & Mrs Rick & Sue Dickinson. **Comments by: 21 May 2026**
  - e. **[PL/2026/02038](#) - 107 Middle Lane, Whitley, Melksham, SN12 8QR.**  
Full planning permission: Change of use of land to Class E(c)(iii) and the erection of an attached building for use as a hair salon.  
Applicant name: Mr Barry Pocock. **Comments by: 18 May 2026**
  - f. **[PL/2026/02481](#) - Knorr Bremse Rail Systems Uk Ltd, Westinghouse Way, Bowerhill, Melksham, SN12 6TL.** Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises: PV panels to be installed on the northern roof pitch of the main building as well as on both the

northern and southern roof pitches of the associated warehouse building. Applicant name: Knorr Bremse. **Comments by: 25 May 2026**

- g. [PL/2026/02594](#) - **1 Magister Road, Bowerhill, Melksham, SN12 6FD**.  
Householder planning permission: Single storey side lean-to extension to link the garage entrance to the main house and provide storage space.  
Applicant name: Mr Iljazi. **Comments by: 29 May 2026**
- h. [PL/2026/01809](#) - **Melksham Football and Rugby Club, Eastern Way, Melksham, SN12 7GU**. Full planning permission To enable the area of land known as Melksham Rugby and Football clubs, to hold Music Events and festivals. Applicant name: Gary Cooke, Jarboom Ltd. **Comments by: 05 June 2026**
- i. [PL/2026/02458](#) - **Land East of Eastern Way, Melksham**.  
Full planning permission Full application for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing. The proposed development incorporates: • A single storey building with a total floor space of 2184m2 (GIA) including a net sales area of 1529m2. • 132 car parking spaces including 6 disabled bays, 9 parent and child spaces and 2 electric vehicle charging spaces. • Comprehensive landscaping scheme. • SUDS drainage scheme. Applicant name: Lidl GB Ltd. **Comments by: 05 June 2026**

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

- a. [PL/2025/07391](#) - **Land South of Western Way, Melksham, Wiltshire**. Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant name: BWD Trading. **Comments by: 15 May 2026**
- To consider revised/amended plans
  - [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504 – no new comments or documents.
  - [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504 – no new comments or documents.

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

- a. [PL/2024/10345 \(FULL\)](#) and [PL/2025/09780 \(OUT\)](#) **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
- PL/2024/10345 (FULL) – To note new comments from Drainage, Landscape and Police Liaison Officer
  - PL/2025/09780 (OUT) – No new documents or comments

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- c. [PL/2025/06749](#) - **Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)**  
Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works. Applicant Name: Hannick Homes & Developments Ltd
  - No new documents or comments.
- d. [PL/2025/06105](#) **Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm)**  
Outline Planning Permission: Erection of up to 50 No. dwellings and associated works
  - No new documents or comments.
- e. [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Outline planning permission: All matters reserved. Construction of warehouse with office space, parking and associated landscaping including site access.
  - To approve the notes from the meeting held with the developer on Wednesday 29<sup>th</sup> April 2026 to discuss appearance.
- f. [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).
  - i. To note new comments from Ecology.
  - ii. To note the response from the Arboricultural Officer regarding the request for a Tree Protection Order on the green triangle Berryfield.
- g. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)**  
Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.
  - To note new comments from Highways
  - To approve the notes from the meeting held with the applicant on Thursday 23<sup>rd</sup> April 2026.
  - To note the letter from the applicant's agent and to consider requesting removal of call-in.

## 9. Proposed Developments in Bowerhill and East Melksham

- a. To receive feedback from the meeting to discuss Cumulative Impact of the Developments at Bowerhill with Wiltshire Council held on Tuesday 5<sup>th</sup> May 2026 and to consider next steps.

## 10. Proposed Energy Installations

- a. Lime Down Solar
  - i. To note the submission from Melksham Without Parish Council in response to the response to their previous submissions
  - ii. To note the representation made by CAWS at the Open Floor Hearing and to note the Response to Examining Authority Request (21 April 2026) from CAWS
  - iii. To consider next steps

- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
  - i. To approve the notes from the meeting held with the applicant on Thursday 23<sup>rd</sup> April 2026.
- c. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE**. Full planning permission: Battery Energy Storage System with associated infrastructure.
  - No new documents or comments
- d. To note the refusal of [PL/2023/01914](#) for Whistle Mead Solar Farm (Little Chalfield) at the Strategic planning Committee meeting held on 21 April 2026 despite an officer recommendation for approval.
- e. Wiltshire Council Engagement about Cumulative Impact.
  - To consider Wiltshire Council response to 12 recommendations from the parish council (if received).
- f. Future Energy Landscapes
  - To note that areas for potential along the Melksham Without parish boundary are no longer being considered as part of the Future Energy Landscape project for Corsham.

## 11. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
  - i. To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)
  - ii. To note the Neighbourhood Plan training session 2 held on Tuesday 5<sup>th</sup> May 2026 and to consider next steps
  - iii. To ratify comments made by the Clerk on [PL/2026/00855](#) Land between 83/91 Bath Road (Bakers Yard, Cooper Tire site) Melksham
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
  - To note the recommendation from the Wiltshire Cabinet meeting held on 6<sup>th</sup> May 20256 regarding withdrawal of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 from examination.

## 12. Tree Preservation Order

To consider commenting on the Tree Preservation Order (TPO/2026/00006) for the Public Open Space at Bader Park (deadline 13<sup>th</sup> May 2026)

## 13. Appeals

- a. To note appeal decisions (if determined)
- b. To note the Snarlton Farm Appellant's Note on Woodrow Road Appeal Decision Letter

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

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

- a. **Updates on ongoing and new S106 Agreements**

- i. Pathfinder Place
- ii. To note any S106 decisions made under delegated powers

**b. Contact with developers:**

To note proposed meeting on Wednesday 1<sup>st</sup> July 2026 (late morning or early afternoon) with Wilts & Berks Canal Trust to discuss next steps.

Copy to all Councillors

**PL/2026/01698 Summerleaze Lodge, 10 Beanacre, Melksham**

PL/2025/06519 Summerleaze Lodge, 10 Beanacre, Melksham was considered by the parish council last year and was then Withdrawn by the Applicant

MWPC comments submitted 4 September 2025

No Objection

Melksham Without Parish Council feel that this application is an in-fill between existing properties and does not constitute development in the open countryside. It was also noted that the opposite side of the road has been fully developed. Councillors welcomed that the proposed development is a bungalow, which aligns with the Housing Needs Assessment undertaken for the Joint Melksham Neighbourhood Plan 2.

MWPC comments submitted 20 October 2025

Comment

For info, and for uploading to the comments section of the Planning Portal please PL/2025/06519 Summerleaze Lodge, 10 Beanacre, Melksham, SN12 7PT. Full Planning Permission: Change of use to the site from agricultural to domestic. To then develop the site with a bungalow, garage, gardens and drive. Applicant: Mr & Ms P Neale

From: Teresa Strange

Sent: 29 September 2025 16:17

To: Drainage <[drainage@wiltshire.gov.uk](mailto:drainage@wiltshire.gov.uk)>

Cc: Alford, Phil ([Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)) <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>

Subject: Request for comments on planning application as in area of known internal property flooding

Dear Drainage team

Melksham Without Parish Council would like to highlight this planning application to you please, as we can see you have not been consulted – presumably as its just one dwelling.

These are the comments from the residents of the adjacent land, the Grade 1 Beanacre Manor Danny, the Old Manor is owned by XXXXXXXX – can you remember that you wanted to put some flood alleviation work across his land after the flooding in Beanacre in 2014? So XX comments on the issues, could do with looking at as its definitely an area that has flooded before? Thankyou

“Site is regularly saturated throughout the winter months from the latter half of December through to the end of March, and for long periods within that time much of the Site is underwater. Building a bungalow, garage and driveway on the Site will block the natural drainage from the fields and exacerbate the risk of flooding, including to Beanacre Old Manor, the fabric of which has already suffered damage from flooding in winter 2023/24.”

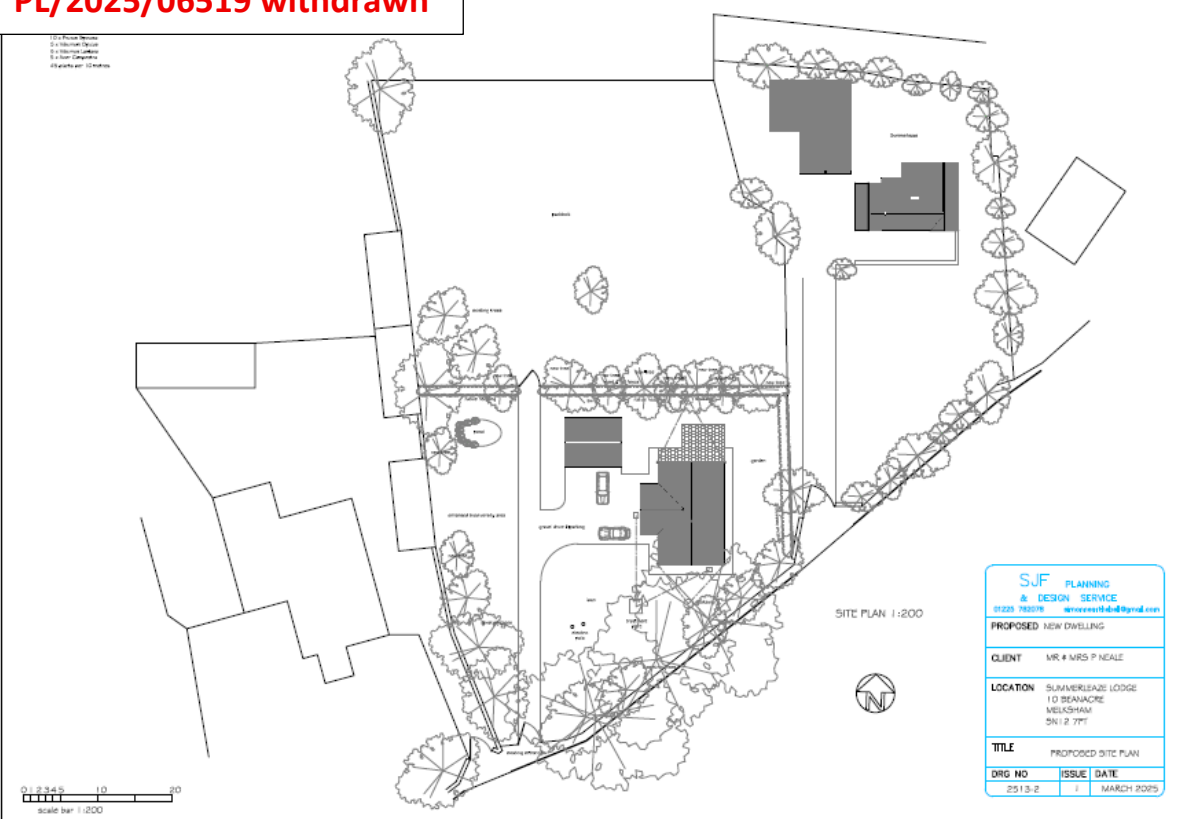
**PL/2026/01698 new**

A1 PRINT



**PL/2025/06519 withdrawn**

A1 PRINT



Comments on [Planning Application: PL/2026/01698](#)

[REDACTED]  
[REDACTED]  
**Old Road,  
Beanacre,  
SN12 7[REDACTED]**

Member of the Public

Stance : **Object**

We object to this Application on similar grounds to those we made in relation to the similar application - [Planning Application: PL/2025/06519](#) - made by the Applicants last year and which was withdrawn.

### 1 **Adverse impact on the setting of Grade I listed Beanacre Old Manor**

The Site on which the bungalow, garage and driveway are proposed to be built is part of an agricultural field of some 3.62 acres ("**the Field**"). It is immediately adjacent to a Grade 1 Listed building, Beanacre Old Manor, the listing being described under [Beanacre Old Manor, Melksham Without - 1021755 | Historic England](#).

Beanacre Old Manor is a very old manor house dating from c.1350, described in Pevsner as a very interesting survival. It stands, as it always has, in an essentially rural setting. Grade II\*-listed Beanacre Manor, constructed in c.1590 next to it and divided from it by a low stone wall, has similarly always existed in a rural setting. The only other buildings in the grounds of the two houses are ancient ancillary agricultural buildings and a stable block (now Manor Farmhouse), all built in traditional stone. Beanacre Old Manor and Beanacre Manor and their grounds are bounded on three sides by agricultural land (including the Field) and by Old Road in the front. They and their ancillary buildings can be seen and enjoyed in their setting, from both Old Road to the south and from public footpaths across the farmland to the north and east, including from the footpath over the Field, as well as from the much-enjoyed St Barnabas church cricket field.

The Field (including the Site on which the bungalow, garage and driveway are proposed to be built), forms an important element of the rural setting of Beanacre Old Manor and its curtilage.

The proposed change of use of the Site - from agricultural to domestic - and the proposed construction on it - bungalow, garage and driveway - so close to Beanacre Old Manor would very substantially impair the rural setting of Beanacre Old Manor and its ancillary buildings.

Like the previous 2025 application ([Planning Application: PL/2025/06519](#)) the Application makes no mention of the fact that the proposed development on the Site is immediately adjacent to a Grade I-listed building and contains no Heritage Statement, contrary to paragraphs 207 to 213 of the [National Planning Policy Framework](#) ("**NPPF**")

The Application should, for this reason, be rejected.

Notes:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that "In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The NPPF defines the "Setting of a heritage asset" as:

"... The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

"Significance (for heritage policy)" is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

Paragraph 207 states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".

Paragraphs 212 and 213 state:

"212 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably ... grade I and II\* listed buildings .... should be wholly exceptional".

## **2 Adverse impact from groundwater**

### **High water table**

As is well-known and noted in "Brief history of Beanacre" published by [Melksham Without Parish Council](#) "The water table is very high in Beanacre". The fields to the north of the Site hold water like a sponge and drain very slowly during the winter months, including through the Field, the surface of which is marginally lower than the curtilage of Beanacre Old Manor and lower than the level of Old Road which borders the Field to the south. As a result the Field including

the Site is saturated throughout the winter months from the latter half of December through to the end of March, and in periods of heavy or prolonged rain much of the Site area is flooded with standing water.

The Flood Risk Assessment (attached to the Application and drafted by the firm acting on behalf of the Applicants) acknowledges "... after exceptional rainfall or storms surface water has been seen" on the Site. This is an understatement. It is by no means a rare occurrence.

The drains under Old Road, via which rainwater falling on Old Road itself is carried away, do not carry away the water from the Field. The proposed bungalow, garage and driveway and associated foundation material would obstruct the drainage of groundwater via the Field and exacerbate the risk of annual flood damage to the fabric of neighbouring houses in Old Road, particularly on its north-western side, including Grade I-listed Beanacre Old Manor and Grade II\* Beanacre Manor, both of which experienced damaging flooding in 2023/24.

The solution proposed at the end of the Flood Risk Assessment is wholly inadequate to deal with the volume of groundwater that results from the high-water table in the winter months. Collecting rainwater from the bungalow's roof in butts for overflowing into "an underground rainwater harvesting system ... to be used in toilet flushing, laundry and garden irrigation" does not begin to address the problem and will be useless in the winter months when the Field is saturated.

Building the bungalow driveway and garage so that the floor-level and level of the driveway area is a third of a metre above the level of the surrounding soil (so that the new structures themselves don't flood) – will inevitably block the flow of groundwater through the Site resulting in a build-up of ground water closer to Beanacre Old Manor and its ancillary buildings with enhanced risk of flooding and damage to their fabric and foundations.

The Application should, for this reason also, be rejected.

### **3 Sewage**

None of the dwellings on Old Road is on mains drainage. The Application Form acknowledges that the proposed dwelling will not be on mains drainage and proposes that sewage be disposed of via 'Package Treatment Plant'. That is likely to be impossible in the winter months throughout which the Site is saturated, given the percolation required for a Package Treatment Plant to work safely and satisfactorily.

The Application should, for this reason also, be rejected.

### **4 Change of Agricultural Use**

The Applicants advance no grounds to support their application to change the Site from agricultural to domestic use. The farm fields (including the Field) are an important element in the feel of Beanacre as a rural settlement. They should not be permitted to be converted to housing use in the absence of very strong reasons. There are no such reasons.

The Application should, for this reason also, be rejected.

**PL/2026/02519 Units 7-10 Church Farm, Bath Road Shaw**

PL/2025/09841 CHURCH FARM, BATH ROAD, SHAW, MELKSHAM, SN12 8EF (6 dwellings) was considered by the parish council in January and Prior Approval was Refused. The refusal reasons are shown below:

**Application Reference Number: PL/2025/09841**

**Decision Date: 05/02/2026**

|                                    |  |
|------------------------------------|--|
| <b>Applicant:</b>                  | Mr Hillier                                       |
| <b>Particulars of Development:</b> | Proposed Change of Use to Create 6 Dwellings     |
| <b>At:</b>                         | CHURCH FARM, BATH ROAD, SHAW, MELKSHAM, SN12 8EF |

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that prior approval is refused for the following reason(s):

**Refusal Reason**

- 1 The application does not meet the requirements of Class MA of Part 3 of Schedule 2 to the GPDO as that permits a change of use of 'a building' and any land within its curtilage, whereas this application proposal relates to 3no. separate buildings, including a part of 1no. of these buildings, which is not proposed to be converted in its entirety. Furthermore, insufficient evidence has been provided to demonstrate that the building(s) the subject of this application all fall lawfully within Use Class E.

**Refusal Reason**

- 2 The site lies in an area shown to be subject to surface water flooding, and within the South Brook catchment area, to which Policy 3 of the Joint Melksham Neighbourhood Plan 2 refers. Coupled with the requirements of the NPPF, the application was not supported by any Flood Risk Assessment and as such would represent a reason for refusal of this Prior Approval application.

**Refusal Reason**

- 3 No information has been submitted regarding site contamination which, given the former industrial use of at least part of the site, which includes garage repairs, is considered necessary in the interests of public safety.

**MWPC comments submitted 26 January 2026**

**Comments: Objection**

The Melksham Without Parish Council objects to the proposed Class MA change of use from Class E to residential.

This application should be refused for the same reason as refusal reason 1 for PL/2025/08613 Land South of 214B Corsham Road, Whitley:

*“The development as proposed, would materially conflict with the Council's strategic core policies CP1, CP2 and CP15 of the adopted Wiltshire Core Strategy, by virtue of the site not being allocated for housing and being located outside settlement limits, as well as significantly and demonstrably conflicting with the Joint Melksham Neighbourhood Plan 2 2020-2038, which allocates other land for housing (as made on 4 August 2025) and that the benefits of the development would not outweigh the aforesaid Plan conflicts and that the application is hereby refused in full compliance with the National Planning Policy Framework paragraph 14.”*

The site lies outside the Shaw and Whitley settlement boundary and therefore conflicts with the spatial strategy of the Melksham Neighbourhood Plan 2 Policy 6 (Housing in Defined Settlements), which directs housing growth to defined settlements and applies a more restrictive approach to development in the countryside.

For Shaw & Whitley, the figures below show those developments that have planning permission, built already, pending a planning decision, and an estimate based on all the evidence in the Reg 14 A and Reg 14 B consultations (which had 15 and then 10 dwellings) for the Whitley Farm site allocation in the Melksham Neighbourhood Plan 2\*. The total comes to 75, with the emerging Local Plan saying approx. 70/ 73 dwellings requirement for the Large Village of Shaw & Whitley. The parish council believe that these planned numbers are more than sufficient to meet the needs of the community and speculative developments need not, and should not, be considered at this time.

\*The Reg 14 A and Reg 14 B consultations for Whitley Farm site included viability assessment and initial pre application discussions showed more houses than those in the Submission version of NHP2

| Site   | Planning Application   | Number of Dwellings | Status as at 3/10/25      |
|--|--|---------------------|---------------------------|
| Middle Farm Site Allocation in adopted NHP2 (55 dwellings) |  | 55                  | NHP2 made 4th August 2025 |
| Whitley Farm NP2 (number is approximate)                   | Conservation led redevelopment of redundant modern agricultural buildings and barns and conservation and reuse of Grade II listed Whitley Farm barn<br>10 & 15 dwellings in Reg 14 versions of the NHP and viability report in NHP evidence base, but no actual housing number in NHP2 | 10                  | NHP2 made 4th August 2025 |
| Land Adjacent 1 Eden Grove, Whitley                        | PL/2023/00625  | 1                   | Built                     |
| 39 Eden Grove, Whitley                                     | 21/01791/FUL   | 2                   | Built                     |
| 178 Top Lane, Whitley                                      | 20/04234/FUL   | 1                   | Built                     |
| 89 Corsham Road, Whitley                                   | PL/2025/03261  | 1                   | Approved 01/7/25          |
| Mavern House, Corsham Road, Shaw                           | 2024/00631   | 1                   | Approved                  |
| Home Farm, Shaw  | PL/2025/00965  | 2                   | Awaiting decision         |

|                                      |               |    |          |
|--------------------------------------|---------------|----|----------|
| Land South East of Poplar Farm, Shaw | 20/11342/FUL  | 1  | Approved |
| 26 Shaw Hill                         | PL/2023/06990 | 1  | Approved |
|                                      | Total         | 75 |          |

The Parish Council is concerned that the proposed conversion to residential use would introduce urbanising effects, including domestic lighting, altered activity patterns, parking and curtilage domestication, which would erode countryside character and settlement separation, contrary to JMNP2 Policy 19 (Separation of Settlements between Shaw and Melksham).

The Council notes that JMNP2 places strong emphasis on the retention of viable employment land (Policy 10 Employment Sites), reflecting an identified shortage of such land in Melksham. While acknowledging the scope of Class MA, the loss of employment floorspace is a material consideration and raises heightened agent-of-change concerns, with potential future conflict between residential occupiers and remaining employment uses.

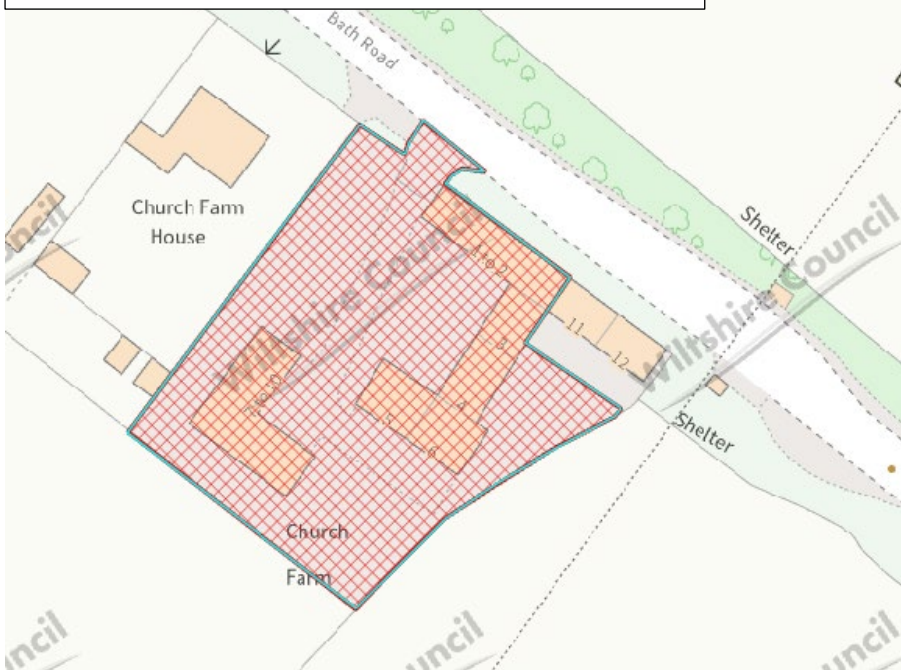
The application also fails to demonstrate adequate protection of trees, hedgerows and boundary vegetation, as required by JMNP2 Policy 17 (Trees and Hedgerows), particularly given the sensitivity of this rural edge location.

