

AGENDA Planning 13th July 2026 FIN _____	3
AGENDA ITEM 06a 2a Valldata House _____	9
AGENDA ITEM 06e Former Melksham Library Site pre-app notes _	12
AGENDA ITEM 07a Planning Officer comment on the access on A365 _____	18
AGENDA ITEM 07a Residents Association comments on Land South of Western Way _____	20
AGENDA ITEM 07b & 09a Berryfield PROW SUGGESTED IMPR- OVEMENT _____	22
AGENDA ITEM 07b & 09a Berryfield PROW with routes included _	24
AGENDA ITEM 07b & 09a PROW MELW7 Berryfield Response from WC _____	25
AGENDA ITEM 07b Correspondence from Tree Officer re trees at Berryfield _____	28
AGENDA ITEM 07b Correspondence re building heights PL.2025. 00626 _____	31
AGENDA ITEM 07b s106 correspondence for Land north of Berryfield Lane _____	33
AGENDA ITEM 07c Correspondence with Planning re amended plans and access _____	40
AGENDA ITEM 07d CAWS Correspondence to Brockleaze _____	41
AGENDA ITEM 07d Brockleaze Addendum 9 Final _____	43
AGENDA ITEM 07d Brockleaze Addendum 10 Final _____	65
AGENDA ITEM 07d Brockleaze BESS - Objection Findings Report .	80
AGENDA ITEM 08b Planning Application Review checklist Blackmore Farm REM _____	100
AGENDA ITEM 08c Planning Application Review checklist East of Blackmore Farm OUT _____	102
AGENDA ITEM 09 - NOTES OF MEETING with Bellway 24 June 2026 _____	103

AGENDA ITEM 09a 260615 Bellway parish presentation - PC	107
AGENDA ITEM 10 TPO letter	131
AGENDA ITEM 10 Site Plan	133
AGENDA ITEM 10 TPO Order Provisional	134
AGENDA ITEM 11bi NOTES OF MEETING with Aureos 1st July 2026	136
AGENDA ITEM 11b iii Correspondence regarding Westlands Lane extraordinary use	139
AGENDA ITEM 13 Question regarding planing permission for WOMAD	144
AGENDA ITEM 13 - not aware of any planning application for Winter Wonderland	145
AGENDA ITEM 14 NOTES OF MEETING WITH WBCT 1st July 2026	148
AGENDA ITEM 14 Clerk's notes about the MoU	151
AGENDA ITEM 14 Emails regarding updated draft MoU	153
AGENDA ITEM 14 Memorandum of Understanding Revised Draft V1	155
AGENDA ITEM 15b i Local Plan Commencement Notice	158
AGENDA ITEM 15b i Local Plan Timetable	162
AGENDA ITEM 15b CAWS response to the Local Plan notice of intention	167
AGENDA ITEM 15b ii - less play area provision in West Wilts	169
AGENDA ITEM 15B ii Bypass protection in former Local Plan	171
AGENDA ITEM 15c Summary and suggested response to consult- ation	172
AGENDA ITEM 15c Consultation - Permitted Development Rights	175
AGENDA ITEM 16a - Still awaiting Chapel Lane decision	177
AGENDA ITEM 18b ii Wiltshire Council Central Depot	180



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Tuesday 7th July 2026

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), 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 13th July 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

PLEASE NOTE THAT THERE IS WORK BEING UNDERTAKEN IN THE CAMPUS CARPARK SO LEAVE PLENTY OF TIME TO ARRIVE AND FIND A PARKING SPACE AS THERE WILL BE FEWER SPACES AVAILABLE THAN USUAL. YOU MAY NEED TO USE ALTERNATIVE CAR PARKS IN THE AREA.

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=86763169914>

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

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



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AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
 - a. To receive Declarations of Interest.
 - b. To consider for approval any Dispensation Requests received by the Clerk and not previously considered.
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/2026/03638](#) - **2a Valldata House, Valldata, Halifax Road, Bowerhill**. Full planning permission - Erection of a first-floor extension to the north of the site and a three-storey side extension on the western elevation, with new access arrangements and associated works. Applicant: J.J. Lee Ltd. **Comments By 17th July 2026**
 - b. [PL/2026/03593](#) - **B3, Ashville Centre, Commerce Way, Melksham**. Full planning permission - Proposed Fenestration Changes. Applicant: Mr Ryan Poolman. **Comments By: 16th July 2026**
 - c. [PL/2026/03850](#) - **PUBLIC OPEN SPACE, FALCON WAY, BOWERHILL**. Consent under Tree Preservation Orders - G4 – Ash, Limes, Field Maples trees - crown raise to 3m above footpath and 5.2m over highway and clear around lighting column for a 2m clearance Lime trees are protected by TPO W/07/00016. Applicant: Sheppard. **Comments By: 15th July 2026**
 - d. [PL/2026/03753](#) - Garden House, Sandridge Park, Sandridge Common: Householder planning permission - Erection of single-storey extension to north-east elevation. Applicant: Mr & Mrs S Curtis. **Comments By: 23rd July 2026**
 - e. [PL/2026/03551](#) - **Melksham Library, Lowbourne, Melksham**. Wiltshire Council R3 - 55 extra care flats (C3) with ancillary care facilities, landscaping, access drive and parking, and related works including demolition of existing buildings. Applicant: Wiltshire Council. **Comments By: 24th July 2026**

Note: although this application is outside the parish, it is an allocated site in the Joint Melksham Neighbourhood Plan – Policy 7.2.
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 15th July 2026
- To note comments submitted by Maitland Place Residents Association and Drainage
- [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.
- b. [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). Comments by 16th July 2026
- To consider the response to the Tree Preservation Order (TPO) request and the use of a Tree Protection Plan (as a pre-commencement condition) in light of Bowerhill requests (MIN 078/26).
 - To consider additional comments regarding the height of the dwellings on the building heights parameter plan.
 - To consider who will attend the Western Area Planning Committee, on Wednesday 19th August 2026 at 3pm, to speak on this application and to review any final comments to be submitted.
- c. [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. Applicant name: The Silverwood Partnership. **Comments by 14 July 2026**
- To consider feedback from Wiltshire Council, if received, regarding access arrangements
- d. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE.** Full planning permission: Battery Energy Storage System with associated infrastructure. **Comments by 20th July 2026**
- To support and submit the Ninth Addendum and Tenth Addendum to CAWS Document on Brockleaze BESS

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) – No new documents or comments

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- PL/2025/09780 (OUT) – No new documents or comments
- b. [PL/2026/01555](#) - **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**. A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 Applicant name: BDW Trading Ltd (David Wilson Redrow South West).
 - To note comments related to TPO – to be considered later in the agenda
 - To consider feedback from Wiltshire Council (if received) on scheme revisions
 - To consider alignment of the proposed development with sections of Joint Melksham Neighbourhood Plan 2.
- c. [PL/2026/02966](#) - **Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (East of Blackmore)** Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common. Applicant name: Gleeson Land.
 - To note comments from Conservation and Active Travel England
 - To consider alignment of the proposed development with sections of Joint Melksham Neighbourhood Plan 2.
- d. [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.
- e. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.
 - To consider responses to recent correspondence (if received)
- f. [PL/2026/01787](#) - **Cricket Ground, Land North West Of St Barnabas Church, Nr Melksham, SN12 7PT**. Full planning permission: Erection of wooden changing pavilion/facility. Applicant name: Corsham Cricket club

9. To consider response to Public Consultations:

- a. Proposal at Semington Road for 195 dwellings – Bellway and Savills: <https://tinyurl.com/BellwayMelksham>
 - To approve the notes of the meeting held with Bellway on Wednesday 24th June 2026.
 - To consider feedback from public consultation event on 10th July 2026.
 - To agree comments to be submitted to the consultation (considering review of comments submitted for neighbouring application).

b. To consider submitting comments to public consultation for:

- Proposal at Great Whaddon (between Hilperton and Semington) for 1,300 homes with a new centre and a new school - Lightwood and Pegasus Group <https://www.greatwhaddonconsultation.com/> (12th July 2026)
- Proposal at Pewsham, Chippenham for 1,200 homes, land for a primary school and a local centre - Gallagher Developments and Gleeson Land <https://www.pewshamchippenham.co.uk/> (28 June 2026)

10. Tree Preservation Order

- To consider commenting on the Tree Preservation Order (TPO/2026/00015) for Snarlton Farm, Eastern Way, Melksham (deadline 20th July 2026)

11. Proposed Energy Installations

a. Lime Down Solar (LDS)

To note Planning Inspectorate updates on the Lime Down Solar Project

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168/project-updates>

b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)

- To approve the notes of the meeting held with Aureos on Wednesday 1st July 2026.
- To note any progress with potential drainage works and Shaw Village Hall carpark as community benefit.
- To consider any feedback following concerns raised about Westlands Lane road condition.