For these reasons, the Parish Council considers that the proposal would result in unacceptable impacts under the Class MA prior approval tests and objects to prior approval being granted.

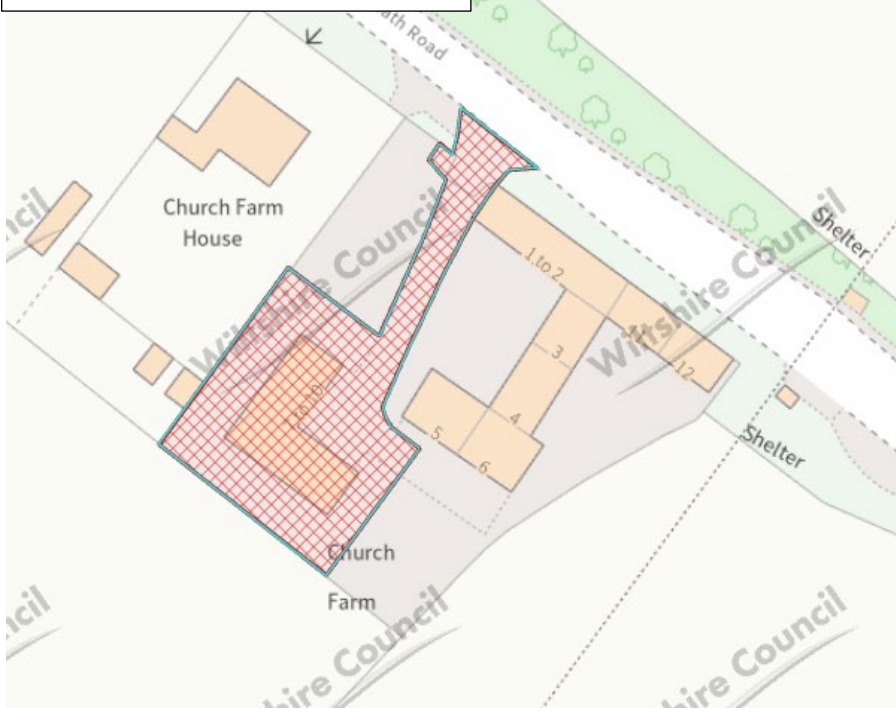
However, should Wiltshire Council be minded to approve the application, the following requirements of the Neighbourhood Plan (NHP) are requested:

- The housing mix, type and tenure should be as per the Melksham Housing needs assessment and NHP Policy 6e at Shaw and Whitley, and the Melksham Design guide and NHP Policy 20 (Locally distinctive, High Quality Design):
- Development proposals in locations with known flooding issues should include appropriate mitigation and construction methods, and, where appropriate contributions towards wider catchment projects. This is particularly relevant to the South Brook catchment area (which includes the location of this development) which has been identified as a priority flood risk area due to surface water flooding (Policy 3 Flood Risk and Natural Flood Management).

**PL/2025/09841 Prior Approval Refused**



**PL/2026/02519 new**



**PL/2026/02084 554 Canal Bridge, Semington**

The Parish council had No Objections to previous application 16/06564/OUT for Erection of **two** detached dwellings and new access on Land North Of 554 Canal Bridge, Semington. The application was refused for the reasons below:

*“Having regard to all the submissions and relevant policies, including the policies of the NPPF taken as a whole, and mindful of the nominal 5-year housing land supply shortfall, this application is considered to be an inappropriate, unsustainable form of development which would have an adverse impact on the character and appearance of the area and highway impacts cumulatively would significantly and demonstrably outweigh the benefit of providing two additional dwellings in an open countryside location and the provision of employment created through construction processes. As such the proposal is not considered to represent sustainable development being contrary to CP1, CP2, CP51, CP57, CP60, and CP61 of the Wiltshire Core Strategy 2015 and the policies of the NPPF taken as a whole.”*

A subsequent appeal was dismissed.

### Separation of Settlements

**This policy helps meet objective 14:** Protecting settlements' rural setting and countryside gaps across the Plan area.

#### **Policy 19: Separation of Settlements**

**1. Development proposals should respect the separation between the following settlements:**

- Whitley and Shaw;
- Shaw and Melksham;
- Beanacre and Melksham; and
- **Berryfield and Semington.**

**2. Proposals for development between the settlements listed above should:**

- a. be in conformity with development plan policies;**
- b. demonstrate that they would deliver economic, community and/or environmental benefits which would outweigh any harm to the role and function of the area between the two settlements (individually or cumulatively) as set out in section 1 of this policy, and as detailed in the Green Gap and Wedge Study (2023);**

**c. minimise and mitigate their urbanising effects, such as artificial lighting and traffic movements; and**

**d. where practicable, retain trees and hedgerows and, as appropriate to their scale and nature, incorporate additional screening trees and hedgerows as edge features to minimise the impact of development on the separation of the settlements concerned.**

**Development proposals which would result in the loss of, or an unacceptable reduction of the contribution which it makes to the separation of the settlements concerned will not be supported.**

### The reason for the policy

4.19.1 When places merge together that were once separate it is known as 'coalescence'. Green wedges (or buffers) have been successfully used in local and neighbourhood plans to prevent the coalescence of villages/towns, and to protect local character and identity. Green wedges are also of multi-functional benefit as spaces for flood protection, climate change mitigation, agriculture, biodiversity and recreation etc.

4.19.2 In recent years, extensive new housing development has been approved across the Neighbourhood Area. Some of this development has had the effect of increasing the perceived or actual coalescence between formerly free-standing settlements, each with their own history, character, and identity. Such development was in some cases permitted contrary to relevant policy in the Wiltshire Core Strategy because the Council was unable to demonstrate a five-year supply of deliverable housing sites, meaning the Wiltshire Core Strategy Core Policies carried less weight, in line with the presumption in favour of sustainable development in NPPF.

4.19.3 Wiltshire Council, through the [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#) provides information on a range of potential housing sites and sites for other uses, which gives an indication of how development requirements

could potentially be met on the ground. The SHELAA and a separate Call for Sites carried out by the Steering Group of the Neighbourhood Plan to inform this update of the Plan, clearly indicate that land continues to be promoted for development in locations where coalescence could result if development were consented.

4.19.4 As more development is accommodated in the neighbourhood area, the identification of areas of countryside outside settlement boundaries as areas of separation can help prevent (further) erosion of local character and identity arising from 'coalescence' or the merging together of places that were once separate. However, the need to balance appropriate sustainable land uses on the edge of settlements over the Plan



#### What is the SHELAA?

The [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#) provides information on a range of potential housing sites and sites for other uses, which gives an indication of how Wiltshire's development requirements could potentially be met on the ground. The SHELAA is required by national policy.

**NOTES OF MEETING WITH JARBOOM  
ON WEDNESDAY 11<sup>th</sup> MARCH 2026 AT 1:00PM  
RE: Wiltshire THROWBACK FESTIVAL 2026**

**Present:** Councillor Alan Baines (Vice Chair of Planning)  
Councillor John Glover (Chair of Council)  
Councillor David Pafford (Vice Chair of Council)  
Councillor Mark Harris (Planning Committee Member)  
Councillor Peter Richardson (Planning Committee Member)

Wiltshire Councillor Nick Holder (Bowerhill)  
Wiltshire Councillor Charlie Stokes (Melksham East)

Fiona Dey (Parish Officer, Melksham Without)  
Andrew Meacham (Committees Clerk, Melksham Town Council)

Gary Cooke (Jarboom)  
Nico Menghini (Jarboom)

Gary and Nico commented that they were meeting with members to discuss their temporary event license application for the Wiltshire Throwback Festival 2026, which will be considered by the parish council at their Planning Committee meeting on Monday 16<sup>th</sup> March 2026.

Gary explained that they had incorporated the learnings from the event in 2025 and that the application was largely unchanged. He noted that they had received no written complaints about the event last year. Gary highlighted the two notable changes from the 2025 event:

Traffic Management:

In 2025 the traffic management schemes had been designed around significantly higher attendance. This year they have designed schemes for up to 5000 attendees but are hoping for about 3000 attendees. On site parking will remain free and the number of parking spaces have been reduced to about 10% of attendees. In 2025, only 132 cars used the parking over the 2-day event as the majority of attendees walked to the event – they are expecting a similar pattern this year. It was noted that Melksham Oaks Community School will be used again for drop-off and pick-up. This year there will be no road closures or highways restrictions. A plan showing the site, entrance routes and allocated parking was shared.

Second Stage:

This year, two stages will be in use on the Saturday. Gary and Nico shared a plan for the festival area showing the site layout including the two stages. He confirmed that the noise management plan and controls will be the same as for last year.

He noted that the arrangements for emergency exit are still being finalised.

It was noted that last year's Planning Application (PL/2025/04158) was refused (after the event) as "the event layout, as implemented, encroached upon ecologically

sensitive boundary habitats—hedgerows, scrub, and species-rich grassland”. Gary confirmed that this year they are planning to have both a rope and fence to protect the sensitive habitats.

Gary commented that they were planning on submitting a planning application for the event in about a week following discussions with Melksham Without Parish Council and Melksham Town Council. Members questioned whether a planning application was needed, especially as no highways disruption is planned this year. Wiltshire Councillor Holder suggested that Jarboom contact the planning officer who dealt with their application last year for advice.

Nico commented that they have applied for a temporary license rather than a multi-year license partly due to uncertainty about the impact of planning applications for housing developments on adjacent sites.

Meeting closed at 1:35pm

## Fiona Dey

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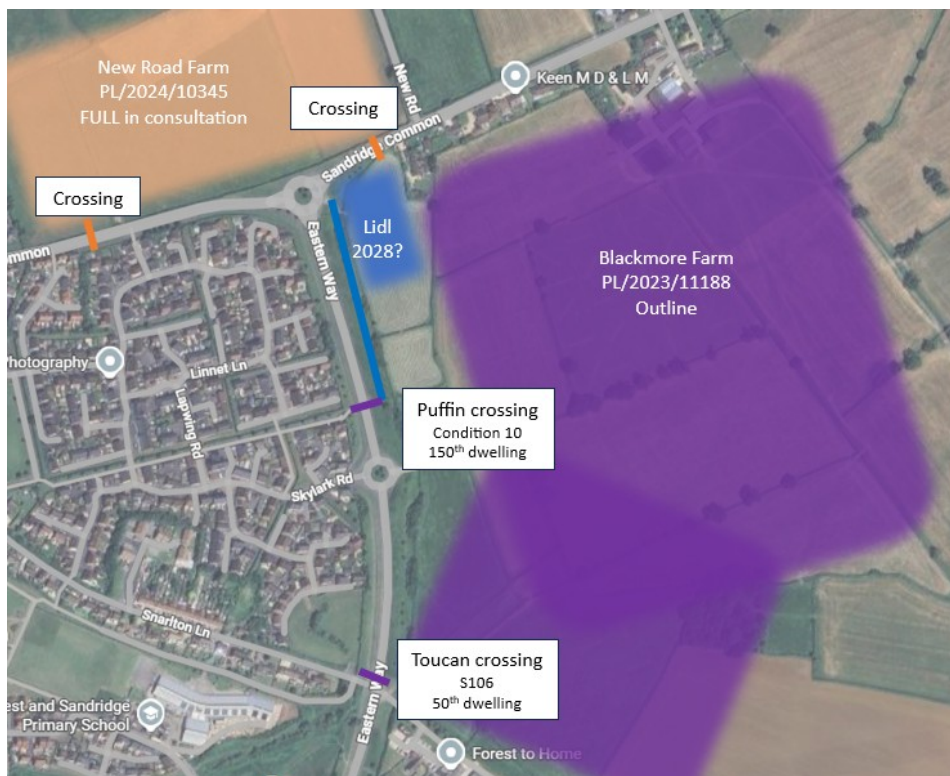
**From:** Fiona Dey  
**Sent:** 23 March 2026 16:29  
**To:** 'Emily Parkin'  
**Cc:** Teresa Strange; Holder, Nick  
**Subject:** RE: Lidl presentation for tomorrow  
**Attachments:** NOTES OF MEETING with Lidl 11 March 2026.pdf

Dear Emily,

Please consider this email the formal response from Melksham Without Parish Council to the consultation for the proposed Lidl Store in Melksham:

Please find attached the notes from the recent presentation by Lidl representatives regarding the proposed new store on the eastern side of Melksham. The notes summarise the key points discussed, including details of the proposal, anticipated timelines, and the concerns and questions raised by members.

Following the meeting we have identified that the timings for the store and timings for the controlled crossings on Eastern Way do not align (illustrated below). The parish council is concerned that pedestrians visiting the store have safe way to cross Eastern Way.



Eastern Way Crossings  
Currently there are no controlled crossings for pedestrians on the north end of Eastern Way.  
Only the roundabout with the A3102 includes a pedestrian refuge

Kind regards  
Fiona

Fiona Dey  
Parish Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus

**NOTES OF MEETING WITH LIDL  
ON WEDNESDAY 11<sup>th</sup> MARCH 2026 AT 11:30AM  
RE: MELKSHAM LIDL STORE**

**Present:** Councillor Richard Wood (Chair of Planning)  
Councillor Alan Baines (Vice Chair of Planning)  
Councillor John Glover (Chair of Council)  
Councillor Mark Harris (Planning Committee Member)  
Councillor Peter Richardson (Planning Committee Member)

Wiltshire Councillor Nick Holder (Bowerhill)  
Wiltshire Councillor Charlie Stokes (Melksham East)  
Melksham Town Councillor Saffi Rabey (Mayor)

Fiona Dey (Parish Officer, Melksham Without)  
Andrew Meacham (Committees Clerk, Melksham Town Council)

Rosie Meeham (Regional Head of Property, Lidl)  
Matt Teagle (Senior Acquisitions Consultant, Lidl)

Rosie and Matt shared a slide presentation about the proposed new store in the east of Melksham.

The Lidl representatives explained that they were currently in the public consultation phase which would be followed by a planning application, expected to be submitted in the summer. They noted that they had requested a pre-application meeting with Wiltshire Council in November but have not yet had any response. They are hoping to be able to move location early in 2028.

Rosie and Matt explained that the current store in the town centre is no longer fit for purpose and that relocating the store would be beneficial to customers and to their staff. It was noted that about 30 people work at the current store and that they seemed positive about the relocation.

They noted that there is currently no provision of a large supermarket on the eastern side of the town and although it appears to be an out-of-town location it will eventually be surrounded by proposed new housing developments.

The proposed store will be about 35% larger than the current store with about 70% more parking and would include 2 rapid EV chargers (plus passive ducting for future expansion to 20 spacers with chargers). It is expected that the store would receive 2-3 HGV deliveries per day, as per the current store. The new store would be fitted with all new equipment to the newest specifications. It was noted that the solar panels would be used to generate power for EV charging, lighting and refrigeration. It was also explained that all the shop lighting, including advertising signs and carpark lights will be turned off overnight. It was noted that solar storage batteries are not included in the scheme (decision of Lidl head office)

Members questioned why the access cannot come from the roundabout where Eastern Way meets the A3102. The Lidl representatives explained that this had been discussed with Highways but was not feasible. The proposed access was estimated to be about 80m south of the roundabout and will comprise of a turning including a ghost lane.

Members were very concerned about the potential increase in traffic, congestion and the safety of Eastern Way where the store would be located and the cumulative impact of this and other planned developments. Members strongly suggested that Lidl should implement a left turn only into and out of the site for vehicles. Rosie commented that a road safety audit will be conducted and that the concerns will be raised.

It was noted that Lidl are proposing a new footpath on the east side of Eastern Way, north to the roundabout with the A3102 and south to the nearest crossing point.

Members noted that the east side of the town is poorly served by buses and explained that an additional bus service was planned for the new housing developments initially funded by S106 contributions. As the proposed store would probably be delivered prior to the S106 contributions being available to start the service, members questioned whether Lidl would consider a contribution towards establishing the bus service earlier.

Members also asked whether a contribution could be made towards building the Community Centre at Blackmore Farm. Rosie replied that this might be possible but that there had to be a clear link between the proposed new store scheme and the use of the contribution.

Members were also concerned about:

- HGV access: HGVs need to be routed around the by-pass and not through the centre of town
- The location of the air source heat pumps and the associated noise created by them
- Proximity of housing on the land behind the site (Land at Blackmore Farm)
- Timings of deliveries: It was confirmed that deliveries can be scheduled between 6am and 10pm (to give the logistics team flexibility for contingency) but usually arrive during the daytime

It was noted that foul drainage routing is under consideration. With regards to surface water, Rosie explained that attenuation tanks will be built under the carpark to discharge surface water at greenfield rate. The routing for the outflow is under consideration.

Members requested that the EV charging points are moved closer to the store.

Rosie explained that the car park is designed with sufficient space to avoid conflict between cars and delivery lorries parking.

It was explained that the existing site would be sold but that marketing of the site would not start until building of the new store had started. It is expected that the existing store remains open until the day before the new store opens.

Members asked what Lidl can do to avoid conflicts with other construction which may be ongoing in adjacent locations at the same time. Rosie emphasised that they would have construction management plans to abide by and that they work with the council to be 'neighbourly' with the other developments. It was noted that their build time is typically 28-34 weeks.

Meeting closed at 12:40pm

22<sup>nd</sup> April 2026

Charlotte Counsell  
C/O 710 Waterside Drive  
Aztec West  
Bristol  
BS32 4UD

Steven Sims  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JN

Ref: PL/2025/07391

**Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504.**

Dear Steven,

We are pleased to re-submit the above reserved matters application at Western Way, Melksham. This letter sets out the schedule of revised information and conditions submitted as part of this application. The Consultee Tracker accompanying this re-submission confirms the amendments made to the application. Please note, within the consultee tracker, the points where we have provided additional or amended information are in bold.

The following information has been submitted as part of this application:

| Revised / New Plans   | Superseded plans                                 | Plans not affected by this submission         |
|---|--|---|
| 13341 AA&AMS - Rev E  | 13341 AA&AMS - Rev D                             |   |
| 13341 Reptile Mitigation Strategy Rev D                                   | 13341 Reptile Mitigation Strategy Rev C.pdf      |   |
| GL2478 LP 01B Landscape Proposals   | GL2478 LP 01A Landscape Proposals                |   |
| GL2478 LP 02B Landscape Proposals   | GL2478 LP 02A Landscape Proposals                |   |
| GL2478 LP 03B Landscape Proposals   | GL2478 LP 03A Landscape Proposals                |   |
| GL2478 LP 04B Landscape Proposals   | GL2478 LP 04A Landscape Proposals                |   |
| GL2478 LP 05B Landscape Proposals   | GL2478 LP 05A Landscape Proposals                |   |
| GL2478 LP 06B Landscape Proposals   | GL2478 LP 06A Landscape Proposals                |   |
| GL2478 LP 07B Landscape Proposals   | GL2478 LP 07A Landscape Proposals                |   |
| GL2478 SP 01A Landscape Specification                                     | GL2478 SP 01 Landscape Specification             |   |
|   |  | GL2478 LP 08 Rabbit Proof Timber Fence Detail |
| P24-0270-DE-01-G-07 - Parking Strategy Layout                             | P24-0270-DE-01-C-07 - Parking Strategy Layout    |   |
| P24-0270-DE-01-H-08 - Refuse Strategy Layout                              | P24-0270-DE-01-D-08 - Refuse Strategy Layout     |   |
| P24-0270-DE-01-K-09 - External Works                                      | P24-0270-DE-01-F-09 - External Works             |   |
| P24-0270-DE-01-G-11 - Affordable Housing Layout                           | P24-0270-DE-01-C-11 - Affordable Housing Layout  |   |
| P24-0270_DE_02G HOUSE PACK  | P24-0270_DE_02E HOUSE PACK                       |   |
| P24-0270_DE_03F STREETSCENES  | P24-0270_DE_03D STREETSCENES                     |   |
|   |  | P24-0270_GD_01B Western Way, Melksham_DCS     |
|   |  | P24-0270-DE-01-02 - Site Location Plan        |
| P24-0270-DE-01-J-05 - Materials Layout                                    | P24-0270-DE-01-E-05 - Materials Layout           |   |
| P24-0270-DE-01-H-06 - Storey Heights Layout                               | P24-0270-DE-01-C-06 - Storey Heights Layout      |   |
| P24-0270-DE-01-K-10 - Adoption & Management Plan (with Visibility Splays) | P24-0270-DE-01-E-10 - Adoption & Management Plan |   |

|  |  |  |
|--|--|--|
| P24-0270-DE-01-S-17 - Safe School Route Plan         | P24-0270-DE-01-P-17 - Safe School Route Plan         |  |
| P24-0270-DE-01-T-18 - Garden Plot Size Plan          | P24-0270-DE-01-P-18 - Garden Plot Size Plan          |  |
| P24-0270-DE-01-T-19 - M4(2) Compliance Plan          | P24-0270-DE-01-P-19 - M4(2) Compliance Plan          |  |
| 250561-RAP-XX-XX-DR-C-0010 P02 - Topo & Ex. Drainage | 250561-RAP-XX-XX-DR-C-0010 P01 - Topo & Ex. Drainage |  |
| 250561-RAP-XX-XX-DR-C-0150 P04 - Contour Plan        | 250561-RAP-XX-XX-DR-C-0150 P02 - Contour Plan        |  |
| 250561-RAP-XX-XX-DR-C-0151 P04 - Contour Plan        | 250561-RAP-XX-XX-DR-C-0151 P02 - Contour Plan        |  |
| 250561-RAP-XX-XX-DR-C-4100 P04 - Refuse Tracking     | 250561-RAP-XX-XX-DR-TP-4100 P03 - Refuse Tracking    |  |
| 250561-RAP-XX-XX-DR-C-4101 P04 - Refuse Tracking     | 250561-RAP-XX-XX-DR-TP-4101 P03 - Refuse Tracking    |  |
| 250561-RAP-XX-XX-DR-C-4102 P02 - Refuse Tracking     | 250561-RAP-XX-XX-DR-TP-4102 P01 - Refuse Tracking    |  |
| 250561-RAP-XX-XX-DR-C-4200 P05 - Fire Tracking       | 250561-RAP-XX-XX-DR-TP-4200 P04 - Fire Tracking      |  |
| 250561-RAP-XX-XX-DR-C-4201 P04 - Fire Tracking       | 250561-RAP-XX-XX-DR-TP-4201 P03 - Fire Tracking      |  |
| 250561-RAP-XX-XX-DR-C-4300 P02 - Estate Car Tracking | 250561-RAP-XX-XX-DR-C-4300 P01 - Estate Car Tracking |  |
|  | SWS Calcs Northern Basin                             |  |
|  | SWS Calcs Southern Basin                             |  |
|  |  | SWMP Land south of Westen way Melksham |
|  | BAR-MEL-500-PV Site Layout – REV B                   |  |

#### Outline Conditions

Conditions 5, 8, 10, 12, 13, 14, 15, 16, 17 & 20 are submitted as part of this Reserved Matters.

| Condition  | Revised/New Information                                      | Superseded Information                                   | Information not affected by this submission |
|--|--|--|---|
| 10 (EV Charging)   | P24-0270-DE-01-H-13 - EV Strategy                            | P24-0270-DE-01-D-13 - EV Strategy                        |   |
| 12 (Residential Travel Plan)   |  |  | a100144 250702 Travel Plan                  |
| 5, 8, 13 & 14 (Highways, Footpaths, Discharge of Surface water & Disposal of sewerage) | P24-0270-DE-01-U-04 - Site Layout                            | P24-0270-DE-01-P-04 - Site Layout                        |   |
|  | 250561-RAP-XX-XX-RP-C-TN01 – P04 Drainage Strategy_FINAL (1) | 250561-RAP-XX-XX-RP-C-TN01 - Drainage Strategy_FINAL (1) |   |
|  | 250561-RAP-XX-XX-DR-C-0550 P05 - Overland Flow Routes        | 250561-RAP-XX-XX-DR-C-0550 P03 - Overland Flow Routes    |   |
|  | 250561-RAP-XX-XX-DR-C-0551 P05 - Overland Flow Routes        | 250561-RAP-XX-XX-DR-C-0551 P03 - Overland Flow Routes    |   |
|  | 250561-RAP-XX-XX-DR-C-0510 P08 - SuDs Area                   | 250561-RAP-XX-XX-DR-C-0510 P06 - SuDs Area               |   |
|  | 250561-RAP-XX-XX-DR-C-0500 P07 - Preliminary Drainage        | 250561-RAP-XX-XX-DR-C-0500 P05 - Preliminary Drainage    |   |
|  | 250561-RAP-XX-XX-DR-C-0501 P08 - Preliminary Drainage        | 250561-RAP-XX-XX-DR-C-0501 P05 - Preliminary Drainage    |   |
|  | 250561-RAP-XX-XX-DR-C-0100 P06 - General Arrangement Plan    | 250561-RAP-XX-XX-DR-C-0100 P03 - General Arrangement     |   |
|  | 250561-RAP-XX-XX-DR-C-0101 P06 - General Arrangement Plan    | 250561-RAP-XX-XX-DR-C-0101 P03 - General Arrangement     |   |
|  | 250561-RAP-XX-XX-DR-C-0520 P01 - Basin Sections              |  |   |
| 250561-RAP-XX-XX-DR-C-0521 P01 - Basin Sections  |  |  |   |
| 15 & 20 (LEMP & Landscaping timetable of implementation)                               | 13341 Western Way, Melksham LEMP REV E 10.04.26              | 13341 LEMP Rev C   |   |
| 16 (CEMP)  | 13341 CEMP Rev D   | 13341 CEMP Rev C   |   |
| 17 (Lighting)  | P25933-AD-01-P05   | P25933-AD-01-P04   |   |

|                       |                  |                                  |  |
|-----------------------|------------------|----------------------------------|--|
|                       | P25933-PR-01-P05 | P25933-PR-01-P04                 |  |
|                       | P25933-03-P02    |                                  |  |
| 19 (Noise Assessment) |                  | P25-130-R01v2 - Noise Assessment |  |

We look forward to receiving receipt of our re-submission. As you are aware, the Emergency access details (Cond 9), CMS and accompanying technical note (Cond 18), and Noise assessment (Cond 19) will be / have been submitted as a separate discharge of condition. Should you require any further information or clarity, please do not hesitate to contact me.

Yours sincerely,

*Charlotte Counsell*

**Charlotte Counsell**  
**Technical Co-ordinator**

PLANNING CONSULTEE TRACKER



| Site Name: Western Way, Melksham   |                         |            |   |
|--|-------------------------|------------|---|
| APP Ref: PL/2025/07391   |                         |            |   |
| Case Officer: Steven Sims  |                         |            |   |
| Consultee  | Date Received           | Comment    | Response  |
| 1  | Active Travel England   | 04/03/2026 | No comment  |
| 2  | Education               | 03/03/2026 | As per Previous comments - No comment   |
| 3  | LLFA                    | 06/03/2026 | <p><b>Holding Objection - Further information required</b></p> <p>1. 2D Exceedance Modelling or Topography-based routing - LLFA requires this to determine overland flow routes, velocities, hazards and routing during surcharge and extreme rainfall. Only 1D has been provided. Required to comply with DEFRA SuDS standard 2 and 7</p> <p>2. Natural Water Features plan (ordinary Watercourses) Identify all ditches and drainage features visible on the topographic survey and to understand their role in baseline drainage and exceedance pathways. Required to comply with DEFRA SuDS standard 1</p> <p>3. OWC Impact &amp; Work Schedule The applicant must demonstrate whether construction—such as access roads, earthworks, service trenches or landscaping—will alter, obstruct, infill or modify any ordinary watercourse.</p> <p>4. Attenuation Basin Freeboard, Overtopping &amp; Structural-Integrity Assessment The LLFA needs to see that attenuation basins have adequate freeboard, safe overtopping pathways, and robust embankment stability under extreme rainfall and blockage conditions. Required to comply with DEFRA SuDS standard 7.</p> <p>5. Failure-Mode analysis (Outlet Blockage, inlet blockage, sediment storm-stacking) This information is required to assess how the system will behave under credible failure conditions such as blocked controls, sediment-laden flows, prolonged wet weather or multiple storm events.</p> <p>6. Hydraulic Sensitivity testing for Attenuation basins. The LLFA must verify the impact of partial outlet blockage, sediment build-up, and reduced hydraulic performance on basin storage, drain-down and overtopping risk.</p> <p>7. Water-Quality Treatment Train Highway runoff is currently discharged directly to attenuation basins without pre-treatment, and a treatment train is required to manage sediment, metals and hydrocarbons.</p> <p>8. Revised SuDS Hierarchy Plan with Distributed Source Control The LLFA needs this to show how runoff will be managed at source through permeable paving, bioretention, rain gardens, or other distributed SuDS, instead of relying almost exclusively on downstream attenuation basins. This is required under DEFRA Standards 1, 2 and 3 and Principles 1–2</p> <p>9. Drainage Asset Register An asset register is required to identify all SuDS and drainage assets—including ditches, attenuation basins, swales, controls and pipework—to support long-term management responsibilities. This is required under Section 21 of the Flood and Water Management Act 2010, which obligates LLFAs to maintain a register of features that influence flood risk.</p> <p>10. Phase-Interaction Assessment (Phase 1, School Corridor, Country Park) A full assessment of exceedance pathways between phases is required to demonstrate that Phase 2 will not increase flood risk to Phase 1 or adjacent educational or public-realm areas. This is required to comply with DEFRA Standard 2 (Extreme rainfall) and NPPF flood-risk policy, which mandate that development must not increase flood risk elsewhere.</p> |
|  |                         |            | As per Rohit Singh's email correspondence 05/12/2025 - it was confirmed that we are able to proceed with 1D Hydraulic modelling for the proposed drainage network. There is no flooding (1 in 100 + 40%) in the networks, therefore we do not have any overland flow depths / velocities to report against. Where there are few low points within the development, this shows surface water flow towards the existing vegetation through the middle of the site. <b>However, in addition to the information already provided we are able to add ponding areas and levels to the flood exceedance plans.</b> We have designed the system to have no flooding based on the 1 in 100 +40%, and this is reflected in the appendices within the drainage strategy. Closer contours at 50mm intervals have been added to the Overflow drawings.   |
|  |                         |            | A topographical survey with highlighted existing drainage ditches and vegetation has been provided with the application submission. <b>Anywhere there is an existing water course, flow arrows will be added onto the topo.</b> During the meeting with the LLFA it was confirmed that 3 of the boundaries are main river but not on the actual site, and that there are no ditches on site. Plan has been updated to show these features. As confirmed with LLFA, this guards future residents against future flooding and manages floor levels with natural features. We have a Legal agreement to discharge into the water course.   |
|  |                         |            | A topographical survey with highlighted existing drainage ditches and vegetation has been provided with the application submission. The site is not 'infiltration - only', and the drainage strategy report refers to this on several occasions. Please can clarity be provided on the concerns as the drainage strategy and FRA state infiltration is not viable and that water is discharge at greenfield rate (incl betterment) to the existing watercourses. There are no OWCs affected by this development and do not sit within the RLB therefore we do not seek an ordinary water course consents. <b>We can also confirm that the development is not affecting the existing ditches around the perimeter of the site. See response above in terms of no ditches on site.</b>  |
|  |                         |            | Freeboard to Basins is stated within the drainage drawings, drainage strategy and calculations, as well as overtopping pathways for each of the basins. Within the documentation we have confirmed that both attenuation basins have adequate freeboard space. Additional sections for each attenuation basin will be provided. Details of the overtopping pathways are specified on the general arrangement drawings. As detailed within the documents provided, the slopes are no steeper than 1:3 which is sufficient to reassure slope stability. Both the entirety of the northern and southern basins are 'cut' into the existing ground, increasing reassurance of stability. Details of the structural stability for the ponds is detailed within the drainage statement.   |
|  |                         |            | Please refer back to email sent from Rohit Singh on 5/12/2025 regarding the acceptability of continuing to use 1D modelling. With the information pack, we have provided Overland flow drawings which can also aid in this request for the relevant information. <b>Sufficient topo information helps to demonstrate the resilience of the design.</b>  |
|  |                         |            | Please refer back to email sent from Rohit Singh on 5/12/2025 regarding the acceptability of continuing to use 1D modelling. It was agreed with Rohit it is not necessary to model every different scenario of flooding at the same time, and it is just sensitivity in the worst case option. Rohit suggested running a model one by one and create a table of results to demonstrate that water can reach the outfall even if the inlets are wrong and the outlets are blocked. During the meeting, it was discussed that if there is an obstruction it will need to pass through a gully (gaps of 50mm) and then will need to pass through a 450mm pipe. It is unlikely a blockage will occur from an obstruction <50mm in a 450mm pipe. With regards to Urban creep - these are technical guides / certain standards not policy. 10% is standard practice, however LLFA is requesting an additional 10% for sensitivity 'to make the design more robust and to confirm any properties would not be affected by an increased impermeable area'. It has not been confirmed that this is being requested on every application. Suggestion of possibility of revoking PD rights to ensure property owners do not increase permeable area.   |
|  |                         |            | SuDS features currently introduced around the site. <b>We are now proposing permeable paving to several areas of the site, and rain gardens with verges, where there are currently no trees.</b> We will also look to use water butts where applicable.   |
|  |                         |            | An adoption plan that has already been submitted is sufficient to satisfy this comment.   |
|  |                         |            | The overland flow routes drawings provided within the resubmission pack show the exceedance pathways. Given the flat nature of the site, it is not possible to perfectly match the overland flow catchments to the surface water drainage catchments. Assuming Phase 1 is the Maitland place Taylor Wimpey development, no flood exceedance goes to phase 1 Maitland place, country park or the school area. As previously mentioned in point 1. <b>Ponding will be added to the exceedance drawings and show surface water it is self contained.</b>   |
| 4  | Melksham Without Parish | 04/03/2026 | Members are concerned about the impact on Maitland Place residents of construction traffic using the road during the estimated 4-year construction period, on top of the additional traffic from occupants of the new development. Concerns relate to dirt and damage, as well as traffic volume. It was noted that the day prior to the meeting, an exploratory digger was removed from site using a low loader which blocked Maitland Place for a period of time and left mud on the road. The Clerk stressed the importance of ensuring that the construction management plan is followed and enforced. It was also noted that Maitland Place has not yet been adopted by Wiltshire Council. Members urged the developer to relook at construction traffic exit from site and to find a solution which does not use Maitland Place. Furthermore, members will maintain their OBJECTION to the application until construction traffic issues have been resolved, despite it being Site allocation policy 7.3 in the Melksham Neighbourhood Plan 2. These comments will be provided directly to Highways.  |
|  |                         |            | Construction Traffic: The proposed use of Maitland Place as the construction traffic exit is considered unacceptable due to the impact on residents over the extended construction period. The Council requests that alternative options are fully explored.  |
|  |                         |            | Connectivity and Pedestrian Safety: Further clarity and improvement are required to ensure safe and continuous pedestrian links, particularly to adjacent sites and local schools. Current proposals risk leaving incomplete or unsafe routes.  |
|  |                         |            | Community Infrastructure and Green Space: The Council reiterates its request for appropriate provision and involvement in community assets, including play areas, allotments, and green space, ensuring alignment with local needs.   |
| Housing Mix: The proposed mix does not reflect the priorities identified in the Melksham Neighbourhood Plan Housing Needs Assessment (2023). |                         |            |   |
|  |                         |            | The construction access does not form part of this Reserved Matters and is dealt with under a separate application ref: PL/2026/01378   |
|  |                         |            | Within the resubmission pack we have included a safe school route plan which details the key, safest routes through the development. This also encourages pedestrians to walk through the development as opposed to along Western Way.  |
|  |                         |            | As reflected in the S106, the Open space and play areas will be conveyed to a management company.   |
|  |                         |            | As per previous response, The housing mix was discussed with the Case Officer and we consider that an appropriate proportion of each is provided on the basis the single bedrooms are very likely to be utilised as an office/home working space in the majority of these units, resulting in smaller family sizes and therefore meeting the aims of the SHMA in terms of achieving a mixed community and meeting the needs of the market. Out of the proposed 78 four-bedroom dwellings, 18 of these have 3 double bedrooms and 1 single bedroom. This would assume 21% of the 4B would likely be used as 3B. Out of the 57 three-bedroom dwellings, 41 of these have a 1 single bedroom, assuming 72% will likely be used as 2B. Combined this offers the mid-sized dwelling as per the Neighbourhood Area SHMA, providing a mix between the dwelling types and would give buyers the opportunity to use this space as a bedroom if they wished.  |
| 5  | National Highways       | 04/03/2026 | No Objection  |
| 6  | Public Right of Way     | 03/03/2026 | Continuation of initial comments Direct link out on to MELW42 closest rural footpath to the development. A Bridge and surfaced path on to the Public Footpath MELW42 situated to the West of Plot 110 would be the best location for this and save walkers from having to walk up to the A365.  |
|  |                         |            | National Planning Policy Framework (para 100) "Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for user, for example by adding links to existing rights of way.   |
|  |                         |            | As per the previous response from the initial comments - A footbridge from this development onto the existing public footpath on the adjacent land cannot be provided as part of this application as this is beyond the redline boundary of the site and due to bridging required, this area is outside of the development.   |
|  |                         |            | The existing PRoW is not affected by the development, and within the proposal we are providing pedestrian and cycle links from Western Way through to Maitland place.   |
| 7  | Arboriculture           | 10/03/2026 | No further comments to those provided in 2025 - The Arboricultural Officer is satisfied that the information provided in the Arboricultural Assessment, Arboricultural Method Statement, and Tree Protection Plan Ref: 13341-T-03, prepared by FPCR Environment and Design, dated July 2025, demonstrates that sufficient consideration and protection will be provided to the retained trees during construction. Please can these reports and plan be added as approved documents and their compliance conditioned.   |
|  |                         |            | Please can an addendum be requested to include the installation of root barriers where the infrastructure is in close proximity to existing trees and hedgerows   |
|  |                         |            | The landscape specification shows root barriers surrounding new trees where applicable, and details this within the text. Due to the offsets it is not proposed to install root barriers to any retained vegetation. No development is proposed within any root protection areas. In response to these comments, <b>we have now included additional text on the landscape specification stating that the installation of root barriers is required where infrastructure is located close to existing trees and hedgerows. Ref: GL2478 SP 01A Landscape Specification</b>  |
|  |                         |            | The information associated with the Care home is not submitted as part of this reserved matters application, and will be submitted as a separate application.   |
|  |                         |            | The site layout drawing (ref: P24-0270_DE_01_H_04) - Submission omits any design for the proposal of a care home despite indicative location shown on the approved plans. Clarification is needed to determine whether a practical facility could still be accommodated within the identified area in accordance with Cond 2: NEW - No additional information has been submitted regarding the scale, layout, external appearance or landscaping of the care home as required by Cond 2.  |

PLANNING CONSULTEE TRACKER

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| 8  | Urban Design  | 23/03/2026  | Approved parameters plan show a consistent width of 18m for the north-south green corridor. Submitted layout shows a reduced and inconsistent width ranging from 13m in south to 17m in north, does not comply with approved parameters plan.<br>NEW - Matter remains unresolved - proposed changes to N-S green corridor are limited resulting in only minimal alts to its width. Plans show consistent corridor at 17.5m North and 19.5m southern.  | The average between the north and south is above 18m. The Function of this green corridor is to maintain existing vegetation and create a dark corridor for ecological enhancements. The width is also much wider than 18m at several locations, as this includes POS and the LEAP.  |
|  |   |   | NEW - Unresolved from previous comments - In accordance with NPPF Para 136, new streets should be tree lined and appropriate measures are in place to secure the long-term maintenance of newly planted trees. Street trees are still not provided in some secondary streets / shared surfaces.   | As per the Approved Landscape Parameters Plan, this shows planting along the Primary street. There are several secondary streets / private drives which have landscaping to break up the frontage parking along these street scenes. <b>Additional trees have been added on the secondary streets where possible.</b> Please note that there have been rain gardens where trees would have usually been added, however this space will now be filled with vegetation appropriate for the SuDS features.  |
|  |   |   | Inclusion of trees within verges along one side of the primary street is welcomed.<br>NEW - Issue is partially addressed. Additional trees have been incorporated into verges along one side of the primary street, however several sections - particularly where existing constraints are present - still lacks street trees. Opportunities to introduce trees in these areas should be explored to ensure alignment with the approved plans.  | All illustrative material has trees on one side of the street. There is no requirement for the primary street to be tree lined on both sides.  |
|  |   |   | Adherence to the illustrative masterplan<br>NEW - Issue has partially been addressed - connecting footpaths have been provided along the key edges in accordance with the Streets for Healthy Life. Advise that ends of cul-de-sacs or communal drives should be linked by a surfaced pedestrian / cycle path. Several connections have not been made and the pedestrian route instead diverts around the block. Eg outside 112 and 148. MNP Design Guideline DC.01.2 (p.50), which states: "In the case of cul-de-sacs, these should be kept to a minimum and always connected with a footpath network to allow for pedestrian permeability."  | To the south of the development, there is now a mown grass path, and a tarmac path which has been added to connecting the private drives from the east to west of the development. The plots to the north of the development already benefit the tarmac pedestrian / cycle footway and mown grass paths around the attenuation pond. The two most northern private drives are separated by existing vegetation but are linked by the cycle path.<br>A mown path has also been added North to south in between the LEAP and the dark corridor.<br>With regards to paths connecting the private drives from plots 112 and 148, there is already a path above this area, preventing people walking through the private drives, maintaining privacy for the plots in these streets, in addition to the paths directly above the private drive, we had previously introduced a desire line centrally of this private drive for direct access. |
|  |   |   | Turning head is also still shown encroaching into the northern open space which does not accord with the approved plans.  | This turning head is essential for the reversing and turning of fire vehicles to serve the plots in this private drive.  |
|  |   |   | Not clear from the submitted information whether the requested natural boundary treatments (or low stone walls) have been included. The boundary treatment key shown on the revised Site layout plan is ambiguous and difficult to interpret. To enable a full and accurate assessment, a separate boundary treatment plan should be provided, clearly illustrating all proposed boundary treatments.   | <b>1.8m Recon Stone walls are shown on the materials plan but is missing from the external works plan - this has now been amended.</b> To the plots at the entrance to the development, there are low level Estate railings to match Maitland place which adjoins.   |
|  |   |   | Garden areas to be at least equal to the footprints to the house<br>NEW - Partially addressed. 8 plots remain below the required standard. 6 of which are affordable housing units.   | The majority of gardens in the development prove compliance - The 8 plots that have a small short fall is compensated by an outlook onto public open space.  |
|  |   |   | Boundary treatments on the materials plan and external works plan.<br>NEW - 900mm estate railing line type with a yellow line labelled as 're-con stone', however key does not make it clear whether this represents a 900mm low stone wall. Site layout plan shows this is described as a 900mm estate railing. Discrepancy needs to be clarified.   | <b>Discrepancy has been resolved between the External works plan, Materials plan and site layout.</b>  |
|  |   |   | Consideration should be given to the enclosure of the allotments with a 1.8m high chain link fence.<br>NEW - description of the enclosure has changed in the key to 1.8m High post & rail fencing with Rabbit mesh.   | As requested, we have removed the 1.8m chain link fence from around the allotments and replaced this with a 1.2m high post and rail fence as this is visible from plots 153-159. Rabbit Mesh is essential in these circumstances and will be on the lower section of the fence. A detail has been submitted to show what this will look like.  |
|  |   |   | Prominent location overlooking the pedestrian, cycle and emergency entrance to the site, plots 153 to 157 should incorporate recon stone within the front and public side elevations.<br>NEW - Partially addressed - Side wall of 157 does not have a material identified on the materials plan. Similarly between plots 55 and 56, should be masonry to match the main building.   | The materials serving plot 157 are reflected in the Key of the materials plan<br><b>In response to the space between plot 55 and 56, we can introduce a 1.8m high brick wall to replace the previously proposed fence.</b>   |
|  |   |   | Generic reference to materials type on the materials plan   | As per previous response - Request for details of specific materials to be secured under a discharge of condition.   |
|  |   |   | Materials plan and external works plan propose the use of buff brick. Buff Brick is not a common material in the Wiltshire area.  | As per previous response - during a meeting with Case officer it was discussed that this material is being used in addition to Recon Stone and not as a substitute. It is noted that the new development at Maitland Place uses buff brick. Within the Design and access statement associated with the Outline application, there is a lot of reference to the use of Buff brick.  |
|  |   |   | Access and Movement parameters plan indicates a continuous footpath running along the southern edge of the site, connecting with the north-south green corridor, however this pedestrian link is omitted from the current site layout.<br>NEW - Partially addressed. Connection should be provided between the east and west parts of the footpath across the north-south green corridor in accordance with the approved plans.<br>Direct access onto public footpath MELW42 provided opposite plot 111   | The area of vegetation is retained on parameters plan - by removing this to accommodate a footpath, this would result in a significant loss of landscaping and have an impact on BNG. Assume this is resolved and is satisfied.<br>Please see response to PRoW comment   |
|  |   |   | Corner return elevations and street / open space corner return elevations have largely attractively placed and proportioned windows utilising housetypes that are consciously designed for this purpose. All the facades overlooking the street or pos should be treated as primary facades.<br>Plot 1 Radleigh - No windows<br>Plot 88 and 92 Bewdley - No windows<br>Plot 37 Kingsley - Poor arrangement<br>Plot 147 and 178 Bayswater - No windows   | As per previous response, it was discussed with the Case Officer, the central hedgerow is a dark corridor therefore we have limited frontage onto this space. However, Plot 153 had been amended to front the central hedgerow to improve surveillance. On the other side of the hedgerow, plots 25-28, 35 and 36, 68-73 all front onto this central vegetation. Plot 1 fronting the entrance to the site, as opposed to the vegetation to the east, which is more appropriate as it is a key feature of the site.   |
| Surface materials - Site layout plan indicates a variety of surface materials aligned with the proposed street tables, some parking bays, and private drives shown in distinct colours or materials. However, the External Works plan shows most surfaces as tarmacadam, resulting in extensive areas of impervious surfacing. This approach reflects the "red" solution shown in Building for a Healthy Life BfHL, pp. 72-73), rather than the preferred "green" approach illustrated on pages 70-71. Further guidance within Streets for a Healthy Life (SfHL) and Wiltshire Deign Guide (WDG) Expectation 5.6.1 also encourages varied surface treatments to create attractive, safe and legible street environments.   | Large areas of block paving are provided on this site, which provides a diverse mix of surfaces throughout the scheme.  |   |   |  |
| applying block paving only to the affordable housing bays, while using tarmacadam for all others, results in a noticeable contrast in materials. This unintentionally identifies the location of the affordable units and is therefore inconsistent with tenure-blind design expectations.<br>To address this discrepancy, all parking bays, traffic-calming tables, shared surfaces and private drives should ideally use permeable block paving. This would provide a clear visual contrast with tarmacadam, enhance character and legibility, deliver SuDS benefits by reducing surface water runoff, and contribute to a more attractive and sustainable public realm. An example of this approach is shown in the bottom-left image on BfHL page 70<br>Footpaths through open spaces should be permeable and have a distinctive surface finish (not mown grass as shown) - perhaps a Breendon Gravel surface. However, the final specification should follow the Landscape Officer's advice, to whom I defer. | Several of the open market areas, including plots, private drives and sections of the Primary street have block paving - it is not limited to the areas with affordable plots<br>Please see response above. |   |   |  |
| We have created more hard surfacing paths throughout the scheme, including the 3.5m pedestrian / cycleway which is lit. There is a mixture of mown grass, tarmac and block paved areas.  |   |   |   |  |
| Melksham Town Council  | 26/03/2026  | Melksham Town Council fully supports and endorses the position of Melksham Without Parish Council.  |   |  |
| Pathfinder Place Residents Association comments  | 26/03/2026  | Objection to discharge PL/2026/01378: To discharge condition 18 (CMS) of PL/2022/08504<br>Residents are concerned that the proposed construction traffic route places significant additional vehicle movements onto a constrained residential street<br>the physical width of Maitland Place limits the ability for HGVs and residential vehicles to pass safely<br>alternative construction access arrangements via Western Way may not have been fully explored<br>the submitted information provides limited operational detail on how construction impacts will be managed during the build period.<br>this application poses a genuine safety risk to the pedestrians and residents of both Maitland Place and the new development.  | The construction access does not form part of this Reserved Matters and is dealt with under a separate application ref: PL/2026/01378   |  |
| Environment Agency   | 23/03/2026  | No comment on Condition 15 and 20<br>LEMP does not include reference to the northern ditch habitat (Site plan has boxes obscuring the water course). Infer from the CEMP that the water course is to be fenced off and therefore no enhancement works are proposed within the 5m buffer zone. Clarity needed.<br>Table on pg. 21 states 'care will be taken when using herbicide adjacent to riparian and aquatic habitats' This activity will require and EA permit.   | <b>Noted - this is now referenced under point 4.9 of the LEMP. Please note, it is referred to as a 'Water course' as opposed to a ditch.</b><br><b>Noted - included within the LEMP</b>   |  |
| Ecology  | 25/03/2026  | Landscape proposal - Confirmation of receptor area (i.e., is the land to the west more suitable? If not, how will the strip of arable land be enhanced, specifically?)<br>Updated Landscaping details / LMP to show grassland more suitable for use by reptiles, particularly in the northern section of the site. The grassland surrounding the hedgerow and SuDS feature, and along the western boundary is still shown as a "regularly mown margin", with footpaths, benches and a MUGA. It does not appear that any significant changes have been made that would benefit reptiles.<br>Clarification of the proposed hedgerow type that will be surrounding the allotments. (it is not clear if it will comprise single-species, or a native species mix). Will the allotments be accessible to reptiles (as allotments can provide good opportunities for reptiles)? Will the orchards be accessible to reptiles, and via what connecting habitat?<br>The reptile receptor area is now mapped as a strip of arable land bordering the northern boundary. Whilst this location is considered an improvement to the previously-proposed receptor location (which was more central within the arable field), it may be more appropriate to temporarily move reptiles to the plot of land to the west, which contains a large pond, scrub, trees and hedgerow. | Various reptile receptor areas were explored however there are significant constraints on this site that meant the receptor area could not be sited on the western boundary. The area of scrub and ponds is outside of the application area so access as well as ongoing reptile friendly management.<br>The use of dedicated footpaths, benches and formal play spaces will help to deter residents from accessing the areas set aside for ecology. The areas to be mown are limited to a margin of >1m along the edges of the paths. Grassland away from paths will be managed to grow longer with staggered cutting to ensure not more than 50% of the grassland area is cut at one time. Additionally a 1m unmown strip will be left along hedgerows, maintaining and enhancing connectivity along these linear features.<br>The species of hedgerow is listed on the drawing GL2478 LP 05A Landscape Proposals. Combining the allotments and parking area, the surrounding planting will consist of 682 <i>Carpinus betulus</i> also known as European hornbeams, 22 blueblossoms, 22 Fortune spindles and 19 Hebe 'Mrs Winder'.<br>The allotments will be accessible for reptiles as we are installing a post and rail fence with rabbit mesh underneath and small reptiles will be able to pass through this mesh. The orchard area is not enclosed so will be accessible to reptiles and other wildlife.<br>Please see response above |  |