12. Wiltshire Council Engagement about Cumulative Impact.

To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

13. Wiltshire Throwback Festival (WTF) 2026

- To consider feedback from Wiltshire Throwback Festival 2026
- To consider possible inconsistency of Wiltshire Council's of planning requirements for local Music Festival events (e.g. WOMAD)

14. Wilts and Berks Canal Trust

- To approve the notes of the meeting held with the Wilts and Berks Canal Trust on Wednesday 1st July 2026.
- To consider the next steps regarding the Memorandum of Understanding

15. Planning Policy:

a. **Joint Melksham Neighbourhood Plan (NHP):**

- To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)

- ii. To note the outcome of the Melksham Neighbourhood Plan's nomination for **Best Plan** award in the RTPI South West Awards for Planning Excellence 2026
- b. **Wiltshire Council's Draft Local Plan:**
 - i. To note Wiltshire Council's notice of intention to commence the preparation of a new Wiltshire Local Plan and to consider next steps.
 - ii. To consider any information, if received, on the impact of the withdrawal of the draft Local Plan
- c. To note the government's consultation on proposals for new and amended permitted development rights and to consider a response (deadline 5th August 2026).

16. Appeals

- a. To note appeal decisions (if determined)
- b. To note and to consider commenting on the Whistle Mead appeal ([PL/2023/01914](#): appeal 6009873). Hearing schedule to start 22nd September 2026 (new comments by 21 July 2026)

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

- a. Berryfield Lane

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

- a. Updates on ongoing and new S106 Agreements
 - i. Pathfinder Place
Updates on S278 and S38 works
 - ii. To note any S106 decisions made under delegated powers
- b. Contact with developers:
 - i) To note the meeting planned for Tuesday 14th July 2026 at 12.30pm regarding the development behind Townsend Farm, Semington Road PL/20/07334 (Phase 1) & PL/2022/08155 (Phase 2)
 - ii) To note Community Engagement programme for new Wiltshire Council Central Depot (Melksham)
- c. Transparency of draft s106 agreements: to consider correspondence with Wiltshire Council (if received)

Copy to all Councillors

2a Valldata House, Valldata, Halifax Road, Bowerhill

PL/2024/04498 – Refused 24/07/2024

Proposal

Enlargement of the office space to the North of the plot, with the addition of a first-floor extension and a new two-storey space to the West side. Adaptation of the land to the North of the plot to provide 23 new parking spaces, facilitated by new vehicular access to the adjacent road (Lancaster Road).

MWPC comments:

COMMENT: In its present format, the parish council object to the proposed additional entrance off of Lancaster Road from a highway safety point of view and ask that the additional parking is accessed from the existing parking provision for the building via the access on Halifax Road.

Given the loss of green space, the parish council ask that additional planting is placed around the car park boundary with Lancaster Road, in order to provide a green space between the road and the car park. They also ask that EV charging provision is also installed commensurate to the size of the proposed additional parking.

If Wiltshire Council are minded to approve the application this Council ask that additional planting is provided between the parking and Lancaster Road in order to soften the landscape.

For context please see below comments made during debating this application:

Whilst improvements were being made to the building, the following concerns were raised:

- The loss of the grassed areas to the front of the property which provides a scenic layout to the entrance of Bowerhill Industrial Estate.
- The proposed biodiversity net gain in planting 5 trees against the loss of a large green area is not adequate.
- The proposed new entrance is opposite one of the busiest areas on Bowerhill Industrial Estate and also opposite the only late-night post box for the area, which is used by businesses on Bowerhill Industrial Estate, with people often pulling in to park opposite the proposed new entrance to use it.
- Road safety concerns, particularly as vehicles often come around the roundabout onto Lancaster Road at high speeds.
- The lack of EV charging points.

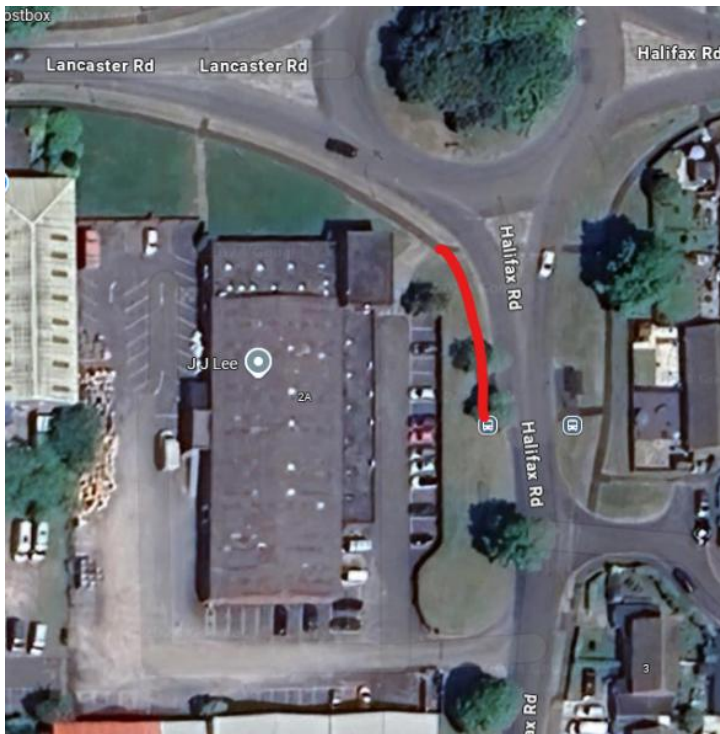
PL/2024/09977 – Approved 31/12/2024

Proposal

The office space to the north of the plot is to be enlarged, with the addition of a first-floor extension and a new two-storey space to the west side. The land to the north of the plot is to be adapted, providing new walkway access to the north pavement and the existing northeast site access.

MWPC comments:

No Objection - Subject to Condition: The parish council have no objections to this application but wish to request for a contribution towards extending the footway in Lancaster Road so that it joins to the bus stop in Halifax Road. A map is attached with a red line drawn in red indicating where the footpath needs to be extended from and to.



Note: In the Officer's report the following comment was made:

The request from the Parish Council and Highways is noted, however the extension of this commercial building does not trigger the need for a new footpath, or contribution to such. The increase in staffing numbers does not result in an increase in demand such that a contribution to the path would be reasonable. Therefore, the request would not meet the tests for the imposition of obligations/conditions.

In addition, the request would not be compliant with the CIL regulations. There are other funding streams available via CIL through new local development if this is identified as desirable to the local community.

Likewise, the request from Highways for a Travel Plan would not be reasonable. The site has ample parking and is immediately adjacent to bus stops. The roads have pavements that connect to the local residential areas and beyond. Therefore, the site is already integrated into the area in terms of travel connectivity and staff have a range of options available. This is not a new unit being added, this is an extension to an existing commercial use.