PLANNING CONSULTEE TRACKER

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|  |          | <p>At some locations, light spill of at least 0.6 lux is shown at the bordering hedgerows. Since the lux contours are shown from 0.6 lux upwards, it is not clear what level of lighting (if &lt;0.6 lux) will impact these linear vegetation features. It is expected that bat habitat should remain below 0.5 lux. Advice issued by the Bat Conservation Trust and Institution of Lighting Professionals supports this notion, stating "where 'complete darkness' on a feature or buffer is required, it may be appropriate to consider this to be where illuminance is below 0.2 lux on the horizontal plane and below 0.4 lux on the vertical plane" (Guidance note GN08-18 "Bats and artificial lighting in the UK").</p> | <p><b>We have now included an additional drawing specifically produced for ecological review as it shows light spill produced by the adoptable and non-adoptable light combined. Reference drawing P25933-03-P01.</b></p>  |
|  |          | <p>In line with NPPF and with CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. Section 5.3 of the revised LEMP states "This scheme is not subject to a statutory BNG requirement however a biodiversity net gain calculation has been provided demonstrating that the site can deliver a net gain of greater than 10% for habitats and hedgerows". The BNG calculation is not included in the LEMP, nor has it been uploaded with the application files. Please could this be provided?</p>                            | <p>BNG details are provided in the CEMP - Enhancements for biodiversity are detailed in the LEMP and Reptile Mitigation Strategy and measures to avoid losses of habitats are detailed in the CEMP</p>   |
|  | Highways | <p>The 0.5m buffer to the front of all road side parking spaces has still not been demonstrated.</p>   | <p>Parking bays of 2.4m x 4.8m are being provided in accordance with Wiltshire within adopted 'Wiltshire Local Transport plan' parking strategy, and the addition of a 0.5m buffer is not adopted. <b>However in response to the query raised, we have increased the length of the parking spaces serving plots 138 - 142 to 5.3m in length.</b> If additional spaces are required to be extended, Request for this to be raised during the S38 process.</p>   |
|  |          | <p>I note and appreciate the introduction of build outs for traffic calming but the minimum gap required on a main estate road should be 3.7m to accommodate large delivery lorries and refuge vehicles.</p>   | <p><b>This has been amended and reflected on the drawings.</b></p>   |
|  |          | <p>There is an inconsistency in the width of the path across the A365 site frontage. This path should be demonstrated as 3.5m across its entire length.</p>  | <p>We are providing the 3.5m path through the development as opposed to along Western Way A365, which will now become 2m across its entire length. This due to the on site constraints and complies with the conditions of the outline. During discussions with the case officer, it was also stated that it was a betterment to provide the cycle link within the development as opposed to along western way for the safety of pedestrians and cyclists.</p> |
|  |          | <p>The TOUCAN was secured at Outline . I would like your advice if this is the correct application to approve /secure the details. If it is then I require further details to be submitted.</p>  | <p>This will be submitted as part of the S278 application and discharged as a separate application. However we have a toucan crossing design which we can share if required</p>  |
|  |          | <p>I note the use of Rainwater Gardens . If these are to be used to take highway surface water then they MUST be located in an area which is accessible (not people's back gardens) and a location which can have the potential to be offered to the LHA for either adoption or easement.</p>  | <p><b>Noted</b></p>  |
|  |          | <p>I note the junction and forward visibility splays have been demonstrated , however they are not being shown on the adoption plan as to be dedicated as highway but instead conveyed to householders. The splays for every junction and forward visibility MUST be shown as dedicated highway and the drawing amended as such.</p>   | <p><b>We can accommodate for this and have this reflected on the adoption plan showing all forward and junction visibility splays adopted.</b></p>   |

**NOTES OF MEETING WITH GOMPELS  
ON WEDNESDAY 29<sup>th</sup> APRIL 2026 AT 2:00PM  
RE: WAREHOUSE APPEARANCE**

**Present:** Councillor Richard Wood (Chair of Planning)  
Councillor Alan Baines (Vice Chair of Planning)  
Councillor David Pafford (Vice Chair of Council)  
Councillor Mark Harris (Planning Committee Member)  
Councillor Martin Haffenden  
Councillor Tony Hemmings  
Councillor Anne Sullivan  
Teresa Strange (Clerk, Melksham Without)  
Fiona Dey (Parish Officer, Melksham Without)

Sam Gompels, Gompels Healthcare  
Sasha A'Court, Gompels Healthcare

Sam presented on the current status of the Outline Planning application and Reserved Matters application for the warehouse.

He went on to present a number of slides showing options for the external appearance of the building.

Members expressed a preference for graduated horizontal bars ranging from dark green to light green or grey with vertical ribs, similar to the Great Bear Distribution warehouse on the A350.



Google Maps image from 2009

Sam went on to present options related to tree sizing and screening. He explained that because younger trees establish faster, they are generally hardier than planting larger trees. He also explained that they were planning crops, such as Amaranth Maize or Sunflower, for rapid screening while the trees are being established.

When asked, Sam clarified that there would be only 14-20 HGVs leaving the site each day.

Meeting closed at 3:30pm



# Gompels Healthcare Ltd

Melksham Without Parish Council  
Planning Update & Design Meeting

Sam Gompels, Sasha A'court  
29-04-26



- Our existing buildings

AGENDA ITEM 08e Gompels 29 Apr 26 UPDATED



- Linear buildings can get a life of their own





- Get too clever with colour and it becomes more noticeable



AGENDA ITEM 08e Gompels 29 Apr 26 UPDATED





- Blue does not work (in our opinion!)



AGENDA ITEM 08e Gompels 29 Apr 26 UPDATED





● The sky is usually grey!  
AGENDA ITEM Use Compuls 29 Apr 2018 DATED





# Tree Sizing

## Tree Size at Planting Years to Recover Root System Growth Pattern

### 1-inch Caliper

~1 Year

Resumes rapid growth almost immediately.

### 4-inch Caliper

~4 Years

Stagnant; leaves may be smaller/yellowish during this time.

### 10-inch Caliper

~10+ Years

Extremely slow growth; high risk of "dieback" or failure.

Because younger trees establish so much faster, they are generally hardier.

- **Disease Resistance:** A stressed mature tree emits chemical signals (like ethanol or certain pheromones) that actually *attract* wood-boring beetles and pathogens.
- **Structural Integrity:** Younger trees adapt their "reaction wood" and root architecture to the specific wind and soil conditions of their permanent home. Mature trees, grown in the pampered conditions of a nursery, often struggle to adapt to the harsher winds of an open landscape.
- **The "Catch-Up" Effect:** Within 5 years, a tree planted as a 1-metre whip will often be the same size as, or even larger than, a tree planted at 3 metres. The smaller tree establishes faster and grows more vigorously.

# SMALLER TODAY. STRONGER TOMORROW.

Smaller trees establish better, grow faster, and create effective screening sooner.



## PLANT SMALLER TREES

Faster growth. Better establishment. Effective screening sooner.

### Year 1

Small trees establish quickly



### Year 3-5

Rapid growth  
Filling in quickly



### Year 10+

Dense, effective screening long term



Effective screening achieved in as little as 3-5 years

- ✓ Higher survival rate
- ✓ Adapts to site conditions
- ✓ Stronger root development
- ✓ More resilient to stress and disease

AGENDA ITEM 08e Compels 29 Apr 26 UPDATED over time



## PLANT LARGER TREES

Slower growth. Higher risk. Delayed (or never achieved) screening.

### Year 1

Large trees are stressful to establish



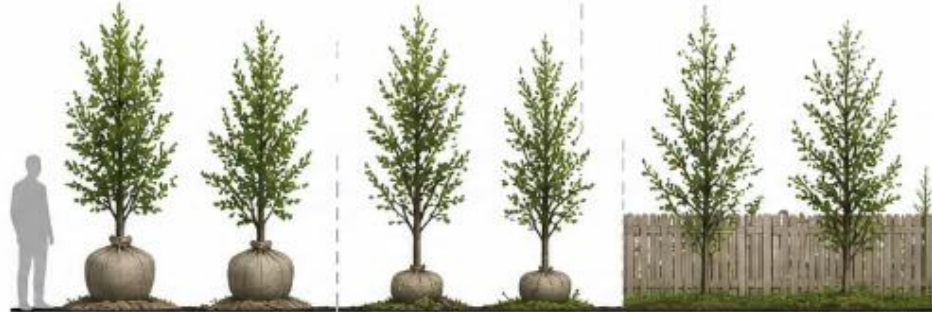
### Year 3-5

Slow growth  
Gaps remain in screening



### Year 10+

Incomplete screening  
Ongoing risk of loss or decline



Effective screening delayed for many years—or may never be achieved

- ✗ Lower survival rate
- ✗ High transplant stress
- ✗ Slow growth
- ✗ Higher risk of disease and decline
- ✗ Poor root development
- ✗ Higher cost and replacement risk

# Rapid Screening

- Amaranth
- Maize
- Sunflower



AGENDA ITEM 08e Gompels 29 Apr 26 UPDATED



## Fiona Dey

---

**From:** Tate, Kate <Kate.Tate@wiltshire.gov.uk>  
**Sent:** 05 May 2026 11:17  
**To:** Fiona Dey  
**Cc:** Teresa Strange  
**Subject:** RE: Tree Protection Order application

**Categories:** Planning

Hi Fiona,

Point 2 is the reason that I don't think a TPO is required.

You do not propose to remove any of the trees, so they are not under any threat in that respect, and the planning officer has been reminded again that a tree protection plan is required. I think this may be added as a pre-commencement condition, which I will be consulted on.

Please let me know if there are any questions from the meeting and I will do my best to answer them.

Kind regards,  
Kate

Kate Tate  
Arboricultural Officer  
Planning Technical Services

**Wiltshire Council**



Email: [kate.tate@wiltshire.gov.uk](mailto:kate.tate@wiltshire.gov.uk)

Tel: 01249 706641

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

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**From:** Fiona Dey <office@melkshamwithout-pc.gov.uk>  
**Sent:** 05 May 2026 11:07  
**To:** Tate, Kate <Kate.Tate@wiltshire.gov.uk>  
**Cc:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** FW: Tree Protection Order application

Dear Kate,

We spoke a couple of weeks ago following my request for a Tree Preservation Order for a group of 8 trees in Berryfield. I am reporting back to the parish council next week and just want to check that I have correctly captured our discussion. Please can you confirm the following points for me please?

- You are not planning to progress the Tree Preservation Order - I can't remember the rationale for this?

- You have asked the Planning Officer for application PL/2025/00626 (Land North of Berryfield Lane) which is adjacent to the location of the trees, to request a tree protection plan is provided prior to approval and to ask for a arbcultural method statement as a condition. Have these been requested as I can't see them on the planning portal?

Many thanks and kind regards  
Fiona

---

**From:** Fiona Dey  
**Sent:** 20 April 2026 11:23  
**To:** 'Planningtrees@wiltshire.gov.uk' <[Planningtrees@wiltshire.gov.uk](mailto:Planningtrees@wiltshire.gov.uk)>  
**Cc:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Subject:** Tree Protection Order application

Dear Planningtrees,

Please can I request, on behalf of Melksham Without Parish Council, a **Tree Protection Order** for a group of 8 trees in Berryfield.

The trees are located on a triangle of green space between Berryfield Lane and Berryfield Park, Berryfield, Melksham.



Collectively, the trees contribute to the visual amenity of the area, forming a long standing feature in the local landscape and add to the character of the street scene. The trees are located on a Local Green Space allocated in Melksham Neighbourhood Plan 2 Policy 16 Designation of Local Green Spaces (LGS 23 Berryfield Green Triangle). Their removal would impact on the overall appearance of the area. The parish council is concerned that the trees could be damaged by construction vehicles accessing a proposed housing development site adjacent to the triangle of land containing the trees (PL/2025/00626).

The attached report details the tree species, dimensions and condition. The report also includes a plan of the trees on the green space.

Please let me know if you require any further information.

### Allocation of Land at Middle Farm, Corsham Road, Whitley

**This policy also helps meet objective 5:** Supporting sustainable development of new housing and associated facilities within settlements, and exceptionally, adjacent to settlements.

#### **Policy 7: Allocation of Land at Middle Farm, Corsham Road, Whitley**

**Land at Middle Farm, Corsham Road, Whitley (approximately 1.6 hectares, as identified in Figure 6) is allocated for development of approximately 18 (eighteen) dwellings.**

**Proposals will be expected to conform with the criteria below and relevant policies within the Development Plan.**

##### **Site requirements:**

- i. the development will deliver approximately 18 dwellings including affordable homes in conformity with Wiltshire Core Strategy Core Policy 43;**
- ii. proposals will be accompanied by a landscape conservation scheme that retains and secures the sustained management of existing hedgerow boundaries;**
- iii. the developable area will be contained within land south of the junction with Top Lane and a**

**c15m minimum landscaped buffer along the western and eastern boundary of the site incorporating new hedgerow and tree planting;**

- iv. incorporation of a Local Equipped Area for Play;**
- v. habitat creation that achieves an overall net enhancement to biodiversity on site;**
- vi. be of an appropriate layout, form, appearance and materials and landscape treatment that protects the amenity of neighbouring residents and enhances the form and character of Whitley, protects the setting of adjacent listed buildings and conserves the rural setting of the site;**
- vii. include appropriate mitigation measures to prevent any increase in flood risk within the site or elsewhere and provide multifunctional benefits of amenity and biodiversity;**
- viii. provide a single vehicular access to Corsham Road and enhanced pedestrian crossing facility across Corsham Road to an adoptable standard;**
- ix. retain and enhance the existing public right of way along the site's northern boundary, and incorporate accessible public green space to the north of the site, north of Top Lane.**

## The reason for the policy

4.8.1 Neighbourhood Plan consultation revealed that almost half of those who responded to the consultation (47%) supported more housing growth if the quantity, location and community benefits could be locally defined through the Neighbourhood Plan, with a further 34% answering “it depends”.

4.8.2 Consultation also recognised that the pressure for new development in the area appears certain to continue and the Neighbourhood Plan should therefore review the evidence on available sites. Consequently, potential sites for future development were assessed for allocation. Taking into account the emerging Wiltshire Local Plan Review, which may require a strategic approach to allocation through the Local Plan itself, the decision was taken to give no further consideration in this Plan to those sites adjacent to the settlement boundary of Melksham and Bowerhill.

4.8.3 Whitley and Shaw are distinct communities. Wiltshire Core Strategy (Policy 1) defines them together as a “large village” appropriate for housing development to meet local needs. Consistent with this, Whitley and Shaw’s housing needs will be addressed by the Neighbourhood Plan distinct from those related to Melksham Town. Since 2000 there has been little market housing and no affordable housing built within either settlement. This land

Figure 6: Middle Farm, Corsham Road, Whitley, Melksham Without Site Allocation Diagram



- Site boundary
- Developable area (approx. 0.9ha)
- ↔ Single site vehicle access
- Retained and enhanced public right of way

- Community open space and play area
- Landscaped buffer (min. 15m wide)
- Retained hedgerows

Base map Supplied by: Stanfords 26 Mar 2021  
 Licence: © Crown Copyright and database rights 2021 OS100035409  
 Order Licence Reference: O11462594  
 Centre coordinates: 388908 166456

allocation therefore redresses that shortcoming.

4.8.4 A call for housing sites was conducted as part of the JMNP process. Rural sites were amongst those put forward for assessment. No suitable sites within the Shaw and Whitley large village settlement boundary were made available. The site has been the subject of assessment both by AECOM and the Neighbourhood Plan's own design and landscape consultants<sup>12</sup>.

4.8.5 Whilst some constraints were identified, the Land at Middle Farm, Corsham Road, Whitley site was selected as viable and capable of development at a scale and density that complements Whitley's existing residential character. The proposed amount and density of development has been the subject of dialogue with the land owner and community input through the Regulation 14 consultation. These have raised no issues challenging the suitability or viability of the site.

4.8.6 To give greater assurance of the provision of affordable housing, the site has been allocated as a market housing development with an obligation to include affordable housing in accordance with Wiltshire Core Strategy Core Policies. There has also been a lack of market housing delivery within Shaw and Whitley. A mixed market and affordable housing development contributes towards addressing these shortfalls.

4.8.7 There are no public children's play facilities or any public areas of natural green space in Whitley. The nearest facilities are in neighbouring Shaw. In principle, the provision of these facilities within the allocated site, combined with enhancements to pedestrian crossing facilities and public footpath enhancements linking to the open countryside, introduces new green infrastructure facilities to the community. The precise amount and balance between natural open space and equipped children's play facilities will be informed by Wiltshire Council's play space standards.'

4.8.8 Applicants bringing forward development proposals for this site are strongly encouraged to follow the Community Engagement Protocol as included in **Appendix 1 on page 96**.

**MEETING REGARDING PL/2024/09725 MIDDLE FARM, WHITLEY  
FOR 22 DWELLINGS  
THURSDAY 23 APRIL 2026 at 11.30AM**

**Present:** Councillor Baines, Vice Chair of Planning  
Councillor Richardson, Planning Committee Member  
Councillor Harris, Planning Committee Member  
Councillor Glover, Planning Committee Member

Teresa Strange, Clerk, Melksham Without Parish Council  
Fiona Dey, Parish Officer, Melksham Without Parish Council

Clinton Dicks, Middle Farm  
Alison Whalley, RAW Planning

The Clerk provided a summary of the parish council's position:

- The parish council originally had NO OBJECTION to the outline application as it related to Policy 7 in Melksham Neighbourhood Plan 1 (for approximately 18 dwellings – Plot A). However, they commented that the means of access to enable further development on adjoining land (Plot B) as detailed in the emerging Neighbourhood Plan 2 allocation for this site should be included.
- Melksham Neighbourhood Plan 2 was made/adopted on 4<sup>th</sup> August 2025. It includes Policy 7.5 for 55 dwellings at Middle Farm (Plot A and Plot B).
- As the developers had not provided a masterplan for the site (Plot A and Plot B) or conformed to the requirements of Policy 7.5 of the adopted Melksham Joint Neighbourhood Plan 2, the council changed their stance on this application to OBJECT.
- It was noted that a Masterplan was added to the application showing all the dwellings (Plot A and Plot B) but no context or description had been included.
- From conversations with the Planning Officer, it was identified that the description on the application had been amended to remove Layout and to include Access only with all other matters reserved. It was noted that the parish council had not noticed or been made aware of the change at the time it was made.
- The parish council had asked the Planning Officer whether the change in the description/scope of the application guarantees that Plot B will be developed. Without a guarantee related to Plot B of the development, the parish council feel uncomfortable withdrawing the call-in for the application.