Former Melksham Library Site, Lowbourne

Wiltshire Council

**Melksham Library, Lowbourne
Preapplication Consultation Meeting
1.30pm, 23rd September 2023
Melksham without Parish Council Offices**

Attendees:

Cllr Richard Wood	Chair of the Planning Committee (Melksham without Parish Council)
Cllr Alan Baines	Vice Chair of the Planning Committee (Melksham without Parish Council)
Teresa Strange	Clerk (Melksham without Parish Council)
Hayley Bell	Chief Executive Officer (Melksham Town Council)
Mike Dawson	Head of Estates and Development (Wiltshire Council)
Louise Newman	Residential Development Project Manager (Wiltshire Council)

Apologies:

Cllr Jennie Westbrook	Wiltshire and Town Councillor for Melksham Forest
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- 1. Introductions** – All attendees made introductions, apologies from Cllr Westbrook were noted.
- 2. Project Summary** – MD and LN introduced the proposals for the redevelopment of the brownfield site at the former Melksham Library, Lowbourne House and the Lowbourne Car Park. The site is allocated in the Melksham Joint Neighbourhood Plan 2, which has now been adopted. MD explained that the designs for the proposed development, consisting currently of a 55-unit Extra Care scheme for older people are iterative at this stage. The scheme proposes to consist of 100% Affordable Housing, a proportion of which will be available to purchase under the Older Persons Shared Ownership Scheme, and the remaining as Rented.

It was explained that a Construction Partner has been appointed as EG Carter, who will undertake the work to prepare and submit a planning application, and if approved, they will go on to construct the building. A pre-application was submitted to planning in May 2025, which consisted of a feasibility study for a 60-unit scheme. A basic proposal for the location of the building, as well as proposed car parking was submitted and considered by a Planning Officer and responses received by several Statutory Consultees. Feedback from the pre-application has been considered, and the designs amended accordingly.

3. Designs - The designs were presented and reviewed by the meeting attendees. The following feedback was noted, with the Council's response alongside.

Category	Comment	Response
Highways	Existing access is difficult due to the sight limitations associated with turning right out of the site.	The preparation of a planning application will include involvement of a Highways Engineer. The planning application will detail the size of the visibility splay and ensure that it is compliant to ensure safe access to and from the site.
Internal Design	A Treatment Room/Hand basin in the activity area for health professionals to use would be beneficial.	Feedback on the use of Treatment Rooms across existing Extra Care schemes is that the usage is low and they are not necessarily required in an Extra Care scheme. However, we will feed back to the design team and see how the communal space can be coordinated to ensure there is sufficient space available for health professionals.
External Design	Will the communal garden have shade in the summer so that residents can still use the area when it is hot? Can the space underneath the well-established trees at the front of the site be utilised?	The landscape designs are yet to be started. The communal garden is at the north of the site so should benefit from some shade of the building. The balconies will provide some opportunities for shade so residents can still enjoy being outside in the summer months. Feedback will be captured in the scope for the Landscape Design.
External Design	Will there be raised beds for Resident's use? Consideration should be given for local competitions such as Melksham in Bloom.	The landscape designs are yet to be started. Feedback will be captured in the scope for the Landscape Design.
Consultation	The public should be asked during consultation what they think that the site should look like/contain.	The public will be given the opportunity to comment and provide feedback on the proposed elevations/landscaping of the proposed scheme during public consultation.
External Design	Will any cycle parking be covered?	Yes, this will be detailed in the scope for the Landscape Design.
External Design	A covered pick-up point will be needed.	This will be fed back to the design team for consideration alongside the Transport Consultant.
External Design	Footway improvements in Union Street are needed as this is a quicker route into the town centre and well-used facilities	The Melksham JNP2 Policy 7.2(14) States to 'Make safe and convenient level walking and 'wheeling' connections

	for older people - is there the potential for s106 funding?	within the site and to the public realm, which we are committed to achieving. Highways will be consulted as part of the planning process and will confirm if any additional contributions or requirements will be needed.
Consultation	Some residents within Melksham are experiencing 'consultation fatigue'. Public consultation will need to show how the proposals meet with the requested requirements within the Melksham JNP2. Any consultation events would benefit from being advertised in the Melksham News.	This has been noted, thank you. The Consultation Strategy will be updated accordingly.
Consultation	Likely feedback from public consultation will be comments on the loss of the car park. This has been addressed in the Melksham JNP2 where a car parking audit was undertaken. Highlight the work undertaken with the Town and Parish Council in relation to allocating the site and provide information where possible on residents permits and how to access them.	This has been noted, thank you. The Consultation Strategy will be updated accordingly.
Consultation	There are existing older person's initiatives held at the Melksham Campus (Chatty Café/Stroke sessions) – public consultation could be coordinated at these events to try to obtain feedback specifically from older people.	This has been noted, thank you. The Consultation Strategy will be updated accordingly.
External Design	While play facilities would not be required on site, exercise equipment for older people could be considered as well as creative thinking over how the landscaping could support movement around the site for both residents and visitors. E.g. a public art trail.	Feedback will be captured in the scope for the Landscape Design.

4. Proposed timeline

Please see attached timeline at **Appendix 1** for timeline as presented at meeting.

Appendix 1 – Melksham Library Proposed Timeline

MELKSHAM LIBRARY, LOWBOURNE



MELKSHAM LIBRARY, LOWBOURNE



Planning Committee Minutes 16th March 2026 (MIN 510/25b)

The Clerk provide an update from the meeting held with the developers of the former Library site held on 24th February 2026.

Consultation Feedback

The developer advised that, overall, feedback from the consultation had been positive, with many respondents expressing support for the proposed development and some indicating an interest in moving in. Concerns were raised regarding the loss of Lowbourn Car Park; however, the Clerk noted that the site is allocated for development within Melksham Neighbourhood Plan 2 following a Parking survey and assessment on the town's parking options. It was also noted that on-site parking would be provided for residents. Additional concerns related to the proposed three-storey height of the development and potential overlooking.

Design Changes and Other Points Discussed

- The building layout has been designed around the landscaping, incorporating terraces, benches, and trees for shade.
- Accessible parking bays will be provided.
- The internal layout has been revised to improve natural light.
- Provision has been made for mobility scooter storage.
- There remains no access through to Bank Street due to security concerns.
- Slanted balconies overlooking Union Street gardens have raised concerns and will require screening.
- A decentralised systems of individual air source heat pumps will be used to minimise noise.
- Solar panels will serve communal areas only; battery storage is not considered financially viable.
- Three storeys are required to achieve approximately 50 flats, ensuring viability for a care provider.
- The building has been repositioned slightly towards Lowbourn to allow for increased on-site parking and greater separation from Union Street.
- EV charging will be provided for all parking spaces, except the ambulance bay.
- Existing trees will be retained.
- An on-site carer will be present, with staff sleeping on-site.
- Eligibility is primarily for those aged 55 and over with an assessed care need, although exceptions may be considered.
- The tenure mix is proposed as 80% affordable/social rent and 20% shared ownership, subject to Homes England grant funding.
- All flats will be wheelchair accessible, exceed minimum space standards, and include walk-in showers.
- Health and safety concerns were raised regarding bin storage, particularly for wheelchair users.
- The inclusion of rain gardens is being explored.
- Pedestrian access onto Union Street is proposed; it was suggested that Section 106 contributions could support improved crossing facilities. Representatives from Melksham Town Council noted that highway improvements (including speeding and parking issues) are being considered for Union Street.

- A hatched pedestrian walkway across the car park was suggested. Attendees requested sight of the Construction Management Plan.
- - It was noted that the Car Park assessment undertaken by AECOM for the Neighbourhood Plan 2 site allocation included recommendations of improvements to existing car parks and the NHP2 policy for the site stated that there should be “Town Centre public car parking improvements as identified in the Melksham Parking Study (AECOM 2024) to mitigate the loss of public parking in the allocation site”. The Clerk asked the town council members if the recent changes to the Church Street Car Park disabled bays were sufficient, or if other improvements were still required.
- A public art trail is proposed, including an on-site workshop.
- Submission of the planning application is anticipated between the end of January and mid-March.
- Construction is anticipated to commence towards the end of 2026 or 2027.

As the application will be submitted by Wiltshire Council, any objections would result in referral to the Strategic Planning Committee

Teresa Strange

From: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Sent: 19 June 2026 10:31
To: Teresa Strange
Cc: nick.holder@wiltshire.gov.uk; Fiona Dey
Subject: RE: Re cumulative impact of developments at East of Melksham & Bowerhill

Dear Teresa

Please note im no longer involved with the Blackmore Farm reserved matters application (PL/2026/01555) which is subject to a Planning Performance Agreement (PPA) and is being dealt with by Alex Jelley who can be contacted here – alex.jelley@ceresproperty.co.uk

In addition, the new application, PL/2026/02966, at Blackmore Farm is being dealt with by Issabella Wise, who can be contacted here – isobella.wise@wiltshire.gov.uk

With regard to the land south of Western Way, the access was approved at the outline stage and subsequently at appeal. Altering the agreed access would represent a significant change, which is unlikely to be addressed through a Section 73 application, as these are intended for more minor amendments. As such, a new outline or full planning permission would be required. I can advise that the council's highways team and the applicant are very unlikely to support or agree to such a change in access.

I trust the above helps.

Kind Regards

Steven Sims
Senior Planning Officer (Central Team)

Wiltshire Council

Tel: 01225 770238

Email: steven.sims@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 15 June 2026 16:39
To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Re cumulative impact of developments at East of Melksham & Bowerhill

Hi Steve

I hope you are well.....

As the planning officer for both Land South of Western Way and Blackmore Farm – are you able to confirm if a s73 application for a change of condition could be applied to these two applications please, or if part of the outline permission and so would require a fresh application?
Further to the meeting below, we have not had a response.

1. Blackmore Farm PL/2023/1118 for 500 dwellings – the parish council would like to see the access changed back to a roundabout, especially in light of the new application for another application to the east, PL/2026/02966, for another 275 dwellings
2. Land south of Western Way PL/2022/08504 for 210 dwellings and care home – further to the highways comments that the access for construction should not go via Maitland Place the parish council but via the emergency access on to the A365 – the parish council agree with the recent resident comments that the main development access should be directly onto the A365 and a left in/left out arrangement, with only emergency access via Maitlands Place

With many thanks for any comments here,
With kind regards, Teresa

From: Teresa Strange
Sent: 22 May 2026 14:20
To: 'Collins, Gary' <gary.collins@wiltshire.gov.uk>; 'Corps, Kimberly' <kimberly.corps@wiltshire.gov.uk>; 'Foster, Adrian' <adrian.foster@wiltshire.gov.uk>; 'Smith, Martin' <martin.smith@wiltshire.gov.uk>
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Re cumulative impact of developments at East of Melksham & Bowerhill

I should have mentioned that on the Blackmore Farm site, its not to change where the access is, just back to a roundabout.

From: Teresa Strange
Sent: 22 May 2026 14:19
To: Collins, Gary <gary.collins@wiltshire.gov.uk>; Corps, Kimberly <kimberly.corps@wiltshire.gov.uk>; Foster, Adrian <adrian.foster@wiltshire.gov.uk>; Smith, Martin <martin.smith@wiltshire.gov.uk>
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re cumulative impact of developments at East of Melksham & Bowerhill

Dear Gary, Kim and Cllrs Smith and Foster
Thankyou for your time when you met at the Melksham Without Parish Council offices for the meeting arranged by Cllr Nick Holder about the cumulative effect of the many developments in the Bowerhill ward.
At the time, you mentioned that although regrettable, there was nothing that could be done to change the approved access of the 500 dwelling Blackmore Farm development as this had been approved at outline permission.

On another development in Bowerhill, residents are asking if a s73 agreement can be used to change the access agreed at outline (appeal) and so I am asking the question if this is possible the Blackmore Farm application.

They have supplied the following example where this was used at another local planning authority
<https://democracy.teignbridge.gov.uk/documents/s1633/3.17.02330.MAJ%20CH1%20Chudleigh%20S73.pdf>

The reference number of the approved Blackmore Farm application (Local Plan site allocation policy 18) is PL/2023/11188 (current Reserved Matters is PL/2026/01555. We have been advised by the applicant that they have now submitted their application for the site to the east, and is with yourselves for validation at present.

The site that the residents are asking for the change of access is Land south of Western Way (PL/2022/08504) approved at appeal with access through the residential Maitland Place for 210 dwellings and a care home. The

Fiona Dey

From: Teresa Strange
Sent: 24 June 2026 12:28
To: Fiona Dey
Subject: FW: Planning Application: PL/2026/01660

Categories: Planning

From: Alex Buckland <alex@pathfinderplace.co.uk>
Sent: 24 June 2026 11:29
To: developmentmanagement <developmentmanagement@wiltshire.gov.uk>; Planning <planning@sf.wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Planning Application: PL/2026/01660

Planning Application: PL/2026/01660 **Comment submitted on behalf of Pathfinder Place Residents Association**

Pathfinder Place Residents Association objects to the discharge of this condition on the information currently available.

The revised June 2026 plans submitted under PL/2025/07391 show an acoustic barrier behind only part of the proposed housing adjoining Bowerhill Industrial Estate.



There are clearly further proposed homes positioned directly alongside the industrial estate where no acoustic barrier is shown between the homes and the adjoining employment units.

The plan therefore does not demonstrate that all homes exposed to industrial and commercial noise will receive equivalent protection. It is not clear why a barrier is considered necessary behind some properties but not behind other homes facing the same employment area.

This is particularly important because Environmental Health has already recognised that some adjoining premises have B2 use and that noisier activities could occupy them in future.

The condition should not be discharged until the applicant has clearly demonstrated:

- which proposed homes require acoustic protection;

- why some homes directly adjoining the industrial estate are shown without a barrier;
- and that every affected dwelling will be adequately protected from existing and reasonably foreseeable commercial noise.

The final barrier position should be shown clearly and consistently on the latest approved layout before the condition is discharged.

Kind regards,

Alex Buckland

Acting Chair

Pathfinder Place Residents Association

alex@pathfinderplace.co.uk

Teresa Strange

From: Teresa Strange
Sent: 07 July 2026 16:57
To: Millard, Paul
Cc: Fiona Dey
Subject: Improvements to Berryfield RoW
Attachments: AGENDA ITEM 07b & 09a Berryfield PROW with routes included.pdf; AGENDA ITEM 07b & 09a PROW MELW7 Berryfield Response from WC.pdf

Hi Paul

We have a couple of opportunities to request s106 funding for a planning application in Berryfield – decision at Western Area 15th August PL/2025/00626 and for a pre app for the adjacent site

<https://tinyurl.com/BellwayMelksham>

Can you remember the discussions we had some time ago about getting a better route from MELW7 down to the river – I think there have been bridges made of pallets – and you went to talk to the landowner and was happy if we pay for the fees – thinking of s106.

We put it forward costed to the application currently being built out as Buckley Gardens on Semington Road but it didn't even make it to the officer report – is it still a goer do you think?

Secondly, I think its about going round Trevor Guley's farm rather than straight through it – Boundary Farm. MELW5 – so another diversion

Just wondered if you had any thoughts/further info before the parish council submit their comments – they meet on Monday night? I can see you have suggested improvements on site and a £ per dwelling amount, just seeing if we could get a bit more than that!