Alison addressed the points raised:

- Determination of Layout had been removed from the outline application and will be considered at Reserved Matters along with Appearance, Landscape and Scale. The outline application now only includes Access.
- If the outline application is approved, the site for the 22 dwellings will be sold (Plot A).
- The Planning Officer is not in a position to provide guarantees about future events

- The applicant still intends to progress both Plot A and Plot B of the site.
- If the call-in is removed, the Planning Officer can complete their report, pending completion of the S106 agreement and hopefully approve the application. This will provide the applicant with the confidence to move forward to the next phase.

The Applicant agreed that Melksham Without Parish Council can be involved in the S106 agreement discussions between Wiltshire Council and the applicant.

Other elements of the Policies in Neighbourhood Plan 1 and Neighbourhood Plan 2 regarding play areas, pedestrian crossing and pavements were discussed. Whilst NHP1 is no longer a made Plan, it does give a good indication of what was expected, and had passed Examination, for the development when it was c18 dwellings. The current planning application is for 22 dwellings.

The Clerk to send Alison wording from other S106 agreements regarding provision of on-site or off-site play areas.

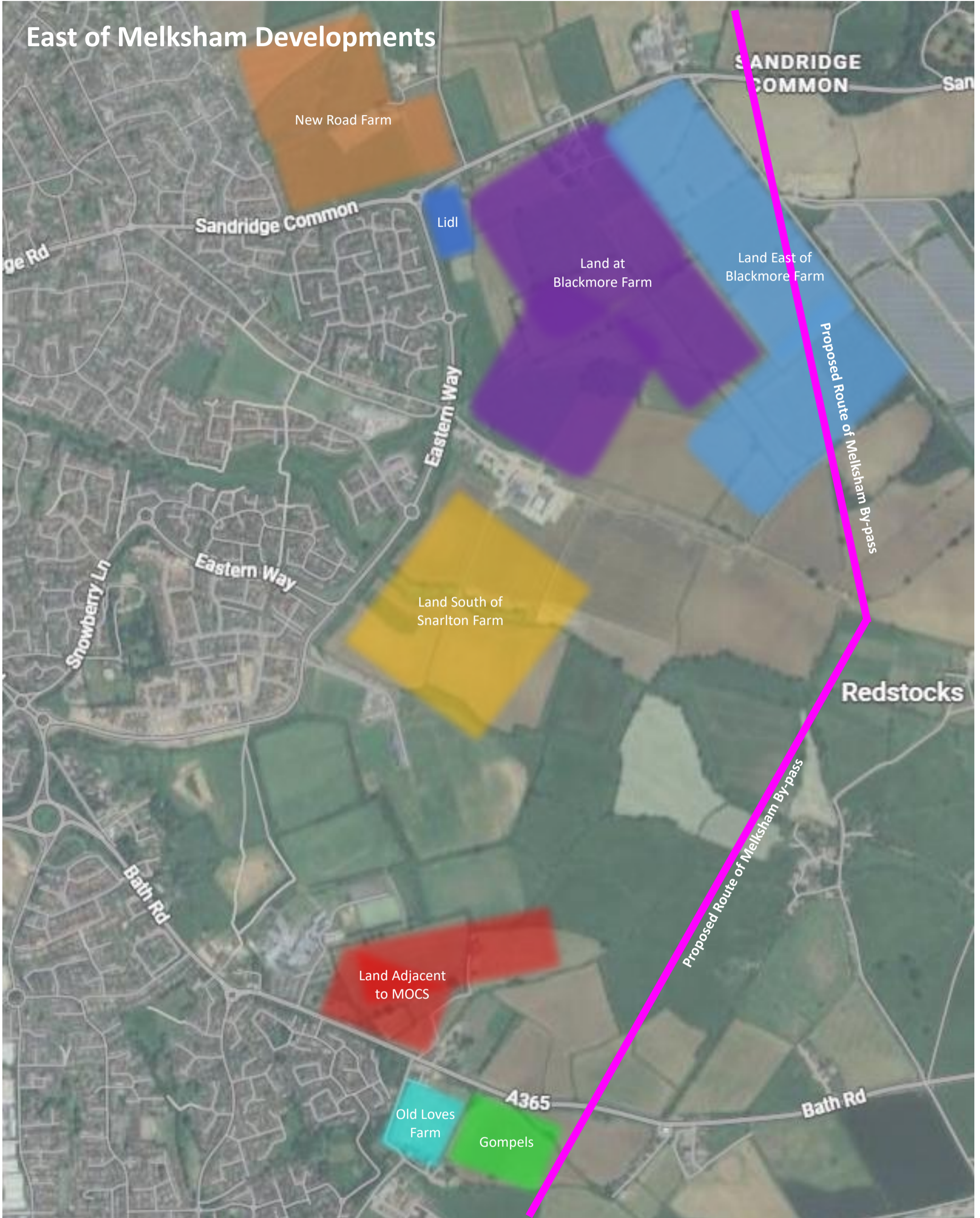
The Clerk also raised NHP2 policy 3 regarding flood mitigation and in known flood areas the requirement to address wider catchment issues, particularly as there were well known issues in dwellings to the south of the site, which it was adjoining to. It was not clear if the relocation of the attenuation pond to the south of the site was relocated to reflect this, and/or if it had been made larger to address the flooding off site to the south.

The parish council to request that the call-in is removed, following provision of a letter with the following comments/commitments from the applicant/agent:

- The outline application was submitted to align with Melksham Neighbourhood Plan 1 (for approximately 18 dwellings – Plot A)
- The Applicant intends to development Plot B and will not design Plot A to impede the development of Plot B.
- Following approval of the current planning application, the Applicant will submit a further planning application for either:
  - An outline application for Plot A and Plot B, or
  - An outline application for Plot B combined with a reserved matters application for Plot A
- Indicative timelines
- The heads of terms for the s106 agreement align with the NHP2 policy, noting that this application is for 22 dwellings and the policy for 55 dwellings, but nevertheless there was similar policy requirements for the NHP1 site allocation of 18 dwellings
- Adherence to NHP2 policy 3 about addressing wider flooding issues in the catchment area

Meeting closed at 12:15pm

# East of Melksham Developments



|  |  |
|--|--|
| New Road Farm/Land North of the A3102 – 295 dwellings (PL/2024/10345 FULL) | Land South of Snarlton Farm – up to 300 dwellings (PL/2024/07097)                          |
| Land at Blackmore Farm – 500 dwellings (PL/2023/11188 OUT)                 | Land adjacent to MOCS/Land North of Bath Road (A365) – up to 205 dwellings (PL/2025/06749) |
| Land East of Blackmore Farm – 275 dwellings                                | Old Loves Farm/Land at Bowerhill Lane – 50 dwellings (PL/2025/06105)                       |
| Lidl   | Gompels/Land to the South of A365 Bath Road and West of Turnpike Garage (PL/2024/11426)    |



25 April 2026

**CAWS Written Submission in Response to the Examining Authority**

**Clarification of Energy and Enabling Schemes and Their Cumulative Impact in Shaw, Whitley and the Wider Melksham Substation Area**

*Prepared in response to the Examining Authority's request at the Lime Down Solar Park public hearing, 21 April 2026*

**Introduction**

CAWS referred at the public hearing on 21 April 2026 to 80 energy and enabling schemes affecting Shaw, Whitley, Melksham and the wider Melksham Substation area.

The table at Annex A identifies 87 separate scheme/component entries. Components have deliberately been shown separately because they give rise to different cumulative impacts. For example, a solar scheme, BESS compound, cable route and substation or grid works may be functionally connected, but they affect different receptors and operate through different pathways. Presenting them as a single scheme would therefore risk understating cumulative effects.

The list was compiled to the best of CAWS' ability from NESO connection data, planning records, consultation materials and local knowledge, and reflects the position at the time of CAWS' Relevant Representation. The underlying data, analysis and interpretation are set out in CAWS' Working Group Body of Knowledge (not submitted) and where appropriate has been cross-referenced within the CAWS Relevant Representation.

**Scheme Composition**

| Category                   | Number of entries |
|----------------------------|-------------------|
| Cable routes / cable works | 33                |
| Solar                      | 19                |
| BESS                       | 18                |
| Enabling works             | 8                 |
| Wind                       | 3                 |
| Not known / unclear        | 6                 |
| <b>Total</b>               | <b>87</b>         |

**Scheme Status**

| Status                 | Number    |
|------------------------|-----------|
| Future NESO connection | 36        |
| Under consultation     | 24        |
| Under construction     | 8         |
| Operational            | 7         |
| Planning submitted     | 5         |
| Permission granted     | 4         |
| Planned                | 3         |
| <b>Total</b>           | <b>87</b> |

CAWS emphasises that this list is not limited to schemes that are currently the subject of planning applications. It includes schemes at various stages of development, including those embedded within the NESO connection queue, because these form part of the committed infrastructure trajectory and are therefore relevant to any lawful assessment of cumulative impact.

CAWS has not included other forms of development in this figure, including residential, employment, highways and other infrastructure schemes, notwithstanding that these draw upon the same finite local systems (including roads, drainage, flood storage, aquifers, emergency services, landscape capacity and community resilience) and therefore exacerbate cumulative impacts. These interactions are addressed in the CAWS' Working Group Body of Knowledge and Relevant Representation.

### Illustrative map of scheme clustering

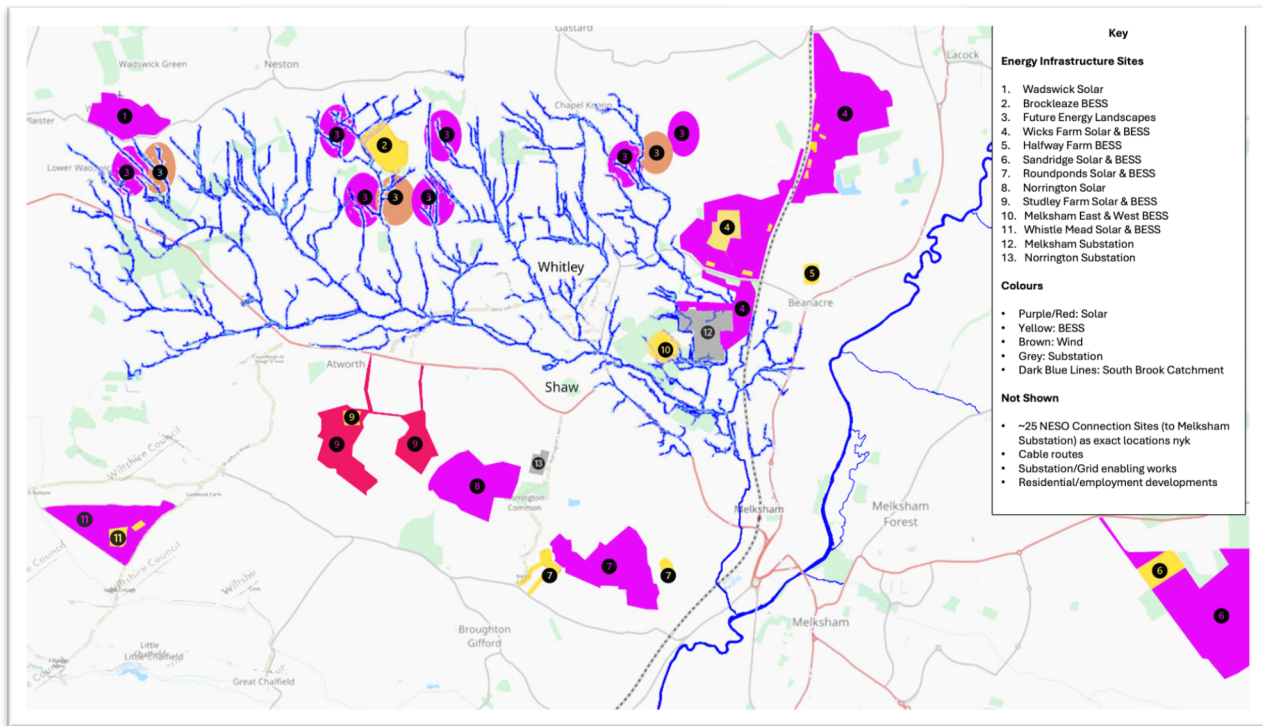


Figure 1: Illustrative map of energy and enabling schemes in the Shaw, Whitley and wider Melksham Substation area

CAWS provides an illustrative map to assist the Examination in understanding the geographic distribution and clustering of schemes.

This map is intended as a visual aid only and should be read alongside Annex A and the CAWS Relevant Representation.

For the avoidance of doubt:

- The map does not show all identified schemes
- It focuses on key and representative sites to demonstrate spatial relationships and clustering
- Cable routes, grid enabling works and some future NESO connection schemes are not fully mapped, either because precise routing/location data is not publicly available or because such schemes are not consistently defined in planning documentation
- Some scheme locations are indicative rather than exact, reflecting the level of detail available

The absence of a scheme from the map should not be taken to indicate that it is not part of the cumulative baseline.

The purpose of the map is not completeness, but to illustrate the concentration, interrelationship and spatial convergence of development that underpins CAWS' cumulative impact case.

### **Cumulative impact pathways**

CAWS has identified 11 cumulative impact pathways, namely:

1. contamination
2. visual impact
3. hydrology
4. public health
5. noise
6. construction
7. public anxiety
8. grid-connection safety
9. emergency-response capacity
10. community burden
11. grid instability

These pathways are evidenced in the CAWS Working Group Body of Knowledge (not provided), and are referenced in the Relevant Representation. They demonstrate that different development components (for example, cable trenching versus operational BESS risk) act on different receptors, at different timescales, and through different mechanisms, and therefore must be assessed distinctly to avoid systematic underestimation of cumulative effects.

### **Data limitations and verification**

CAWS notes that some duplication or uncertainty may exist within the underlying data. This reflects limitations and inconsistencies in publicly available datasets, including NESO and developer information, which have not always reconciled scheme identities, phasing, connection dates or responsible entities.

CAWS has made reasonable endeavours to verify the information, and any residual duplication does not materially affect the overall conclusion as to the scale and density of development.

### **Updated position since Relevant Representation**

Since submission of the CAWS Relevant Representation, the position has continued to evolve. For example, Whist Mead was refused on 21 April 2026 by Wiltshire Council, citing cumulative impact, and some Future Energy Landscapes sites have been deselected following community feedback that included cumulative impact concerns.

### **Conclusion**

CAWS' central point is not dependent on a precise scheme count. The evidence demonstrates a dense, functionally linked infrastructure cluster, where site-by-site assessment is inherently limited and risks understating cumulative effects.

The relevant question for the Examination is the combined pressure on shared and finite systems, rather than the status of individual schemes considered in isolation.

CAWS therefore invites the Examination to treat the "80 schemes" figure as evidence of an emerging cumulative infrastructure zone, supported by the Working Group Body of Knowledge and the CAWS Relevant Representation, rather than as a definitive or static list of individual developments.

Annex A

Energy and Enabling Schemes in Shaw, Whitley and the Wider Melksham Substation Area

| Status                 | Operator (or Applicant) or Customer     | Site/Project Name   | Type           |
|------------------------|---|---|----------------|
| Future NESO Connection | Norrington Energy Storage Ltd           | Bath Road BESS  | BESS           |
| Future NESO Connection | Norrington Energy Storage Ltd           | Bath Road BESS  | Cable          |
| Future NESO Connection | Greenergy Renewables UK Limited         | Beanacre 2 BESS (earlier connection date so assumed Phase 1)  | BESS           |
| Future NESO Connection | Greenergy Renewables UK Limited         | Beanacre 2 BESS (earlier connection date so assumed Phase 1)  | Cable          |
| Future NESO Connection | Greenergy Renewables UK Limited         | Beanacre 2 BESS (later connection date so assumed Phase 2)  | BESS           |
| Future NESO Connection | Greenergy Renewables UK Limited         | Beanacre 2 BESS (later connection date so assumed Phase 2)  | Cable          |
| Future NESO Connection | Greenergy Renewables UK Limited         | Beanacre BESS   | Cable          |
| Future NESO Connection | Greenergy Renewables UK Limited         | Beanacre BESS   | BESS           |
| Future NESO Connection | SIRIUSECODEV (GASTARD) LTD              | Gastard BESS  | BESS           |
| Future NESO Connection | SIRIUSECODEV (GASTARD) LTD              | Gastard BESS  | Cable          |
| Future NESO Connection | Not Known                               | IBV NORRINGTON ENERGY PARK LTD( Parent Company: IB VOGT UK LTD), LAND TO THE WEST OF BEANACRE, NORRINGTON STATION | N/K            |
| Future NESO Connection | Not Known                               | IBV NORRINGTON ENERGY PARK LTD( Parent Company: IB VOGT UK LTD), LAND TO THE WEST OF BEANACRE, NORRINGTON STATION | Cable          |
| Future NESO Connection | JBM Solar 13 - Melksham                 | JBM Solar 13 - Melksham - 50 MW so assumed Phase 2  | Solar          |
| Future NESO Connection | JBM Solar 13 - Melksham                 | JBM Solar 13 - Melksham - 50 MW so assumed Phase 1  | Solar          |
| Future NESO Connection | JBM Solar 13 - Melksham                 | JBM Solar 13 - Melksham (Phase 1)   | Cable          |
| Future NESO Connection | JBM Solar 13 - Melksham                 | JBM Solar 13 - Melksham (Phase 2)   | Cable          |
| Future NESO Connection | LIME DOWN SOLAR PARK LIMITED            | Melksham  | Cable          |
| Future NESO Connection | Not Known                               | Melksham  | Solar          |
| Future NESO Connection | Not Known                               | Melksham  | Cable          |
| Future NESO Connection | Not Known                               | Melksham  | N/K            |
| Future NESO Connection | ELEMENTS GREEN LIMITED                  | Melksham BESS   | BESS           |
| Future NESO Connection | JEPIPHANY LIMITED                       | Melksham Grid Park BESS   | BESS           |
| Future NESO Connection | JEPIPHANY LIMITED                       | Melksham Grid Park PV   | Solar          |
| Future NESO Connection | JEPIPHANY LIMITED                       | Melksham Grid Park PV   | Cable          |
| Future NESO Connection | ELEMENTS GREEN LIMITED                  | Melksham PV   | Solar          |
| Future NESO Connection | ELEMENTS GREEN LIMITED                  | Melksham PV   | Cable          |
| Future NESO Connection | Queequeg Renewables Ltd                 | Melkshem (Cartridge Farm)   | BESS           |
| Future NESO Connection | Queequeg Renewables Ltd                 | Melkshem (Cartridge Farm)   | Cable          |
| Future NESO Connection | ADV 004 LIMITED                         | Norrington Gate   | N/K            |
| Future NESO Connection | ADV 004 LIMITED                         | Norrington Gate   | Cable          |
| Future NESO Connection | Not Known                               | Pathfinder Clean Energy (PACE) UKDev Ltd, Land North of Bath Road (Southbrook)                                    | N/K            |
| Future NESO Connection | Not Known                               | Pathfinder Clean Energy (PACE) UKDev Ltd, Land North of Bath Road (Southbrook)                                    | Cable          |
| Future NESO Connection | JBM Solar Ltd                           | South Brook (40MW)  | N/K            |
| Future NESO Connection | JBM Solar Ltd                           | South Brook (40MW)  | Cable          |
| Future NESO Connection | JBM Solar Ltd                           | Southbrook (38MW)   | N/K            |
| Future NESO Connection | JBM Solar Ltd                           | Southbrook (38MW)   | Cable          |
| Operational            | Statera Energy / Melksham East Storage  | Melksham Substation East Storage  | BESS           |
| Operational            | Statera Energy / Melksham West Storage  | Melksham Substation West Storage  | BESS           |
| Operational            | N/K                                     | Norrington Solar Farm   | Solar          |
| Operational            | HC ESS3 LIMITED                         | Roundponds Farm BESS  | BESS           |
| Operational            | Foresight Solar Ltd                     | Sandridge BESS  | BESS           |
| Operational            | Foresight Solar Ltd                     | Sandridge Solar   | Solar          |
| Operational            | N/K                                     | Wadswick Solar Farm   | Solar          |
| Permission Granted     | ADV 003 Limited                         | Norrington Gate Farm, Broughton Gifford - Battery Energy Storage Facility   | BESS           |
| Permission Granted     | Melksham Calne Green Ltd/Verdant Energy | Studley Farm - Battery Storage  | BESS           |
| Permission Granted     | Melksham Calne Green Ltd/Verdant Energy | Studley Farm - Solar Farm   | Solar          |
| Permission Granted     | Melksham Calne Green Ltd/Verdant Energy | Studley Farm - Solar Farm   | Cable          |
| Planned                | National Grid                           | Bellmouth Access to Melksham Substation from Westlands Lane   | Enabling Works |
| Planned                | National Grid                           | Cotswold Visual Impact Provision (VIP) scheme to Melksham substation  | Enabling Works |
| Planned                | National Grid                           | Hinkley Connection to Melksham substation   | Enabling Works |
| Planning Submitted     | Greenergy                               | Brockleaze  | BESS           |
| Planning Submitted     | Greenergy                               | Brockleaze  | Cable          |
| Planning Submitted     | Abel Energy                             | Whistle Mead , Little Chalfield   | Cable          |
| Planning Submitted     | Abel Energy                             | Whistle Mead , Little Chalfield - BESS  | BESS           |
| Planning Submitted     | Abel Energy                             | Whistle Mead Solar Farm   | Solar          |
| Under Construction     | National Grid                           | Bramley to Melksham substation overhead line upgrade  | Enabling Works |
| Under Construction     | National Grid                           | Melksham Substation - Grid Park extension   | Enabling Works |
| Under Construction     | National Grid                           | Melksham Substation Shunt Reactor   | Enabling Works |
| Under Construction     | SSEN                                    | Norrington Spring Park Advanced Duct Lay Scheme to Melksham substation  | Enabling Works |
| Under Construction     | National Grid                           | North Wessex Downs Visual Impact Provision (VIP) scheme to Melksham substation                                    | Enabling Works |
| Under Construction     | JBM Solar Projects (now RWE)            | Wick Farm, Melksham Substation  | BESS           |
| Under Construction     | JBM Solar Projects (now RWE)            | Wick Farm, Melksham Substation  | Solar          |
| Under Construction     | JBM Solar Projects (now RWE)            | Wick Farm, Melksham Substation  | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SB   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SB   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SD   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SD   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SE   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SE   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SF   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SF   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SH   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SH   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SJ   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SJ   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SK   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SK   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SL   | Solar          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site SL   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site WA   | Wind           |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site WA   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site WB   | Wind           |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site WB   | Cable          |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site WC   | Wind           |
| Under Consultation     | Wiltshire Council/CSE                   | Future Energy Landscape Site WC   | Cable          |
| Under Consultation     | Enray Power                             | Halfway Farm  | BESS           |
| Under Consultation     | Enray Power                             | Halfway Farm  | Cable          |

## Teresa Strange

---

**From:** Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>  
**Sent:** 05 May 2026 12:05  
**To:** Teresa Strange  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Teresa,

Apologies for the extended time taken to respond.

The verges are due for further reinstatement work and are subject to regular inspection by the Network Inspectors. A further site visit is due tomorrow (Wednesday) with meetings with Verdant to follow.

Regards

David M Thomas IEng MICE  
Head of Highways Asset Management and Commissioning

01225713312

---

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** 17 April 2026 13:46  
**To:** Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>  
**Cc:** Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Corps, Kimberly <Kimberly.Corps@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Hi David

Just checking in on how the non-compliant verge reinstatement is progressing, and any news on community benefit at all?

The parish council would like the verges to be reinstated as per the standard that MJ Church are meeting on the dualling at Chippenham, they are working for Wiltshire Council and so presumably to an agreed standard.