Many thanks,

All the best, Teresa

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

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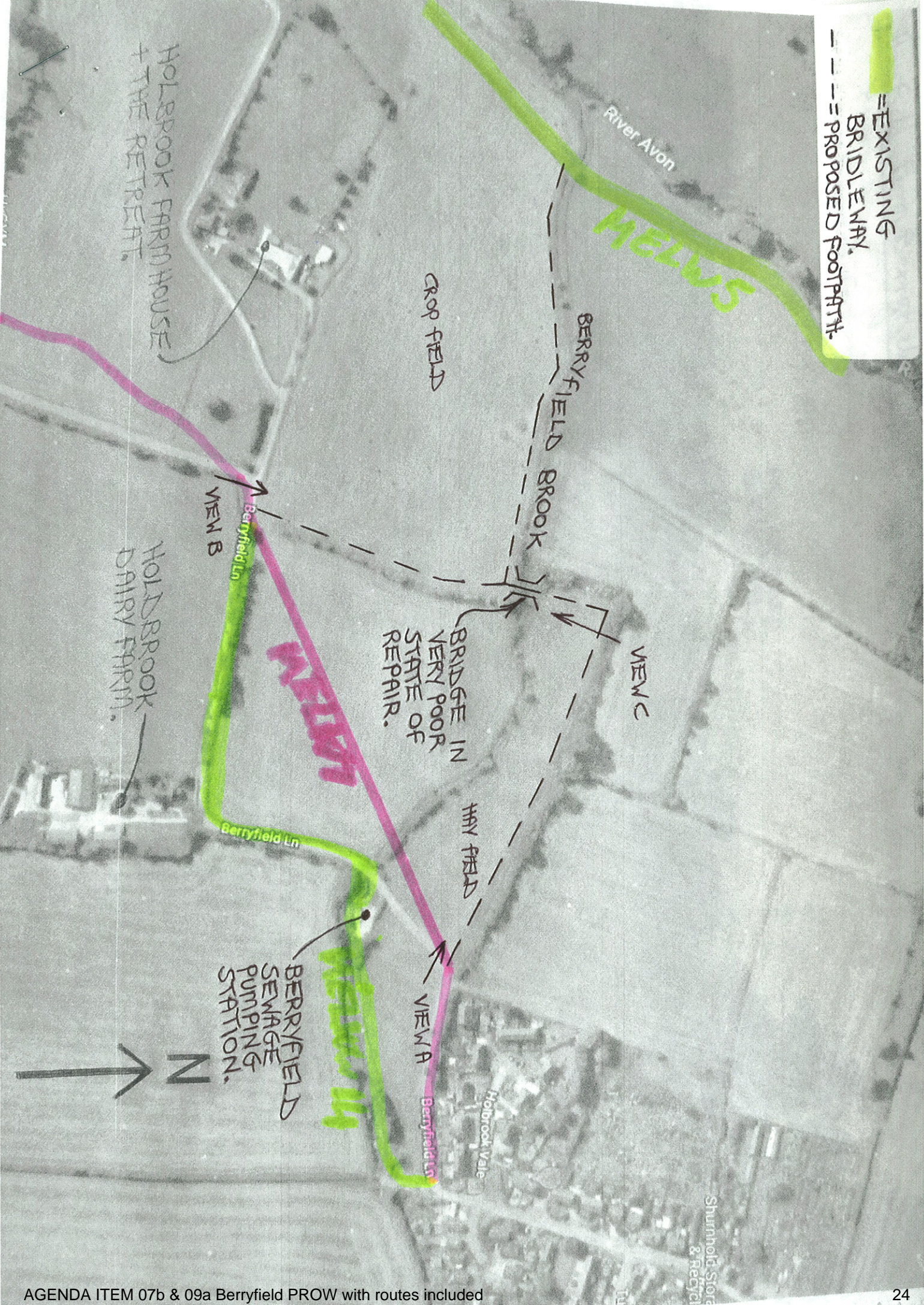
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 - - - = PROPOSED FOOTPATH.



Lorraine McRandle

From: Roberts, Ali <Ali.Roberts@wiltshire.gov.uk>
Sent: 20 December 2021 12:15
To: Lorraine McRandle
Cc: Millard, Paul
Subject: FW: MELW7 - Berryfield
Attachments: MELW7 Map in Berryfield.pdf; Berryfield PROW View A.pdf; Berryfield PROW View B.pdf; Berryfield PROW damaged bridge.pdf; MELW7 View C.pdf; HA ADVICE TO APPLICANTS 1.pdf; HA Diversion Application Form 2021.doc; HA procedure factsheet March 2014.pdf

Dear Lorraine,

I have attached the Highways Act 1980 Section 119 application form and guidance notes. You will note on the application form the cost of a diversion is £2275 plus the cost of public notices, travel mileage and associated sites works incurred by the council.

Legal tests for a s.119

- (a) In the interests of the landowner and or public
- (b) Termination points must remain on a highway and if altered must be either on the same highway or a connecting highway which is substantially as convenient
- (c) Convenience of the path including length, width, surface, gradient, purpose, furniture (comparisons would be made to furniture on the current route over the proposed route and the council would seek improvements to access) 'Not substantially less convenient'
- (d) Public enjoyment including public support (this is the point objections if received are considered), views, privacy
- (e) Effect of the diversion on land served by the existing right of way
- (f) Effect of the diversion on land served by the proposed right of way
- (g) The council must have regard to our rights of way improvement plan and its duty to consider the least restrictive option under the Equality Act 2010 so gaps would be preferred over gates, gates preferred over stiles, stiles would be refused on a new access point.
- (h) Regard to agriculture and forestry needs and conserving flora, fauna and geological features.

Please include with your application a map of the current route and proposed route to a scale of no less than 1:2500

Once a case officer has been assigned to the application an initial consultation of no less than 28 days will take place, consultees include the local parish council, the Wiltshire Councillor for the area, user groups, statutory consultees and surrounding residents if appropriate. During that period a site visit will take place. If no objections are received a decision report is written and once signed off a full consultation will take place of no less than 28 days which will include site notices and advertisement in the local press. If no objections are received at this point the order will be confirmed.

There is a number of applications ahead of you so it is unlikely to be assigned a case officer for approximately 2 years.

I would advise that you contact the Countryside Access Officers for the area, Paul Millard at paul.millard@wiltshire.gov.uk 07788 445292 to arrange a site visit to discuss the feasibility of the changes before making a formal application. Paul manages the network in your area, and would ultimately accept any new route created as a highway maintainable at public expense.

Kind regards,

Ali

Ali Roberts (Miss)
Definitive Map Officer
Definitive Map and Highway Records
Wiltshire Council
County Hall
Trowbridge
BA14 8JN



Tel: 01225 756178
Email: ali.roberts@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

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From: Lorraine McRandle <office@melkshamwithout.co.uk>
Sent: 17 December 2021 13:23
To: rightsofway@wiltshire.gov.uk
Cc: Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: MELW7 - Berryfield

Following a recent highways meeting, the condition of MELW7 in Berryfield was raised by a member of public, who due to its condition noted people were finding their own way to access the River Avon around the perimeter of one field and stated they wished to make a request to Wiltshire Council to create a new Public Right of Way to avoid this section. The resident had also noted the poor condition of a bridge over the brook.

At the meeting, it was suggested the condition of the ROW, which went diagonally across one of the fields in question be investigated and to establish whether there was an appropriate bridge over the brook which was safe to use. (Map and photos attached).

However, Members felt the proposal to divert the PROW around the perimeter of the field seemed reasonable, as it followed the field boundary and brook and would be a useful additional to the public Right of Way network.

Therefore, I am writing to yourselves to establish if Wiltshire Council would consider a diversion order for MELW7, such that it did not dissect the land in question and followed the field perimeter.

Look forward to hearing from you.

Lorraine McRandle
Parish Officer
Melksham Without Parish Council
Sports Pavilion
Westinghouse Way
Bowerhill, Melksham
Wiltshire, SN12 6TL
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Teresa Strange

From: Teresa Strange
Sent: 07 July 2026 11:56
To: 'Tate, Kate'
Cc: Fiona Dey; Nick.Holder@wiltshire.gov.uk
Subject: RE: Tree Protection Order application

Hi Kate

We now have another planning application for near to this site, and note from Wiltshire Councillor Nick Holder that you are coming out for a site visit in neighbouring Bowerhill.

Just wondered if you would have chance then to come and have a look at this site to be doubly sure that we don't need a TPO here? Nick has invited me to join you on the site visit for the Bowerhill current TPOs.

With many thanks, Teresa

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

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

Tel: 01249 706641

Web: 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>
Cc: Teresa Strange <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.

Kind regards

Fiona

Fiona Dey
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
office@melkshamwithout-pc.gov.uk
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Teresa Strange

From: Collins, Gen <Gen.Collins@wiltshire.gov.uk>
Sent: 07 July 2026 09:31
To: Teresa Strange
Cc: Green, Kenny; andrew.griffin@wiltshire.gov.uk; Fiona Dey
Subject: Re: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hi Teresa

Thank you for this. I believe the closing date for comments on the consultation on the parameter plans is 16th July so if you could get your replies to me by this date then that would be excellent please. The committee date is 19 Aug. 3pm at county Hall Trowbridge. You and neighbours can register to speak of course once the agenda is published.

Regards
Gen

Gen Collins LLB (Hons) MA MRTPI
Principal Planning Officer
Development Management
Place Directorate

Wiltshire Council

Tel: 01225 770259

Ext: 15259

Email: gen.collins@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 06 July 2026 13:41
To: Collins, Gen <Gen.Collins@wiltshire.gov.uk>
Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hi Gen

We had comments about the height of buildings back in February 26 but didn't send them as we thought they related to Reserved Matters, but now see that there is a new Building Height parameter plan added to the application, dated 1st July.

Due to the addition of the canal into the plans, the buildings may not be directly adjacent to the existing housing, this can be reviewed by the parish council when they meet on Monday 13th May.

But in case this is at the Western Area 15th July meeting I am raising as a concern now.

Many thanks, Teresa

- g. [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).

The Clerk shared comments that she had received from Councillor Haffenden. He reported that the Landscape and Visual Appraisal document (dated October 2025) includes a potential site level increase of up to 1m. He is concerned that the proposed 2.5 storey properties in combination with this site level increase would be out of context with surrounding properties along Berryfield Lane and Semington Road. It was noted that these points would be considered in the Reserved Matters application if the outline planning application currently being considered is approved.

Comments: Members welcome the new comments from Drainage (dated 11 February 2026) which highlight the difficulties of developing the site. Photos are attached of the current flooding on the site (Appendix 3).

From: Teresa Strange

Sent: 06 July 2026 12:03

To: 'Collins, Gen' <Gen.Collins@wiltshire.gov.uk>

Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; andrew.griffin@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hi Gen

Thank you.

Do you mean 15th July or 19th August? 15th August is a Saturday.

I have looked at the plans you have reconsulted on, and the deadline for comments is 16th July, so think it might be the August one?

Melksham Without Parish Council will consider the amended plans on Monday 13th July at their next Planning Committee.

Re the highway response – this is part of Corridor 4 of the LCWIP.

Kind regards, Teresa

From: Collins, Gen <Gen.Collins@wiltshire.gov.uk>

Sent: 05 July 2026 12:07

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

Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; andrew.griffin@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: Re: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hello Teresa

Thank you for the information. It is intended at the moment to go to western area planning committee on 15 August subject to S106 discussions being resolved. It is currently out for reconsultation on final parameter plan pack. I await with interest a highways response re the LCWIP and pedestrian crossing previously mentioned.

I will discuss the contributions requested with the applicant.

Regards

Gen

Gen Collins LLB (Hons) MA MRTPI
Principal Planning Officer
Development Management
Place Directorate

Teresa Strange

From: Collins, Gen <Gen.Collins@wiltshire.gov.uk>
Sent: 05 July 2026 12:07
To: Teresa Strange
Cc: Green, Kenny; andrew.griffin@wiltshire.gov.uk; Fiona Dey
Subject: Re: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hello Teresa

Thank you for the information. It is intended at the moment to go to western area planning committee on 15 August subject to S106 discussions being resolved. It is currently out for reconsultation on final parameter plan pack. I await with interest a highways response re the LCWiP and pedestrian crossing previously mentioned.

I will discuss the contributions requested with the applicant.

Regards
Gen

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 03 July 2026 10:36
To: Collins, Gen <Gen.Collins@wiltshire.gov.uk>
Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Morning Gen

Just seeing what progress there is on this planning application, and which meeting it is to go to, as the parish council will want to attend to speak.

Regarding the village hall s106 request, I have spoken to Rigg Construction who built the existing village hall, for an initial budget cost for the description of improvement works as detailed below.

It's obviously very hard to cost with so many variables at this stage, and as per the village hall the parish council had a building built to the budget they had (s106 and CIL) but it would be £50,000-75,000 for patio doors and outdoors shelter which takes into account architect and project manager/tender spec professional fees, planning application etc too. Hope that helps.

With kind regards, Teresa

From: Teresa Strange

Sent: 24 June 2026 23:10

To: 'Collins, Gen' <Gen.Collins@wiltshire.gov.uk>

Cc: 'Green, Kenny' <Kenny.Green@wiltshire.gov.uk>; andrew.griffin@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hi Gen,

Further to my earlier reply, I have now spoken with representatives of Berryfield Village Hall and with parish councillors, and we would like to refine the Section 106 request so that it relates to a specific improvement project rather than general maintenance. The parish council own the village hall and lease it to a management committee trust. It was built in 2022 by the parish council with s106 and CIL funding. It on Telford Drive, and there is pedestrian access from opposite the New Inn on Semington Road – so very close to the site.

<https://hallbookingonline.com/berryfield/>

The project we would wish to seek a contribution towards is:

Improvement works to Berryfield Village Hall to increase its capacity and flexibility for community use, including the installation of patio doors/opening access from the hall to the outside space, together with a covered external area/canopy to enable the outdoor space to be used more effectively by hall users.

The reason for this request is that the proposed development would increase demand on local community facilities, including Berryfield Village Hall. The hall already serves the local community, and the additional population arising from the development would be expected to increase use of the facility for meetings, events, activities and community gatherings.

At present, the hall does not make full use of its outdoor space. The provision of patio doors and a covered external area would create a more flexible indoor/outdoor community space, increasing the functional capacity of the hall without necessarily requiring a full building extension. It would also make the facility more usable during warmer weather, provide shade and shelter, and support a wider range of community activities throughout the year.

I have done a quick screenshot which shows the site, the village hall and the pink markup would be the direction from the hall for the improvement to the outdoor area, just indicatively.



We appreciate that detailed costs would be helpful, and we will try to obtain indicative costs as quickly as we can. However, our understanding from some previous applications (Blackmore Farm) is that the principle of a Section 106 obligation can sometimes be identified within the Heads of Terms, with the detailed amount then being worked through as part of the Section 106 process.

For clarity, this request is made without prejudice to the Parish Council's continuing objection to the application. The Parish Council remains opposed to the development for the reasons already submitted, but if Wiltshire Council is minded to approve the application, we request that appropriate mitigation is secured through the Section 106 agreement.

The request is made in the context of Joint Melksham Neighbourhood Plan 2 Policy 8, relating to infrastructure phasing and priorities, and Policy 15, relating to community facilities.

Kind regards,
Teresa

From: Teresa Strange

Sent: 23 June 2026 16:59

To: 'Collins, Gen' <Gen.Collins@wiltshire.gov.uk>

Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; andrew.griffin@wiltshire.gov.uk; Drainage <Drainage@wiltshire.gov.uk>

Subject: RE: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Yes please..... about to submit as comments on the portal in any case.

The parish council remain unconvinced by the water being directed into the brook, but Drainage have no objections now – so it's the detailed concerns that they have raised that they feel still need addressing. You will see that I copied in Drainage too.....

Just created a whatsapp group to discuss with the village hall reps and will come back to you tomorrow.

Off the top of my head, from the WWCT meeting this afternoon, it's an additional pedestrian crossing across Semington Road to the north of New Inn so that you would come out the development and cross the road to be able to go into the pedestrian access to the village hall on Bowood View (and onwards to the bridge across the brook we are building to the Buckley Garden David Wilson development – as that has outdoor gym equipment) - so following the desire line. We were getting this written up by WWCT but timescales are against us.

Are you able to let us know which meeting this is going to, so I can put in our diaries please.
Many thanks, Teresa

From: Collins, Gen <Gen.Collins@wiltshire.gov.uk>
Sent: 23 June 2026 16:49
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; andrew.griffin@wiltshire.gov.uk; Drainage <Drainage@wiltshire.gov.uk>
Subject: Re: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT
Importance: High

Thanks for this Teresa - are you happy for me to fwd this email to the applicants so that I may discuss this with them?

Regards
Gen

Gen Collins LLB (Hons) MA MRTPI
Principal Planning Officer
Development Management
Place Directorate

Wiltshire Council

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 23 June 2026 16:44
To: Collins, Gen <Gen.Collins@wiltshire.gov.uk>
Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>; Drainage <Drainage@wiltshire.gov.uk>
Subject: RE: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hi Gen

Thanks for this, I have literally just come back from the village hall – we have commissioned Walk Wheel Cycle Trust (previously known as Sustrans) who are doing an holistic review of Semington Road – and we talked about them including some potential requests for s106 highway contributions – Cllr Griffin is only just dropping them at the station now.

We have a pre app meeting for an adjacent site tomorrow, so will take the opportunity to discuss with the parish councillors this request as all the right people will be in the room – and we will probably be asking for the same things for the adjacent site – for the village hall and the highway.