The parish council and local community group (CAWS) Community Action: Whitley and Shaw have compiled a list of the requests of residents for schemes in the area that could benefit from community funding, which have been shared with the contractors, and so of which are direct highway improvements. There has been no movement or further communication on this from them at all.

With many thanks,  
Teresa

---

**From:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>  
**Sent:** 27 March 2026 10:07  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** [phil.alford@wiltshire.gov.uk](mailto:phil.alford@wiltshire.gov.uk); Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>; Tony

Hemmings <[tony.hemmings@melkshamwithout-pc.gov.uk](mailto:tony.hemmings@melkshamwithout-pc.gov.uk)>

**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Teresa,

We are aware of some non-compliant verge reinstatement and as such staff from the Network Management Team are meeting on site with SSEN and Verdant Energy to agree the remedials required on their respective works. I have asked that discussion around Community benefit be included in this.

Regards

David M Thomas IEng MICE  
Head of Highways Asset Management and Commissioning

01225713312

---

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

**Sent:** 24 March 2026 16:11

**To:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>; Tony Hemmings <[tony.hemmings@melkshamwithout-pc.gov.uk](mailto:tony.hemmings@melkshamwithout-pc.gov.uk)>

**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear David

Thank you for your email and the works ticket.

We know both Ian Thorp and Stuart Renfrew well, and their input and work respected in the parish; and the parish council will not have concerns about the pot hole works that were filled.

What the parish council do have concerns about is that:

1. Wiltshire Council undertook work to repair a road that's damage was caused by the myriad of developers and contractors using the road – that council taxpayers have to pay for that does not sit right with the parish council.
2. That following all the work that is being undertaken on the road, and via access on the road, that its not being resurfaced – lots of developers and contractors speak to community benefit but have not been forthcoming with what that actually is – the road being resurfaced would be a start.
3. That the grass verges have not been returned to their previous state, just some patches of rutted mud with grass seed thrown on top – photos attached from lunchtime today. Below is a screen grab from Google Maps of what they used to look like.
4. That Aureos have been unable to confirm that the road sweeper has actually attended since they left site on Friday – despite being asked, more than once.

**NOTES OF MEETING WITH AUREOS  
ON THURSDAY 23<sup>rd</sup> APRIL 2026 AT 10:00AM  
RE: CABLE ROUTE TO NORRINGTON**

**Present:** Councillor Alan Baines (Vice Chair of Planning)  
Councillor Mark Harris (Planning Committee Member)  
Councillor Peter Richardson (Planning Committee Member)

Teresa Strange (Clerk, Melksham Without)  
Fiona Dey (Parish Officer, Melksham Without)

Amy Welbourn (Stakeholder Engagement, Aureos)  
Andy Mundy  
Mathew Horton

Amy, Andy and Matt provided an update on the ongoing works:

- Westlands Lane had been completed and reopened 1 week ahead of schedule
- The work on Shaw Hill was on track and would be completed on 3<sup>rd</sup> May 2026.
- There is a ~70m at the bottom of Shaw Hill to the traffic lights that will still need to be completed. It is complicated by the need for HGVs to use the full road width to make left turns from Shaw Hill onto Corsham Road. Aureos is in conversation with Wiltshire Council about the best options and timings to undertake this work.
- Norrington Lane will be closed from the 27<sup>th</sup> April. The one week overlap with the work on Shaw Hill allows the work on the junction of the two roads to be undertaken.
- Aureos ideally needs 6 weeks to complete the work on Corsham Road. They cannot use the first week of the school holidays due to the Womad Festival being held in Neston. They are therefore planning to use the remaining 5 weeks plus the first week of the school term in September. During that week, they expect to be up Corsham Road away from the school. This still needs to be discussed and agreed by Wiltshire Council.

It was noted that the design of the culvert on Corsham Road is still to be finalised.

The Clerk shared that she had recently been made aware of a collapsed drain outside the Vicarage under Corsham Road by the Wiltshire Council Drainage team. She will share the report with Aureos.

Members raised concerns again about the timeliness of the notifications provided to residents. It was noted that prior to the Westlands Lane closure the advance notice of road closure signs were put in place before residents received the notification letter from Aureos. Amy explained that residents are guaranteed at least 2 weeks' notice of works, therefore she is sending communications out about 4 weeks in

advance but can only do this once the permits are approved by Wiltshire Council. She also cannot control how long it takes Royal Mail to deliver the notifications.

The sensitivity of residents in the area due to the cumulative impact of work related to the substation was again highlighted.

Members questioned the remediation work that had been undertaken following the work on Westlands Lane.

Aureos commented that they felt that the road surface where they worked was now better than previously and had before and after photos to support this. However, they commented that overall the road surface was 'shot' and could understand why the parish council wants the whole road to be resurfaced. They noted that their work had been signed off by Wiltshire Council. They also commented that Wiltshire Council wanted to do the reinstatement work on the verges.

Members questioned Aureos about Community Benefit and noted that the Clerk had asked whether the carpark at Shaw Village Hall could be extended and resurfaced. Amy explained that this was being considered and asked the Clerk to share the details and specifications.

Amy noted that Aureos often work with schools promoting STEM as Community Benefit.

A further catch-up, approximately 3-4 weeks before the start of work on Corsham Road, was agreed.

Meeting closed at 11:00am

|            |                        |              |               |
|------------|------------------------|--------------|---------------|
| <b>To:</b> | Development Management | <b>From:</b> | Drainage Team |
|------------|------------------------|--------------|---------------|

|                          |               |
|--------------------------|---------------|
| <b>Planning App Ref:</b> | PL/2025/05552 |
| <b>Service Ref:</b>      | Drainage      |
| <b>Date:</b>             | 21/04/2026    |

**PROPOSAL**

*Full Application for the Battery Energy Storage System with associated infrastructure*

**SITE LOCATION**

*Land South of Brockleaze, Neston, Corsham, SN13 9TE*

**SUMMARY OF THE CONSULTEE POSITION**

|   |          |
|---|----------|
| Object  |          |
| Holding Objection: Further information required | <b>x</b> |
| Support   |          |
| Comment   |          |
| No objection                                    |          |
| No objection subject to conditions              |          |
| Consultation not required                       |          |

**APPLICATION DOCUMENTS REVIEWED**

- *PL 2025 05552 FUL Drainage Response\_v2.0 (Issued on 09<sup>th</sup> October 2025)*
- *Response to Drainage*
- *Response to Environment Agency*

## ASSESSMENT OF THE PROPOSAL

### *Context*

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

### *Assessment*

The applicant has further submitted documents to address the previously raised objection.

The site is situated within Zone II - Outer Protection Zone. Noting the proposed operation of the site, a fire suppression strategy is required, and the applicant has outlined mitigation measures to prevent contaminated fire flow from discharging to local receptors. The applicant has set out the measures in the “*Response to Drainage*” document, summarised below:

- A penstock valve (remotely operated) automatically closes when a fire is detected to prevent potentially contaminated runoff discharging into the watercourse.
- Once the penstock valve is closed, all fire-flow water is contained in a lined basin, containing the runoff onsite & preventing infiltration into the ground.
- Flows stored in the basin will be tested for contamination. If safe, flows will be released into the watercourse as per the proposed drainage strategy. If contaminants are detected, flows will be tankered from the site and treated offsite.

While the LLFA agrees with the mitigation measures proposed in principle, further detail is required to demonstrate the basin has sufficient capacity for fire-flows, and to ensure a fire-flow drainage strategy drawing is provided. Consequently, an additional point (2) has been added to this response relating to the fire-flow drainage strategy. This information is required in accordance with the National Standards for SuDS: [Standard 4: water quality](#).

The LLFA notes the CAWS objection and will provide comment on the fire-flow containment strategy (as part of the broader drainage strategy of the site). The LLFA would defer to the Dorset & Wiltshire Fire Service for comments on the fire suppression strategy, and the Environment Agency for water quality & contamination risk.

## RECOMMENDATION: Holding Objection

### 1. The applicant must provide further information regarding the surface water drainage strategy:

- a) The applicant has proposed a drainage strategy based on the assumption that infiltration is not feasible due to the presence of mudstone soil at the development site. However, no supporting evidence has been provided to substantiate this claim. Therefore, the applicant is required to undertake infiltration testing in accordance with BRE 365 to demonstrate that infiltration is not viable.
- b) It is noted that the applicant plans to restrict discharge rates from the site to the greenfield Qbar rate (corresponding to the 1 in 2.33year rainfall event) for all events up to the 1 in 100year + climate change storm; it is acknowledged that for the higher return period rainfall events this will provide betterment, however this will not provide the required level of betterment for lower return period events (such as the 1 in 1 year rainfall event). Wiltshire Council's betterment policy for greenfield sites states

*"With regards the control of surface water discharges from new development, Wiltshire Council requires post development discharges from greenfield sites to provide 30% betterment over pre-development discharges for all storm events between the 1 in 1year and 1 in 100year return period events.*

*For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event."*

The applicant will be required to resubmit calculations which demonstrate that the required 30% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events

- c) As there are several solar farms within the catchment, the applicant must undertake analysis to determine the cumulative impact of the solar farms on catchment hydrology. The applicant must carry out sensitivity testing & demonstrate the Brookleaze site in combination with other planned development not does increase local flood risk.
- d) The applicant must submit a plan showing overland exceedance routes for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event, that minimise the risk to people and property.
- e) The applicant must provide detailed cross and long section drawings on the detention pond, and demonstrate 300mm freeboard is applied above the 1 in 100+CC event water level.
- f) The applicant must provide a construction management plan that demonstrates how flood risk to people & property will be mitigated, and how pollution to groundwater & watercourses will be mitigated.

### 2. The applicant must provide information regarding the fire-flow drainage strategy:

- a) The applicant has stated once the penstock is closed, fire-flow will be contained in a lined basin until contamination testing can be undertaken. The applicant must outline the modelled volume of runoff from fire-flow for a worst-case scenario, and provide the available storage volume to demonstrate fire-flow can be safely contained and for how long, ensuring pollution risk is mitigated.

- b) The applicant must provide a fire-flow drainage strategy drawing, annotating all key features of the proposed strategy described in the Response to Drainage.

## **INFORMATIVES**

- Adequate measures during construction to control pollution to existing watercourses and groundwater.
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land because of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

## **RELEVANT PLANNING POLICY & GUIDANCE**

National Planning Policy Framework (NPPF) [NPPF December 2024 Link](#)  
*Planning and Flood Risk (Paras 170–182)*

Wiltshire Core Strategy – Adopted January 2015 [Wiltshire Core Strategy Link](#)  
Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging) [Local Plan Review Link](#)  
Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

### Supplementary Planning Documents

*Wiltshire Council Drainage Betterment Strategy (2024)* [SPD Link](#)  
This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

*Wiltshire Design Guide (March 2024)* [SPD Link](#)  
Includes principles of good design, including integration of SuDS and flood resilience.

### Other Relevant Policies and Guidance

*Planning Practice Guidance (PPG) – Flood Risk and Drainage* [Guidance Link](#)  
Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

*Wiltshire SFRA (2024)* [SFRA Link](#)  
This document underpins the Sequential and Exception Test application and provides site screening evidence.

*Section 19 Flood Investigation Reports* [Section 19 Reports Link](#)  
These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods.

*National Standards for Sustainable Drainage Systems (SuDS) June 2025* [Guidance Link](#)

Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

*SuDS Manual (CIRIA C753)*

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with *British Research Establishment (BRE) Digest 365 – Soakaway Design*, and groundwater level monitoring that accounts for seasonal variation.

**The Town and Country Planning Act 1990**  
**Refusal of Full Planning Permission**  
**Application Reference Number: PL/2023/01914**  
**Decision Date: 23/04/2026**

|                                    |   |
|------------------------------------|---|
| <b>Applicant:</b>                  | Blue Stone Renewable 1 Ltd  |
| <b>Particulars of Development:</b> | Proposed temporary planning permission for 40 years for the development of a solar farm of up to 24.14MW of generating capacity, comprising of the installation of solar photovoltaic panels and associated infrastructure including customer cabin, customer substation, DNO substation and equipment, inverter and transformer substations, spare part container, associated battery storage, access tracks, widening of existing highway access, fencing, security cameras, landscape planting, ecological improvements and associated works. The existing agricultural use of the site will also continue in tandem with the solar farm with the grazing of farm animals. |
| <b>At:</b>                         | Whistle Mead Solar Farm, Little Chalfield, Melksham, SN12 8NP   |

**In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.**

**In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):**

**Refusal Reason**

- 1 The proposal by reason of its size, scale and **cumulative impact** would result in a dominant and uncharacteristic form of development causing unacceptable visual harm to the landscape character and appearance of the site and the wider

landscape setting. It would conflict with the need to conserve heritage assets in a manner appropriate to their significance. This would conflict with policies CP42(i), CP51 and CP58 of the adopted Wiltshire Core Strategy.

*Nic Thomas* - Director of Planning, Economy and Regeneration

## NOTES

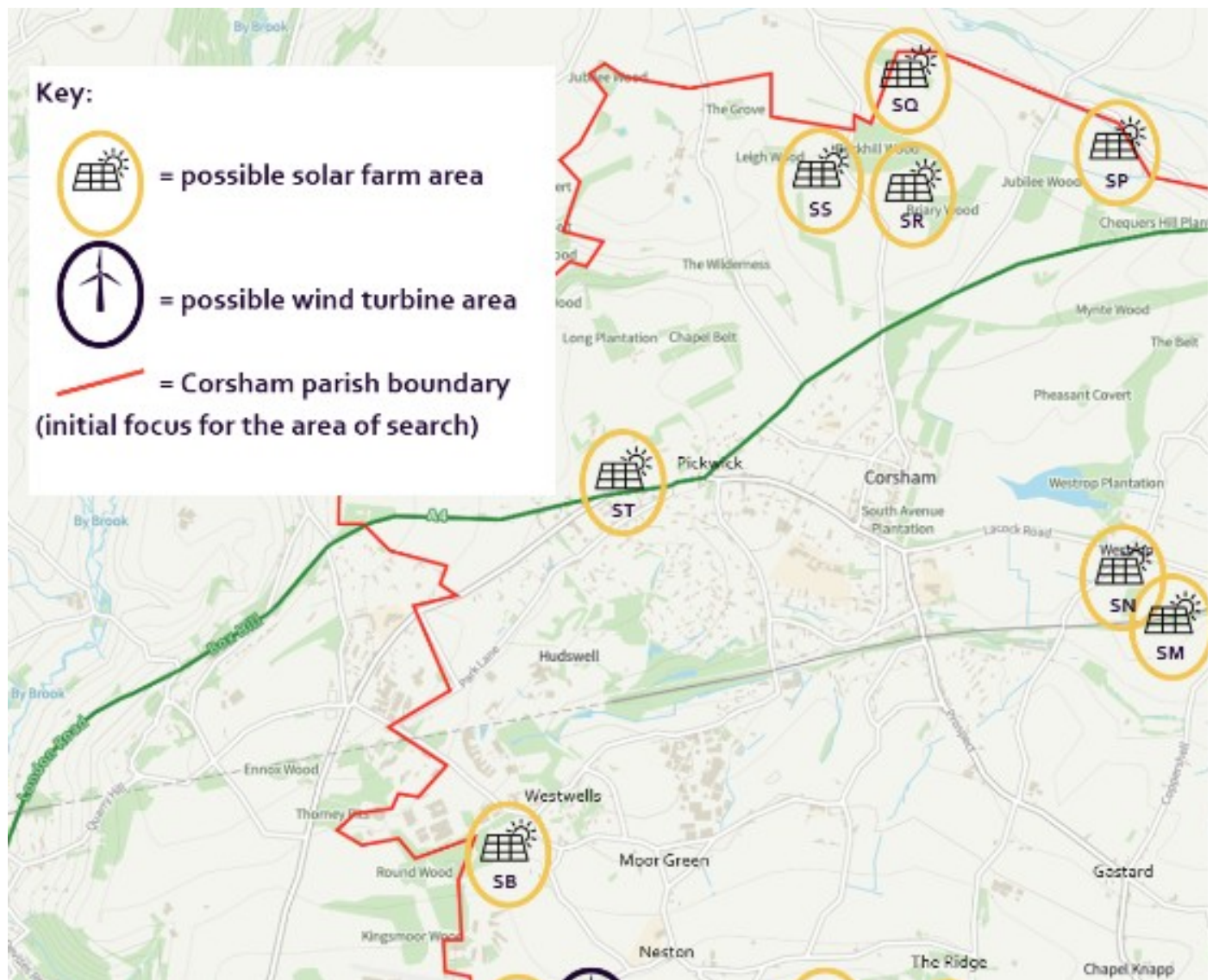
1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).

## Teresa Strange

**From:** LeQuesne, Caroline <Caroline.LeQuesne@wiltshire.gov.uk>  
**Sent:** 21 April 2026 10:37  
**To:** CAWS  
**Cc:** Teresa Strange; Hayley Bell; Burvill, Victoria  
**Subject:** Re: Corsham area 'Future Energy Landscapes' project

Peter,

I have checked with my colleague, and we will be publishing a report when the project is finished (this summer) which will include the survey findings. We will make sure it's available for you (and other interested non Corsham parties) to see. Please see below for the map .



Regards,

Caroline

**Caroline Le Quesne**  
Engagement and Partnership Lead, Central (Bradford on Avon, Trowbridge, Warminster, Melksham, Devizes and Pewsey)

M:07876131170

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

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**From:** CAWS <whitley.and.shaw@gmail.com>

**Sent:** Thursday, April 16, 2026 5:02 PM

**To:** LeQuesne, Caroline <Caroline.LeQuesne@wiltshire.gov.uk>

**Cc:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Hayley Bell <hayley.bell@melksham-tc.gov.uk>; Burvill, Victoria <Victoria.Burvill@wiltshire.gov.uk>

**Subject:** Re: Corsham area 'Future Energy Landscapes' project

Dear Caroline

Thank you for your email.

Thank you for the feedback which is very helpful.

For completeness, might you be able to send me a copy of the map that was in the recent survey so I can see exactly where the SE, SF, SJ, WB, SH, SK, WA, SL sites were on the map. I don't think that map (with that specific key) is in the Corsham Report below and the survey is of course now closed.

Will you be publishing the survey results - we would be interested in the detailed scores and comments etc.

Kind Regards

Peter Richardson  
CAWS Chair and Parish Councillor

On 16 Apr 2026, at 13:41, LeQuesne, Caroline <Caroline.LeQuesne@wiltshire.gov.uk> wrote:

We'd like to provide an update on the Corsham area 'Future Energy Landscapes' project. On 5 May a workshop will bring together people who have been involved in the project in some way already, in order to shape next steps. (see attached email)

The Future Energy Landscapes project in Wiltshire conducts a series of conversations that have been ongoing since July 2025. The aim is to explore how renewable energy could work locally, what community ownership means, and whether there is appetite to move forward.

Based on feedback to the most recent survey conducted by the Future Energy Landscapes project, we have decided not to look at any of the areas for potential along the Melksham Without parish boundary. There was significant feedback opposing any future project in these areas, noting the adverse impact this would have on the villages of Whitley and Shaw in particular.

The following areas on the map will not be looked at any further as part of this process: SE, SF, SJ, WB, SH, SK, WA, SL. <https://centreforsustainableenergy.ams3.digitaloceanspaces.com/wp-content/uploads/2025/08/08123005/FEL-wiltshire-corsham-workshop-report-july-2025.pdf>

We acknowledge and appreciate the response from local people in this area.

It's important to note that whilst the Future Energy Landscapes project will not be investigating a community-owned renewable energy site in this particular area, this does not prevent other parties from identifying a site in this area.

If you have any questions, please don't hesitate to let me know.

Regards,

Caroline

**Caroline Le Quesne**

**Engagement and Partnership Lead, Central** (Bradford on Avon, Trowbridge,

Warminster, Melksham, Devizes and Pewsey)

Communities - Engagement & Partnerships

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# Getting the Best out of the JMNP2 Neighbourhood Plan

## Introduction

Following a successful referendum vote in July 2025, the second edition of the Joint Melksham Neighbourhood Plan (JMNP2) was adopted (or 'made') as part of the statutory development plan for the Plan area. It therefore has real legal clout in planning terms. JMNP2 introduces an updated set of policies and guidance that is locally specific to the town and the rural countryside surrounding it.

The successful referendum result could be described as 'the end of the beginning'! Now the Plan needs to continue to be implemented to deliver the community's vision and objectives.

Key ways to achieve this within the development process is by using your new JMNP2 policies (Part A) and Design Guide and Code (Part B) to;

- Provide pre-application engagement with prospective applicants
- Statutory Consultee responses to development applications
- Submit appeal representations

It can also be used to deliver a range of community projects, including accessing grant funding.

These notes are focused on helping the town and parish council to harness the updated JMNP2 to make robust, evidence based and policy reinforced comments to pre-application proposals as well as to submitted planning applications.

This note draws on Guidance from Locality<sup>1</sup> and there is also updated guidance (April 2025) from CPRE<sup>2</sup> on responding to planning applications that councillors may find useful. The CPRE toolkit in particular may be of use to councillors as it includes a glossary and basic overview of the planning system.

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<sup>1</sup><https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/>

<sup>2</sup> <https://www.cpre.org.uk/resources/how-to-respond-to-planning-applications/>

## Making Effective Representations on Planning Applications in your Area

As the local planning authority, Wiltshire Council has the responsibility of implementing your plan by applying its policies within the development management process. The town and parish councils are statutory consultees but do not determine applications.

Wiltshire Council must notify the town and parish councils of submitted applications within their areas. It must take any representations received into account in making their decision, as long as they are “material” planning considerations (see below for more information).

When giving support, or objecting to a proposal and when requesting amendments or conditions, all comments should clearly reference the JMNP, and where relevant, the evidence base.

Referencing made planning policies in responses will:

- Maximise the effectiveness of local views and requests in the planning process
- Help development management officers in assessing proposals and justifying delegated decisions or committee recommendations
- Strengthen a Wiltshire Council’s planning committee decisions
- Support planning inspector’s decisions with local evidence

This toolkit, together with the mini guide has been prepared to help you make effective representations. It supports you to:

- Reference policies of the JMNP<sup>3</sup>
- Use evidence base material such as the Design Guidance and Codes effectively.

We’ve also included a quick reference notes to ‘Material Considerations’ for planning.

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<sup>3</sup> JMNP2 and the evidence base can be accessed online:  
<https://www.melkshamneighbourhoodplan.org/>

## Making Effective Representations - Tool 1: Committee Planning Application Review Process Proforma A – BASELINE INFORMATION



## Making Effective Representations - Tool 2: Committee Planning Application Review Process Proforma B

| Point to consider   | Relevant JMNP2 parts   |   |  |
|---|--|---|--|
| <p><b>1. Does it relate to any of the area based policies of the JMNP (or other plans in the Wiltshire Development Plan?)</b> You can see all the area based policies on the online Wiltshire Council policy map</p> <p><a href="https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2">https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2</a></p> | Settlement Boundaries – Policy 6 (page 43)                         |   |  |
|   | Allocations of land for housing policies 7.1 – 7.5 (pages 46 – 65) |   |  |
|   | Green and Blue Infrastructure Corridors – Policy 12 (page 82)      |   |  |
|   | Town Centre – Policy 9 (page 71)                                   |   |  |
|   | Local Green Spaces – Policy 16 (page 93)                           |   |  |
|   | Heritage – Policy 21 Local Heritage (page 109)                     |   |  |
| <p><b>2.</b></p> <ul style="list-style-type: none"> <li>• <b>What are the key topics relevant to this proposal?</b></li> <li>• <b>Which policies from those topics are relevant?</b></li> </ul>   | Sustainable Development and Climate Change                         |   |  |
|   | Housing and Infrastructure   |   |  |
|   | Shopping, Working and Getting Around                               |   |  |
|   | Community Wellbeing and Nature                                     |   |  |
|   | Natural, Built and Historic Environment                            |   |  |
| <p><b>Policy</b></p> <p>Now you have checked through relevant policy areas, move on to considering how each relevant policy complies with the JMNP2.</p>  |  |   |  |
| <p><b>3. How does the application align with relevant policies from the Neighbourhood Plan?</b></p> <p>N/A may also be applicable</p>   | <p><b>fully meets policy requirements</b></p>                      | <p><b>partially meets policy requirements</b></p> | <p><b>development scheme fails to meet policy requirements</b></p> |
| <p><b>Notes:</b></p>  |  |   |  |

**Design**

**Now you have checked through relevant policy areas, move on to considering design.**  
The most relevant parts of the Design Guide and Code for councillors are the relevant character areas that can be found between on section 2.4 pages 25 onwards.