We have further comments from last night's Planning Committee which are detailed below and I will send through as comments to the planning application asap – this relates to the latest Drainage Report Version 4 which now has no objections (subject to conditions).

FURTHER COMMENTS FROM MELKSHAM WITHOUT PARISH COUNCIL ON THE DRAINAGE REPORT V4

The Drainage Team comments v4 addresses the strategic flood-risk principle: whether the development can drain to Berryfield Brook without increasing flood risk, and whether the drainage strategy can be secured by condition.

However, the Parish Council's comments are more localised and practical, and several of them are not fully resolved by the latest Drainage response.

The parish council's concerns about Berryfield Park being a 1940s MOD concrete road and therefore the difficulty of excavation and reinstatement, and the known ponding/flooding at Semington Road/Berryfield Park and Berryfield Lane by the New Inn are not directly answered in the drainage response. The Drainage conditions cover drainage design and construction-phase drainage, but they do not specifically require the applicant to address those existing local highway drainage problems while the road is being opened up.

The concern about the sewer route crossing Selwood Housing land and Melksham Without Parish Council land is still valid. The suggested informatives say evidence of third-party agreement for discharge to another system, and discharge agreements temporary and permanent, are required at relevant stages. But the response does not confirm that the applicant has agreed the route with affected landowners, including the Parish Council – we can confirm that this has not been raised or discussed with the parish council at all.

The point about the TPO tree behind the New Inn does not appear to address arboricultural impacts or root protection from the sewer installation. That presumably would need to be secured through tree protection / construction method controls, not just drainage conditions.

The Parish Council requests that any permission (if given) includes sufficiently detailed conditions requiring agreement of the final sewer route, landowner consents, construction methodology, reinstatement details, tree protection measures, and measures to ensure the works do not worsen — and where possible help address — existing local flooding issues, in accordance with Melksham Neighbourhood Plan 2 - Policy 3.

I hope that this comments can be taken into consideration.

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
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On X: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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From: Collins, Gen <Gen.Collins@wiltshire.gov.uk>

Sent: 23 June 2026 15:51

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

Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>

Subject: PL/2025/00626 Land North of Berryfield Lane, Melksham, SN12 6DT

Hi Teresa

I note your comment submitted on 4 June regarding the above application and that you request "an appropriate Section 106 contribution be secured towards the maintenance and improvement of BERRYFIELD Village Hall, which will experience increased demand as a result of the development", and that you consider "this would support the delivery of community infrastructure in accordance with Joint Melksham Neighbourhood Plan 2 (NHP2) Policy 8 (Infrastructure Phasing and Priorities) and Policy 15 (Community Facilities)".

This is too vague at the moment for us to request this contribution and there would be 25% of the CIL money available. That said if you could identify a specific project that this would go towards, that has been costed up - such as an extension to the hall or name some definitive projects/improvements this could be quantified and may be able to be requested . Maintenance alone will not suffice I am afraid.

Please would you reply swiftly to this email as I am in the process of drafting the committee report and it has to be sent for sign off on Friday.

Best wishes

Gen

Gen Collins LLB (Hons) MA MRTPI

Principal Planning Officer

Development Management

Place Directorate

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Teresa Strange

From: Teresa Strange
Sent: 06 July 2026 16:18
To: 'Corps, Kimberly'; 'Collins, Gary'
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey; 'david.lear@wiltshire.gov.uk'; Developmentmanagement
Subject: RE: Land at Bowerhill Lane (Old Love's Farm) PL/2025/06105

Hi Gary

Hope all is well.....

We have our Planning Committee next week, on Monday 13th July, and had a couple of questions - we can see that you are named as the planning officer on this one.

1. We haven't been notified of amended plans triggering a re consultation but have been sent it by one of your consultees, and note the new dates for comments - we can only see 3 new drawings but not context or other documentation - other than us playing "spot the difference" is there any explanation to the new masterplan etc.
2. The parish council reiterate their request for a ghost lane here to be consistent, as part of the holistic approach to this stretch of the A365 - see below highlighted.

With many thanks, Teresa

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

From: Teresa Strange
Sent: 04 June 2026 23:16
To: Corps, Kimberly <kimberly.corps@wiltshire.gov.uk>; Collins, Gary <gary.collins@wiltshire.gov.uk>
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>; david.lear@wiltshire.gov.uk
Subject: Land at Bowerhill Lane (Old Love's Farm) PL/2025/06105

Hi Kim and Gary

Hope you are both well.....

When you both visited our offices recently for the meeting that Cllr Nick Holder arranged, you mentioned that there was no scope for any holistic review highways approach for the application for 50 dwellings on the A365 for the Old Loves Farm application.

The parish council note however that amended plans have just been submitted for this outline application, so question why this cannot be still looked at.

They are concerned, as you know, about the cumulative effect of the developments proposed on this short stretch of the A365 and that they are being looked at in isolation.

They don't understand why a ghost lane/island is proposed for the Hannick development on the other side of the road, and for the Gompels application next door but not this one; its not consistent.

Can this please be looked at again?

The parish council's latest comments of the amended plans are below, but their detailed comments, particularly on the highways aspect, are on the planning portal, which includes the details of the safety improvements being installed shortly via LFIG for the turning at Hornchurch Road, and the ones recently installed for Bowerhill Lane - all as a result of the accident, and covert camera evidence.

I have also copied to the Highways Officer who I think made the comments, for information, and for a request for a review of the parish council's concerns.

With many thanks,

Teresa

Teresa Strange

Clerk



FW: PL/2025/05552 Brockleaze Battery Energy Storage System with associated infrastructure

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

Date Mon 06/07/2026 10:23

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

2 attachments (3 MB)

Brockleaze Addendum 10 Final.pdf; Brockleaze BESS - Objection Findings Report.pdf;

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

Sent: 06 July 2026 10:19

To: Developmentmanagement <developmentmanagement@wiltshire.gov.uk>

Cc: Giles-Franklin, Verity <Verity.Giles-Franklin@wiltshire.gov.uk>; phil.alford@wiltshire.gov.uk; nick.holder@wiltshire.gov.uk; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Atworth Clerk <atworthclerk@gmail.com>; townccouncil@corsham.gov.uk; Brian Mathew MP <brian.mathew.mp@parliament.uk>; Wragg, Peter <Peter.Wragg@wiltshire.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>; Chris Griffiths <chris.griffiths@melkshamwithout-pc.gov.uk>; John Doel <john.doel@melkshamwithout-pc.gov.uk>; roz.savage.mp@parliament.uk; Sarah Gibson MP <sarah.gibson.mp@parliament.uk>; CAWS <whitley.andshaw@gmail.com>

Subject: Re: PL/2025/05552 Brockleaze Battery Energy Storage System with associated infrastructure

Dear Sir/Madam

Please find attached the **Tenth Addendum** to Community Action: Whitley & Shaw's (CAWS) objection to Planning Application **PL/2025/05552** (Brockleaze Battery Energy Storage System).

This submission should be read alongside our original objection and all previous Addenda, all of which remain extant and are intended to be considered collectively.

Unlike our earlier submissions, which have focused primarily upon the planning merits of the proposal, this Addendum raises a further and independent procedural concern. It considers whether the applicant has discharged the evidential burden necessary to enable the Local Planning Authority to reach a robust and well-founded planning decision.

Having reviewed the application documents in detail, together with an independent forensic review of the applicant's submissions, CAWS has concluded that the evidence base supporting the application has remained materially unstable throughout the determination process. We respectfully submit that the exceptional scale of revisions, together with continuing inconsistencies across multiple technical disciplines, has created a substantial cumulative evidential burden and materially undermines confidence in the reliability of the applicant's case.

For the avoidance of doubt, this submission does **not** replace or diminish the substantive planning objections previously submitted by CAWS. Rather, it provides an additional and separate reason why planning

permission should be refused.

We would be grateful if you could acknowledge receipt of this submission and ensure that it is placed on the public planning file and taken into account in determining the application.

Thank you for your continued consideration.