**4. Does the design meet local expectations?**

N/A may also be applicable

**High quality of design that meets local design expectations**

**Acceptable design quality with requested amendments**

**Poor, harmful unacceptable quality of design that does not meet expectations**

**Notes:**

**5.Finally - having looked at the application through the lens of the JMNP2 (and, where relevant, taking into account other relevant policies) what is the comment of the Council?**

**There is a range of possible comments under the following headings:**

- Support
- Conditional support
- No objection
- Object

("No comment" should be avoided)

**State the key issues, the comment, the relevant policies/guidance reference and potential conditions or remedial amendment.**

## Appendix: Making Effective Representations – Quick Reference Note on Material Considerations

Material planning considerations are matters or planning policies which legislation and the courts have determined should be taken into account when deciding an application. They comprise a whole host of planning documents including:

- national planning policy and guidance
- adopted Development Plan documents (including 'made' Neighbourhood Plans)
- draft emerging policy (Such as the Local Plan Review, which gains weight the further along in the process it is)
- Adopted Supplementary Planning Documents – such as the Wiltshire Design Guide
- Adopted strategies – such as the Wiltshire Green Blue Infrastructure (GBI) Strategy

There are also a variety of other topics which can constitute material considerations including (but not limited to) are relevant as material considerations in most planning applications:

- Layout and density of building
- Design, appearance and materials (including landscaping)
- Disabled persons' access
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Overlooking/loss of privacy as well as loss of light or overshadowing
- Parking and highway safety
- Traffic and noise
- Effect on listed buildings and conservation areas

The following issues are generally **not material considerations** for planning decisions:

- loss of view from a private property (views identified in policy are important local views from public locations are material considerations)
- negative impact on property values
- competition between individual businesses
- moral considerations (e.g. religious objections to licenced premises)
- political or ideological opinions
- the cost of the development
- whether or not the applicant owns the site
- issues covered by other legislation (e.g. building regulations)
- the character of the applicant.
- Breach of a restrictive covenant (Breach of covenants and personal property rights, including personal (not Public) rights of way) – these are private law matters and not about planning.

## Teresa Strange

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**From:** Wiltshire Council <planning@sf.wiltshire.gov.uk>  
**Sent:** 17 April 2026 15:18  
**To:** Teresa Strange  
**Subject:** Thank you for your comments PL/2026/00855

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

### Melksham Without Parish Council

Member of the Public  
Stance : Comment

### Your Comment:

As part of the Joint Melksham Neighbourhood Plan 2 (adopted July 2025) Melksham Without Parish Council note that this site is within the red line of the JMNP2 site allocation policy 7.1 Land at Cooper Tires Factory Site and is also covered by the Priority Statement 4 Progressing Town Centre Master Plan Area Regeneration and Policy 9 Town Centre. Related evidence base documents "Melksham Town Centre Master Plan" and "Melksham Design Guidelines and Codes" also apply.

Planning Team  
Wiltshire Council

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## Wiltshire Council

### Cabinet

6 May 2026

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**Subject:** Wiltshire Local Plan - next steps

**Cabinet Member:** Cllr Adrian Foster - Cabinet Member for Strategic Planning, Development Management and Housing

**Key Decision:** Key

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#### Executive Summary

The draft Wiltshire Local Plan review (the draft Plan) was submitted for examination in November 2024, following the approval of Cabinet and Full Council in October 2024. It has been in preparation since 2017 against a background of changing national planning policy, including levels of homes to be planned for, and reforms to the planning system. The Plan was submitted in line with transitional arrangements and in recognition that work on a new Plan would be needed to address higher housing numbers and a longer plan period on adoption.

The Planning Inspectors appointed to examine the Plan were slow to start the examination and provide details about those matters that they wanted to consider. Details were eventually provided in 2025, along with a timetable setting out arrangements for two stages of hearings. Officers worked constructively and positively to respond to all the Inspectors' questions and issues raised. The hearings took place in the summer and autumn of 2025.

In November 2025 the Inspectors wrote to the council, postponing future examination hearings to allow the council to undertake further work in response to concerns they had. They indicated at that time that the issues could be overcome and mentioned that they believed that the Plan could be adopted in 2027. The Inspectors invited the council to submit a programme of work which was set out in the council's response at the end of January 2026. In a response dated 27 February 2026, following consideration of the council's proposed programme, the Inspectors' position changed. They set out new concerns about the achievability of the work in a reasonable timeframe and cross over with the new Local Plan system.

The Inspectors have given the council two options: to either withdraw the plan from examination; or to request their report which would recommend non-adoption and prolong the process. The latter option would lead to additional costs and resources but ultimately the same outcome.

The Inspectors' findings are extremely disappointing. Other councils that have faced similar challenges have recently been supported by Inspectors to complete their examinations. The difference being that other councils were further ahead in their examination. It is unfortunate that the examination of the

Wiltshire Local Plan has been caught up by the new local plan processes and the government's ambition to deliver 1.5 million homes by the end of Parliament. The extent of change being introduced by the government has clearly influenced the conclusions reached by the Inspectors.

It is important that the council moves forward as expeditiously as possible with preparation of a new Local Plan. The first step, which is the purpose of this report, is to withdraw the Wiltshire Local Plan review from examination. The learning, knowledge and understanding of Wiltshire and its communities gained through preparation of the Local Plan will put the council in a strong position moving forward.

The Town and Country Planning (Local Planning)(England)Regulations 2026 for the new Local Plan system came into effect in March 2026 and the council, as an authority with a housing need figure that has substantially increased, is required to publish its timeline and intention to commence a new plan by 30 June 2026. The 30-month prescribed timescale for plan preparation must commence by 31 October 2026.

## **Proposals**

That Cabinet recommends to Full Council:

- 1) the Wiltshire Local Plan Pre-Submission Draft 2020-2038 is withdrawn from examination.

That Cabinet:

- 2) Delegates to the Director of Planning, Economic and Regeneration, in consultation with the Director for Legal and Governance, to take all steps as necessary in line with legislation to complete the withdrawal of the Local Plan Pre-Submission Draft 2020-2038 from examination.
- 3) Notes that a report will be brought to Cabinet in advance of the 30 June 2026 deadline to seek approval to commence a new Local Plan.

## **Reason for Proposals**

To ensure that the council is able to respond appropriately to the Inspectors' letter dated 27 February 2026.

To ensure that the council moves forward as expeditiously as possible in the preparation of its new Local Plan, and further costs to the council are minimised.

**Samantha Howell**  
**Corporate Director - Place**

## Wiltshire Council

### Cabinet

6 May 2026

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**Subject:** Wiltshire Local Plan - next steps

**Cabinet Member:** Cllr Adrian Foster - Cabinet Member for Strategic Planning, Development Management and Housing

**Key Decision:** Key

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### Purpose of Report

1. To:
  - (i) Seek Cabinet approval and recommendation to Council for the withdrawal of the Wiltshire Local Plan review from examination following receipt of the Inspectors' letter of 27 February 2026 and options presented; and
  - (ii) Set out the next steps for the Wiltshire Local Plan.

### Relevance to Our Wiltshire Plan

2. Updating the council's Local Plan is explicitly referred to in Our Wiltshire Plan 2025-2035 against priority 8 'Building homes and infrastructure fit for our communities'. The planning system is predicated on plan-led development. Therefore, local plans play a key role in ensuring development is sustainable, well-placed and supported by the right infrastructure. Continuing to update the local plan and minerals and waste plans remains a priority for the council (paragraph 8.2). Local plans are cross cutting and relevant to the delivery of other priorities in Our Wiltshire Plan, as they seek to balance social, environmental and economic objectives in planning for sustainable development. These include Priority 4 'Enhancing and protecting our environment for future generations and 6 'Helping the economy work for everyone'.
3. Starting work on a new Local Plan will enable the council to consider afresh the views of local communities and stakeholders in preparing the plan and enable digital technology to be fully embraced to support efficient plan-making.

### Background

4. The Wiltshire Local Plan review - Pre-submission Draft Plan (draft Plan), informed by evidence and consultation, has been in development since 2017 against a background of changing government expectations (e.g. calculation of housing need using different standard methods), national planning policy and reforms to the planning system. [Cabinet \(8 October 2024\)](#) and [Full Council \(15 October 2024\)](#) approved the submission of the draft Plan together with associated documentation to the Secretary of State for independent examination. Submission was accompanied by a request that the Inspector appointed to carry out the examination recommends any modifications to

make the Plan sound and legally compliant in accordance with Section 20 (7C)<sup>1</sup> of the Planning and Compulsory Purchase Act 2004 (as amended); and delegated authority put in place for the Director of Planning to implement any consequential actions relating to the examination to support an efficient examination process.

5. The draft Plan was subsequently submitted in November 2024. The examination was slow to start with the Inspectors' initial questions for the council received in March 2025 and a focussed (stage 1) Duty to Co-operate hearing session taking place in June 2025. In September 2025 arrangements for the next stages of the examination were published and stage 2 hearing sessions commenced in November 2025.
6. On 17 November 2025, the Inspectors wrote to the council explaining that the remaining hearing sessions would be postponed to allowing the council to undertake further work in response to concerns they had. The Inspectors set out the detail of the further work to be undertaken in their letter received on 27 December 2025, and requested the council respond by 30 January 2026 with a programme of work. The council submitted its response by the deadline and a response to the council's proposed programme of work was received on 27 February 2026.
7. The council responded positively to all questions and requests for information by the Inspectors, including the programme of work requested. Two timetables for completing the work as quickly as possible were presented to give the Inspectors options. A full record is provided on the [examination website](#).

### **Main Considerations for the Council**

8. Having considered the council's proposals and associated work programme(s) the Inspectors in their letter of [27 February 2026](#) raised concerns over "...both the *achievability of the proposed programme and the timeframe for the examination which would result from it.*" They also expressed concern that extending the examination would risk significant overlap with plan preparation under the new planning system and the tension that could arise between the two. This was disappointing given the positive and pragmatic approach the Inspectors appeared to be undertaking. This is set out in the council's response of [12 March 2026](#).
9. The examination of the Local Plan has been caught up by the government's reforms to the planning system. The government has set out a clear intention to deliver economic growth and a substantial increase in housing over the current parliament. Central to this are reforms to reintroduce strategic planning across the country and to take steps to make sure all councils have up-to-date local plans in place. Part of the government's reforms include the introduction of new style Local Plans, which has been established by legislation introduced in March 2026. The government has also recently consulted on a new National Planning Policy Framework (NPPF). A new NPPF is expected to set out sweeping changes to the national planning system and is likely to be introduced in the Summer, 2026. While transitional arrangements are in place to ease the move from one planning system to the new one, the Inspectors have exercised their judgement and considered further the Minister of State for Housing and Planning's letters about avoiding long examinations. While they acknowledge the work undertaken so far and the council's willingness to complete the necessary tasks, they have changed position from that taken in December 2025 and have taken the view

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<sup>1</sup> This provision has been repealed. The independent examination of plans now follows the prescription set out in Section 15E of the 2004 Act (as amended)

that the work needed to address their concerns is unable to be completed quickly enough. The Inspectors have presented two options for the council, either:

- (i) To withdraw the submitted plan from examination ; or
- (ii) To request that the Inspectors proceed to prepare and issue their report on the Plan as submitted.

10. The first option would mean that the examination stops and the council, on taking the decision, will need to comply with legal requirements involved in withdrawing the Plan as soon as possible (see below). This would be the most resource effective option and enable the council to focus efforts on preparing a new Local Plan. The second option would in effect achieve a similar outcome but with additional time, cost and resource implications for the authority. The second option would mean that the Inspectors needing to prepare their final report that would recommend non-adoption, and subsequent reporting to Cabinet and Council. In either circumstance, the council would have no option but to start over with a new Local Plan.

11. There is a legal process that must be followed when a plan is withdrawn, which subject to the outcome of the decision, officers will action as soon as is reasonably practicable following the decision in line with legislation:

- (i) Publish a notice that the local plan has been withdrawn on the council's website for a period of 6 weeks;
- (ii) Make the notice available for viewing at the council's main offices during normal opening hours for a period of 6 weeks;
- (iii) Notify each person or body who has been consulted on the local plan during its preparation that the local plan has been withdrawn; and
- (iv) Cease to make documents relating to the withdrawn local plan available on the council's website or at other locations.

12. Fulfilling the legal requirements are mainly administrative tasks involving staff time. Alongside ensuring these are met, officers would also work with the Communications team to ensure wider publicity around the decision.

13. It would not be in the council's interest to prolong the process and incur further delay and cost. As such, it is strongly recommended that members agree that the Wiltshire Local Plan be withdrawn from examination. The work that has gone into preparing the draft Plan and the understanding of views of stakeholders, including Wiltshire's communities, places the authority in a strong position to start work on the preparation of a new Local Plan.

#### Next steps for Wiltshire's Local Plan

14. The new local-plan system is designed to support faster plan making, with a 30-month timetable, indicating that, as Wiltshire will be in the first tranche of new style local plans, adoption could be achieved in 2029. **Appendix 1** contains a summary diagram and overview of the new Local Plan system, the point at which the 30-month timeframe is triggered (Gateway 1). At least 4 months prior to that the system requires a 'Notice of intention to commence local plan preparation' to be published.

15. The council is required by Regulations<sup>22</sup> that are now in force to start its new Local Plan this year as follows:
- (i) By 30 June 2026 publish 'notice of intention to commence local plan preparation'; and
  - (ii) By 31 October 2026 publish 'self-assessment' document setting out details of how the council has got ready for plan-making, this is known as Gateway 1 and triggers formal commencement of the 30-month timeframe
16. Government is requiring those local planning authorities, including Wiltshire Council, that do not have a plan in preparation that would meet 80% or more of the local authority's local housing need figure calculated using government's standard method to be in the first tranche of plans. For minerals and waste plans, there are different arrangements and if prepared separate to the local plan, the council would have until 30 April 2027 to publish its Gateway 1 'self-assessment', with a 'notice of intention to commence minerals and waste plan preparation' published at least 4 months in advance. Government has indicated in their guidance supporting the new local plan system that it will consider exercising its powers to intervene, to accelerate plan making if councils fail to make progress with their plans.
17. At the same time the council publishes its notice of intention to commence local plan preparation a timetable for the new local plan must be made available. The notice will need to specify whether the local plan will incorporate all or part of the minerals and waste plan.
18. Prior to reaching Gateway 1 (by 31 October 2026), a 'scoping consultation' must be undertaken. Although some guidance has been prepared by government to support the implementation of the new system, there is limited information currently available about what level of detail is expected to be published at the scoping stage. In general terms, the scoping consultation will seek views on what the plan should contain and alongside this, views will be sought about how the council should engage with stakeholders in the preparation of the plan. It is envisaged that the council will set out its proposed approach to consultation and engagement to enable views to be sought.
19. A report will be brought to Cabinet in June 2026 to seek authorisation for formal commencement of a new Local Plan. This will set out the proposed timetable and seek member approval on the broad scope of the Plan. The requirement to prepare, maintain and publish a local plan timetable under the new plan-making system replaces the requirement to adopt a Local Development Scheme.
20. The proposed approach will enable the government's 30 June 2026 backstop date to be met and enable a seamless transition to the preparation of a new Local Plan for Wiltshire. To ensure the effective progression of the plan, given the challenging timeframes, consideration will also be given to what delegations need to be put in place in line with the council's constitution.

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<sup>22</sup> The Town and Country Planning (Local Planning) (England) Regulations 2026

### **Impact on creating Child Friendly Wiltshire**

21. There are no direct safeguarding impacts for creating Child Friendly Wiltshire arising from the decision. It will be important to consider opportunities to positively impact on this through preparation of the new Local Plan.

### **Impact on disabled people or those with a care and support need, including informal carers.**

22. There are no direct safeguarding impacts arising from the decision. It will be important to consider opportunities to positively impact on these people through preparation of the new Local Plan.

### **Public Health Implications**

23. There are no direct public health implications arising from the decision. The new Local Plan will have public health at its core, as the built and natural environment is a key determinant of health and wellbeing including access to suitable housing, employment, education, green space, active travel routes and essential services. Planning for Wiltshire's growth is integral to fostering the well-being of Wiltshire's communities and ensuring that population health needs are met in future development.

### **Procurement Implications**

24. There are no direct procurement implications arising from the decision. Engagement with suppliers who were supporting the council with the examination process has taken place to ensure that there are no further obligations for the council.

### **Equalities Impact of the Proposal**

25. There are no direct equalities impacts from the decision. The Inspectors examining the draft Plan have presented the council with two options, which ultimately lead to withdrawal of the plan.
26. During the preparation of the Wiltshire Local Plan review an Equalities Impact Assessment was prepared and updated. In preparing the new Local Plan, the council will have due regard to equalities and promote inclusion.

### **Environmental and Climate Change Considerations**

27. There are no direct environmental and climate change impacts arising from the decision. The new Local Plan will need to address both environmental and climate change considerations consistent with the direction of travel set out in the Draft National Planning Policy Framework (December 2025). It will need to set out an appropriate strategy to meet development needs of the area in a way that promotes a sustainable pattern of growth and seeks to mitigate climate change and adapt to its effects.

### **Workforce Implications**

28. Preparation of local plans has workforce implications for services across the council, as well as the Planning service. The process of withdrawing the Wiltshire Local Plan will be addressed by officers within the Strategic Planning service with the support of

Legal Services and can be undertaken within existing resources. The resources within the Strategic Planning service will be refocused on the new Local Plan. Project planning and liaison with other council services to identify opportunities for collaborative working to identify where input will be needed is underway.

### **Risks that may arise if the proposed decision and related work is not taken**

29. As set out in paragraphs 9 and 10 there are two options presented by the Inspectors. To minimise additional costs to the council and provide certainty to those with an interest about the status of the plan it is recommended that the plan is withdrawn. Proceeding to the other option of requesting the Inspectors report will lead to additional costs and prolonging the process, which will ultimately achieve the same outcome.
30. The council will be preparing a new Local Plan in line with the new 2026 regulatory requirements, and withdrawing the draft Plan now will enable a smooth transition and fresh start.

### **Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks**

31. There are reputational risks to the council as in the interim period while the new Local Plan policy is put in place, decisions on planning applications will be made in accordance with the adopted development plan for Wiltshire including the Wiltshire Core Strategy and neighbourhood plans. In decision making, consideration will need to be given to its consistency with the National Planning Policy Framework (NPPF) in determining the weight to be applied to policies. The current position whereby Wiltshire does not have a five-year housing land supply will continue for longer than would be the case were the local plan taken forward to adoption in 2028. Concerns have been raised by parish and town councils preparing neighbourhood plans about what this means for the housing requirements. In the circumstance where there is not an up-to-date local plan, the NPPF requires the local planning authority provide an indicative figure for a neighbourhood area designation.
32. This will be managed through effective communications and robust decision-making. Work is underway to prepare guidance for neighbourhood plans on the implications of withdrawing the plan. The seamless transition to preparing a new Local Plan, will enable early engagement with all stakeholders including Wiltshire's communities and a renewed focus on positively planning for the higher levels of growth set by government.

### **Financial Implications**

33. The decision to withdraw the Local Plan is not expected to generate significant financial expenditure. Costs will be met from the Strategic Planning service revenue budget, which is supported by a Local Plan reserve to manage the fluctuating costs of plan making. If members decide to not withdraw the Local Plan and instead, ask the Inspectors to produce their report, this will incur additional costs. While these are difficult to quantify, another council who found itself in the same situation as Wiltshire estimated costs of approximately £20,000 if it did not withdraw its Plan from examination.

34. The resourcing implications associated with the preparation of a new Local Plan will be considered as part of future Cabinet reports.
35. Approximately £108k of funding has been secured from the Ministry of Housing, Communities and Local Government to support the preparation of a new Local Plan. A condition of the funding is that the council fulfils its legal obligations to meet the 30 June 2026 and 31 October 2026 backstop dates, to allow preparation work in line with the new Local Plan system.

### **Legal Implications**

36. The main legislation that governed the preparation of the draft Plan to date is set out in the 2004 Act<sup>3</sup> and the 2012 Regulations<sup>4</sup>. The legislative position changed in March 2026 with the introduction of amendments to the 2004 Act, and new Regulations<sup>5</sup> resulting from the bringing into force of Schedule 7 of the Levelling up and Regeneration Act 2023. However, the process of withdrawing the draft Plan<sup>6</sup> continues to be governed by the provisions of the 2012 Regulations in accordance with the saving provisions set out in Statutory Instrument S.I. 2026/169<sup>7</sup>.
37. The legislative procedures, as set out in paragraph 11 above, that will need to be undertaken as soon as is reasonably practicable following the decision relating to the withdrawal of the Plan will be undertaken by officers with the support of Legal services.
38. The primary implications of withdrawing the draft Plan relate to decision making. Withdrawing the draft Plan and ceasing to make available all documents relating to the draft Plan may result in confusion as to which policies of the local development plan are operative for decision making.
39. Whilst the Wiltshire Core Strategy was adopted in 2015 and has a plan period to 2026, its policies are not automatically out of date for the purposes of decision making and will continue to guide development. Its policies (alongside wider development plan policies such as those contained in site allocations plans and neighbourhood plans) will continue to be the starting point for the consideration of planning applications. However, the weight to be attached to them will be determined by their consistency with the National Planning Policy Framework.
40. In addition, the weight to be attached to extant policies will be determined by circumstances such as the council's housing land supply position. It is therefore imperative that work commences immediately on the preparation of a new local plan.

### **Overview and Scrutiny Engagement**

41. An update was provided by the Cabinet Member at the meeting of Environment Select Committee on 5 March 2026.

### **Options Considered**

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<sup>3</sup> The Planning and Compulsory Purchase Act 2004 (as amended)

<sup>4</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>5</sup> The Town and Country Planning (Local Planning) (England) Regulations 2026

<sup>6</sup> The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulations 28 and 35

<sup>7</sup> The Levelling-up and Regeneration Act 2023 (Commencement No.11 and Saving and Transitional Provisions) Regulations 2026

42. The council has written to the Inspectors to express frustration by the situation and the change of position taken. The Inspectors have not indicated that they would be minded to change their position and discussions with the council's legal advisors suggests that challenging the position the Inspectors have taken would not be in the council's interests.
43. The options available to the council are limited. At this stage in the process the council is bound by the Inspectors' recommended two options. As such, for the reasons set out in the report it is strongly recommended that authorisation be given to withdraw the Wiltshire Local Plan from examination, rather than prolong the process. The council has committed to reporting back to the Inspectors on its decision in May 2026

## **Conclusions**

44. The Inspectors findings are disappointing and regrettable. Other local planning authorities have recently been supported by Inspectors to complete their examinations in similar timeframes to that anticipated by Wiltshire's Local Plan Inspectors, and with similarly short plan periods. The difference being that other councils were further ahead in their examination.
45. **The council has been caught up in the new Local Plan process and government's ambition to deliver 1.5 million homes by the end of Parliament and ensure successful implementation of planning reforms.**
46. It is important that the council moves forward positively as expeditiously as possible with preparation of a new Local Plan. The first step of which is to withdraw the Wiltshire Local Plan review. The learning, knowledge and understanding of Wiltshire and its communities gained through preparation of the plan will put the council in a much stronger position than would have otherwise been the case.

## **Nic Thomas**

### **Director - Planning, Economic Development, and Regeneration**

---

Report Authors:

Georgina Clampitt-Dix, Head of Strategic Planning  
Geoff Winslow, Strategic Planning Manager

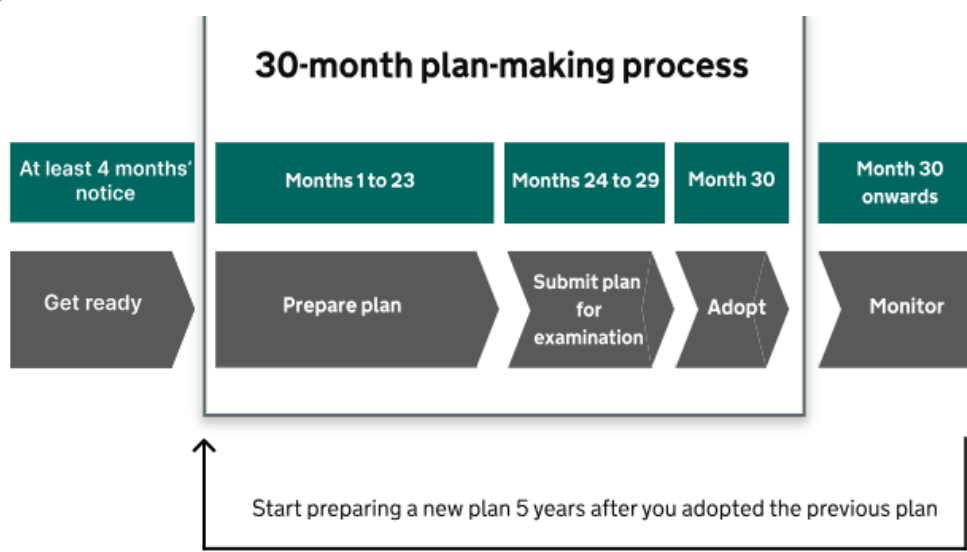
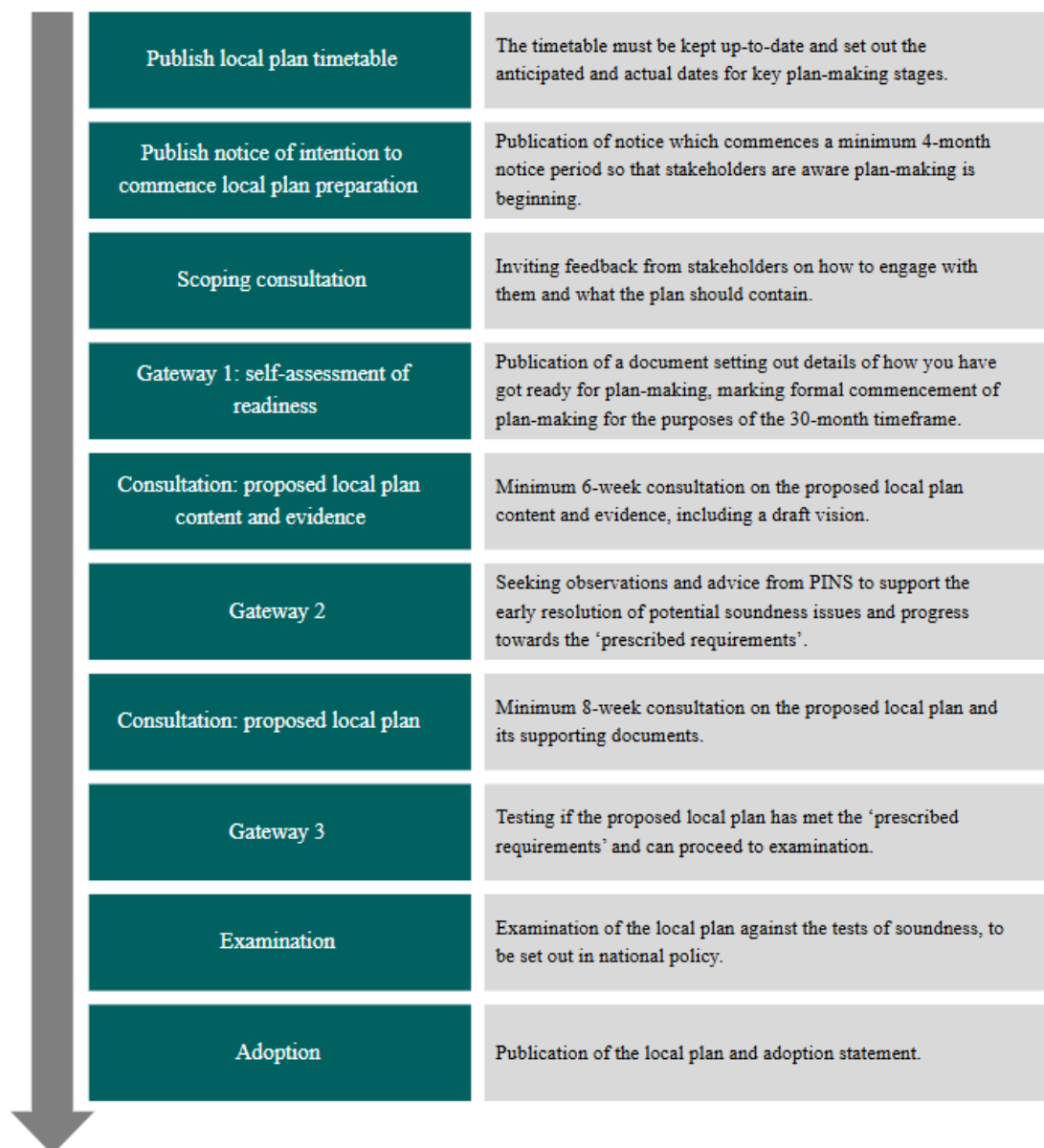
## **Appendices**

Appendix 1 - Overview of new Local Plan system

## **Background Papers**

None

## Appendix 1: Overview of new Local Plan system<sup>1</sup>



<sup>1</sup> Source: [Plan-making regulations explainer - GOV.UK](#)  
[30-month local plan process: an overview - GOV.UK](#)

Melksham Without Parish Council  
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Melksham Community Campus  
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Melksham  
SN12 6ES

Development Services  
Wiltshire Council  
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15 April 2026

## IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

### Wiltshire Council – PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF Tree Preservation Order – TPO/2026/00006

Under the terms of the Town & Country Planning (Trees) Regulations 2012, this is a formal notice to let you know that the Council made the above Tree Preservation Order which took effect, on a provisional basis, on **15 April 2026**.

I am writing to you because the requirement states that we must notify the owner and occupier of any land adjoining the land on which the trees are situated, or other interested party.

A copy of the Tree Preservation Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given in the leaflet, Protected Trees: A Guide to Tree Preservation Procedures, produced by the Department for Communities and Local Government, and is available on the Wiltshire Council website: <http://www.wiltshire.gov.uk/planning-trees-hedges>. If you would like a printed copy of the guidance notes please contact the planning office on 0300 456 0114.

The reason the Council has made this Order: **To protect the character and visual amenity the trees provide to the local area.** The Council will consider whether the Order should be confirmed within 6 months from the date of being made, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **13 May 2026**. Your comments must comply with Part 2, Section 6 of the Town and Country Planning (Tree Preservation Order) (England) Regulations 2012, a copy of which is printed overleaf. Send your comments to myself at [planningtrees@wiltshire.gov.uk](mailto:planningtrees@wiltshire.gov.uk). All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please do not hesitate to contact me.

Yours faithfully

*Kate Tate*

Arboricultural Officer  
Email: [kate.tate@wiltshire.gov.uk](mailto:kate.tate@wiltshire.gov.uk)  
Telephone: 01 249 706 641

*Y. Arange* Received by post  
27/4/26.

**PART 2 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) (ENGLAND)  
REGULATIONS 2012**

Objections and representations

- 6(1) Subject to paragraph (2), objections and representations –
- (a) shall be made in writing and -
    - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
    - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
  - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
  - (c) in the case of an objection, shall state the reasons for the objection.
- 6(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

## TOWN AND COUNTRY PLANNING ACT 1990

**Wiltshire Council – PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF**

**Provisional Tree Preservation Order TPO/2026/00006 Wiltshire Council**, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, as amended in the Town and Country Planning (Tree Preservation)(England) Regulations 2012, make the following Order:

### Citation

This Order may be cited as **PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF**

Tree Preservation Order: **TPO Reference TPO/2026/00006**

### Interpretation

- (1) In this Order “the authority” means the Wiltshire Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

### Effect

- (1) Subject to article 4, this Order takes effect provision on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

### Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter ‘C’ being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 15 day of April 2026.

*Kate Tate*

Signed on behalf of the Wiltshire Council  
Authorised by the Council to sign in that behalf

**SCHEDULE**

**SPECIFICATION OF TREES**

**Wiltshire Council – PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF Tree Preservation Order TPO/2026/00006**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in green on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i>  |
|-------------------------|--------------------|--|
| T1                      | Field Maple        | PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T2                      | Field Maple        | PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T3                      | Field Maple        | PUBLIC OPEN SPACE, BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within a dotted black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|-------------------------|--------------------|-------------------|

**GROUP OF TREES**

(within a broken black line on the map)

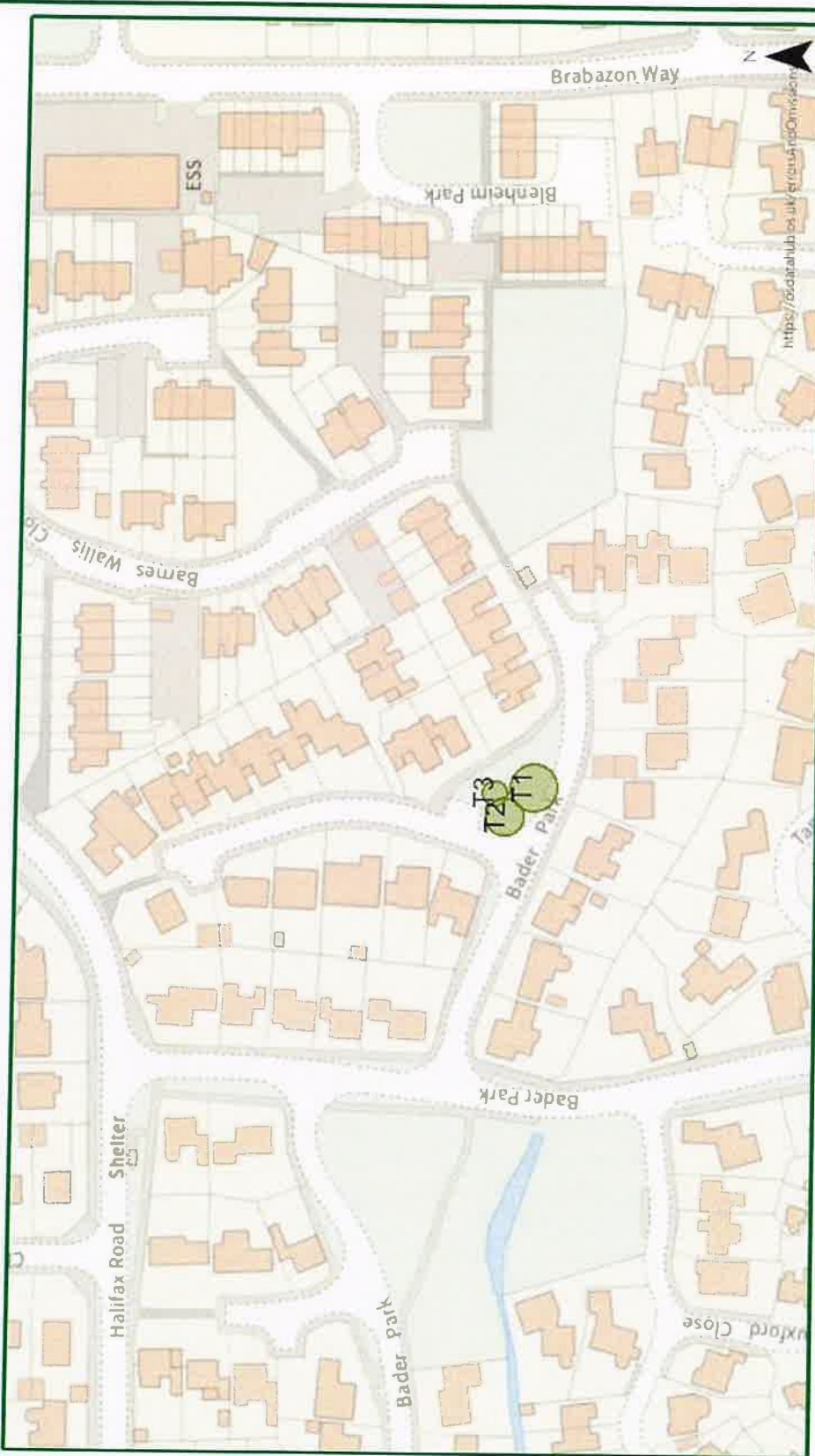
| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|-------------------------|--------------------|-------------------|

**WOODLANDS**

(within a continuous black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|-------------------------|--------------------|-------------------|

\*complete if necessary to specify more precisely the position of the trees.



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**Town and Country Planning Act 1990 (As Amended)**

**Proposed Residential Development – Catesby Estates Limited**

Land South of Snarlton Farm, Snarlton Lane, Melksham, Wiltshire  
SN12 7QP

Appeal Reference: APP/Y3940/W/25/3373278



**Appellant's Note on Woodrow Road Appeal Decision Letter**

15 April 2026

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**1. Introduction**

- 1.1 This note sets out the Appellant's commentary on the Decision Letter ("DL") of Inspector H Baugh-Jones in respect of Appeal Reference APP/Y3940/W/25/3374421 (Land off Woodrow Road, Melksham, Wiltshire, SN12 7AY), which was Allowed subject to planning conditions and a legal agreement on 9 April 2026.
- 1.2 This note is submitted in time for the deadline of 16 April 2026 agreed with the Inspector for both parties to set out any updates to their positions following this issue of this DL.

**2. Appellant's Note on Woodrow Road Decision Letter**

- 2.1 Appeal APP/Y3940/W/25/ 3374421 (Woodrow Road) was heard by way of Public Inquiry in the week following the close of the Snarlton Farm Appeal (APP/Y3940/W/25/3373278). In determining the Woodrow Road appeal, Inspector Baugh-Jones was required to address an identical policy conflict with the Joint Melksham Neighbourhood Plan (JMNP2) as arose in the Snarlton Farm appeal. The appeal site shares the same key characteristics, namely that it is:
- 1) Located outside, but adjacent to, the defined settlement boundary of Melksham;
  - 2) Not allocated for development within the JMNP2; and
  - 3) Not allocated within either the Wiltshire Core Strategy or the Wiltshire Housing Site Allocations Plan.
- 2.2 It was common ground in the Woodrow Road appeal that Wiltshire Council cannot demonstrate a five-year housing land supply, with a position of 2.42 years. The Appellant in the Snarlton Farm appeal considers that the Council's housing land supply position is materially lower (please see evidence of Mr Stephen Harris).

- 2.3 The Appellant has previously written to the Planning Inspectorate regarding the implications of the findings of the Inspectors examining the emerging Wiltshire Local Plan (March 2026). It remains the Appellant's position that the Plan should not progress and ought to be withdrawn, or is otherwise likely to be found unsound at examination.
- 2.4 Inspector Baugh-Jones considers the implications of the housing land supply position in relation to the application of paragraph 11(d) of the National Planning Policy Framework (NPPF), and in turn paragraph 14, at paragraphs 39–43 of the Decision Letter.
- 2.5 At paragraph 42 of the DL, the Inspector identifies that the housing requirement underpinning JMNP2 is derived from the emerging Wiltshire Local Plan. His conclusion that this requirement can no longer be relied upon is consistent with the Appellant's evidence, including that of Mr Neame (Appellants Planning Proof of Evidence, sections 13), the Appellant's Closing Submissions (ID14) (paragraphs 33 and 91), and the Appellant's correspondence to the Planning Inspectorate on 19 March 2026.
- 2.6 The application of paragraph 14 of the Framework, and whether it operates as a restrictive policy in respect of new housing development in Melksham, is addressed by the Inspector at paragraph 43, which is copied in full below for ease.

*"43. Regardless of the parties' contrary positions on the application of Framework paragraph 69, in the parlance of Framework paragraph 14 'likely' does not and cannot mean 'absolute'. It does not place a firm bar against development going ahead even if counter to a Neighbourhood Plan that meets the tests in Framework paragraph 14. I acknowledge that the JMNP2 has relatively recently been made and reflects the wishes of those who supported it at referendum. I also note that development has been coming forward in Melksham, but the Council's housing land supply shortfall is acute and county-wide. Action to address that needs to be taken now through the provision of housing on suitable sites."*

- 2.7 This reasoning, set out in paragraph 43, directly reflects the case advanced by the Appellant in the Snarlton Farm appeal (see Appellants Planning Proof of Evidence, paragraph 13.24, and Appellants Closing Submissions (ID14), paragraph 84 ), and stands in contrast to the position advanced by the Council. It also echoes the evidence put forward by the Appellant in relation to the Wandleys Lane, Fontwell -

APP/C3810/W/24/3349836 – Decision Date: 07 April 2025 (Appellants Proof of Evidence paragraphs 13.30 -13.31 ).

- 2.8 The Inspector further attributes negligible weight to the emerging Local Plan in respect of housing policies, and no material weight in the overall planning balance. The Appellant agrees that this approach is appropriate and consistent with its previously stated position in evidence.
- 2.9 It is relevant to note that two further Appeal Decisions have been issued since the close of the Inquiry that also deal with Paragraph 14 and take the same approach as the Inspector in the Woodrow Road Appeal – APP/J0405/W/25/3372565 – Land South of Bourton Road, Bourton, Buckingham – Appeal allowed on 31 March 2026 and APP/M1710/W/25/3375066 – 21 Winchester Road, Chawton, Alton – Appeal allowed on 26 March 2026.
- 2.10 At paragraph 45 of the DL, the Inspector recognises the role of Melksham as a Market Town where significant development is envisaged. The Appellant has advanced a similar position in the Snarlton Farm appeal. While the proposed development at Snarlton Farm (300 dwellings) is larger than the 70 dwellings permitted at Woodrow Road, it remains proportionate to the scale and sustainability of Melksham and is well located for access to schools and other services (see Planning Statement of Common Ground- CD10.03). Moreover, the proposed scheme would deliver substantial planning benefits, including a significant contribution to housing supply and affordable housing provision, at a time when the Local Planning Authority is unable to demonstrate a deliverable solution to its housing shortfall.
- 2.11 In conclusion, the Appellant considers that the Woodrow Road decision reinforces the case advanced through written and oral evidence, as well as submissions, during the Public Inquiry, that the planning balance weighs decisively in favour of the appeal scheme. Accordingly, there are clear and compelling reasons to grant planning permission for up to 300 dwellings at Snarlton Farm, notwithstanding conflict with the development plan, and it would be appropriate to determine the appeal other than in accordance with that plan, consistent with the Woodrow Road decision.

### **Appended**

APP/J0405/W/25/3372565 – Land South of Bourton Road, Bourton, Buckingham

APP/M1710/W/25/3375066 – 21 Winchester Road, Chawton, Alton

## Teresa Strange

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**From:** Teresa Strange  
**Sent:** 05 May 2026 13:59  
**To:** 'Ron Crook'  
**Cc:** Mike Gibbin; Howard Wilson; paul lenaerts; Fiona Dey  
**Subject:** RE: FW: Letter of Invitation to Melksham Without Parish Council to enter into a Memorandum of Understanding with the Wilts & Berks Canal Trust

Hi Ron

I will take a view and ask the parish council their thoughts, and I note that Melksham Town Council would also be part of the Melksham Link and we have a Melksham Link statement in our joint Neighbourhood Plan. Its that Semington were aware that Melksham Without were meeting with you and asked if they could attend. I have invited Cllr Andrew Griffin who is the Wiltshire Councillor for Melksham Without West and Rural so covers Berryfield, Semington and Broughton Gifford (and is a Melksham town councillor). I will come back to you....  
Kind regards, Teresa

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**From:** Ron Crook <ron.crook@wbct.org.uk>  
**Sent:** 05 May 2026 12:47  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Cc:** Mike Gibbin <mike.gibbin@wbct.org.uk>; Howard Wilson <howard.wilson@wbct.org.uk>; paul lenaerts <paul.lenaerts@wbct.org.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>  
**Subject:** Re: FW: Letter of Invitation to Melksham Without Parish Council to enter into a Memorandum of Understanding with the Wilts & Berks Canal Trust

Hi Teresa

Yes please.

Would you like us to invite Semington and Broughton Gifford PC's or would you rather do that?

Kind Regards

Ron

On Tue, 5 May 2026, 12:05 Teresa Strange, <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)> wrote:

Hi Ron,

Thanks for this, shall we confirm 11am? At Melksham Without parish council offices?

And then we can all book out in our diaries.

With kind regards, Teresa

Teresa Strange

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**From:** Ron Crook <[ron.crook@wbct.org.uk](mailto:ron.crook@wbct.org.uk)>  
**Sent:** 05 May 2026 10:19  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Mike Gibbin <[mike.gibbin@wbct.org.uk](mailto:mike.gibbin@wbct.org.uk)>; Howard Wilson <[howard.wilson@wbct.org.uk](mailto:howard.wilson@wbct.org.uk)>; paul lenaerts <[paul.lenaerts@wbct.org.uk](mailto:paul.lenaerts@wbct.org.uk)>  
**Subject:** Re: FW: Letter of Invitation to Melksham Without Parish Council to enter into a Memorandum of Understanding with the Wilts & Berks Canal Trust

Hi Teresa

I have consulted with my colleagues. Would it be possible to arrange for us to make a presentation on Wednesday 1st July 2026. If that is not possible I will let you have some later dates.

I will be accompanied by Mike Gibbin the Trust CEO, Howard Wilson the WBCT Branch Chairman and Paul Lenaerts the Melksham Link Project Manager.

I suggest late morning or early afternoon, but would be guided by what is most convenient for your councillors. We would be very happy if Councillors from Semington and Broughton Gifford Parish Councils were able to attend.

Kind Regards

Ron

On Wed, 29 Apr 2026 at 12:15, Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)> wrote:

Hi Ron

It was good to chat the other day, and I confirm that I have now spoken to the parish council and they are happy, and welcome, the opportunity to have a meeting with the Wilts & Berks Canal Trust to find out more about the latest situation re the Melksham Link project.

We are in contact with our neighbouring parishes, and understand that Semington Parish Council may wish to send a representative to that meeting too.