Yours sincerely,

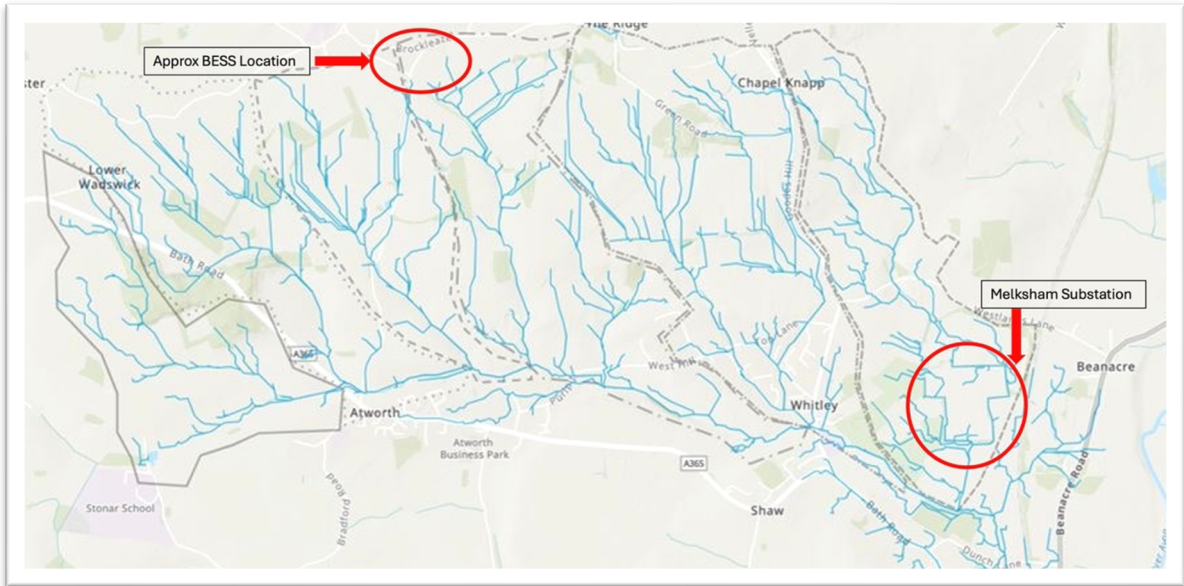
Peter Richardson

Chair

Community Action: Whitley & Shaw (CAWS)



Brockleaze BESS



South Brook Catchment. Source: Bristol Avon Rivers Trust. Annotated by CAWS.

Ninth Addendum to CAWS Document Dated 22 August 2025

PL/2025/05552

**Brockleaze Battery Energy Storage System with associated
infrastructure**

**Response to Revised Technical Information and Continuing
Objection**

26 June 2026

1. Introduction

This document constitutes the **Ninth Addendum** to the formal objection submitted by Community Action: Whitley & Shaw (CAWS) on 22 August 2025 in respect of Planning Application PL/2025/05552.

It has been prepared in response to the applicant's latest technical submissions, including revised drainage proposals, responses to objections raised by the Environment Agency and Wiltshire Council's Lead Local Flood Authority (LLFA), revised drainage calculations, archaeological investigations and associated supporting information.

This Addendum should be read alongside, and forms an integral part of, CAWS' original objection dated 22 August 2025 together with the eight previous Addenda submitted during the course of this application. Collectively, these documents comprise a single, evolving body of evidence and should be considered in their entirety as material representations in the determination of Planning Application PL/2025/05552.

The determination of this application has now extended over approximately one year, during which the applicant has submitted successive revisions and additional technical information in response to comments made by statutory consultees and others. CAWS has similarly been required to review and respond to an evolving body of technical evidence through its original objection and eight subsequent Addenda.

This prolonged iterative process illustrates one aspect of the **Community Burden Impact Pathway** identified within the CAWS Cumulative Impact Assessment. As previously explained, cumulative impact is not confined to the physical effects of development. It also encompasses the cumulative demands placed upon local communities, parish councils and voluntary organisations through prolonged engagement with multiple overlapping planning applications, repeated consultations, evolving technical submissions and successive rounds of specialist evidence. Brockleaze illustrates this pathway in practice.

CAWS acknowledges that the applicant has undertaken further technical work in response to comments. Some aspects of the engineering design have undoubtedly been refined since the original application was submitted.

Nevertheless, having carefully reviewed the latest submissions, CAWS remains of the view that the applicant has not demonstrated that the proposal is environmentally acceptable, either in its own right or when considered within the wider cumulative context of the Melksham energy cluster. **Accordingly, CAWS continues to object to Planning Application PL/2025/05552 and respectfully requests that planning permission be refused.**

This Addendum does not seek to revisit every aspect of the application. Rather, it considers whether the applicant's latest submissions satisfactorily address the principal environmental and planning concerns identified by statutory consultees and by CAWS throughout the determination of this application. In doing so, it examines not only the individual engineering revisions now proposed, but also whether they resolve the wider strategic planning issues associated with locating another large-scale Battery Energy Storage System within an already concentrated energy infrastructure cluster.

The additional information does not resolve the principal planning concerns identified throughout CAWS' previous submissions. Indeed, in several important respects, the latest documents

reinforce those concerns by demonstrating an increasing reliance upon engineered mitigation, operational assumptions and future management arrangements.

Most fundamentally, the proposal continues to be assessed as though it were an isolated development rather than one component of an unprecedented concentration of Battery Energy Storage Systems, solar farms and associated energy infrastructure centred upon the Melksham Substation.

The evolution of this application over the past year has served to refine aspects of the engineering design. It has not, however, resolved the fundamental planning question of whether another large-scale Battery Energy Storage System should be permitted within an already saturated and environmentally sensitive energy cluster. The purpose of this Ninth Addendum is therefore to assist the Local Planning Authority in determining that question. **Having reviewed the applicant's latest submissions in their entirety, CAWS respectfully submits that the answer remains "no".**

2. Availability of Consultation Documents

CAWS notes that at least one of the documents published as part of this consultation could not be opened or reviewed via the Wiltshire Council planning portal.

As a consequence, interested parties were unable to examine all of the technical material upon which the applicant relies in support of the proposal.

Meaningful public consultation requires that all supporting documents are readily accessible throughout the consultation period. Where documents cannot be opened or reviewed, members of the public are denied a reasonable opportunity to understand, scrutinise and comment upon the information before the Local Planning Authority.

CAWS respectfully requests that the Local Planning Authority satisfies itself that all consultation documents have remained publicly accessible throughout the consultation period.

Should any document have been unavailable or inaccessible for any part of that period, CAWS considers that the consultation should be extended and the relevant documents republished to ensure that all interested parties have a fair and reasonable opportunity to review and comment upon the material submitted.

3. Groundwater Protection Has Still Not Been Demonstrated

The Environment Agency's objection has consistently centred upon the applicant's ability to demonstrate that contaminated firewater and polluted runoff can be prevented from entering controlled waters.

The revised submission proposes an impermeably lined attenuation basin together with a revised drainage strategy and Type 1 material beneath operational areas.

Whilst these revisions represent improvements to the original design, they do not demonstrate that groundwater pollution has been satisfactorily addressed.

In particular, the submitted information still does not clearly demonstrate:

- the location and specification of a continuous impermeable containment system beneath the operational areas;
- how containment is maintained around foundations, cable trenches, service penetrations and other below-ground infrastructure;
- how contaminated runoff is prevented from bypassing the drainage system during a significant incident;
- how the long-term integrity of the containment system will be monitored, maintained and verified throughout the operational life of the development.

The applicant places considerable reliance upon Type 1 material beneath the site.

However, compacted granular material should not be confused with a continuous engineered impermeable barrier. Whilst such material may reduce infiltration, it does not in itself demonstrate complete hydraulic containment of contaminated firewater.

These issues remain particularly significant given the site's location within **Source Protection Zone 2** above a **Secondary A Aquifer**, where the consequences of containment failure are inherently greater than would be the case in a less environmentally sensitive location.

The revisions therefore reduce some uncertainty but do not eliminate it.

4. Containment Alone Does Not Resolve the Environmental Risk

The applicant's revised submissions focus primarily upon the ability to contain contaminated firewater within the attenuation basin.

However, containment is only the first stage of environmental protection.

The applicant proposes that contaminated firewater would either:

- remain within the attenuation basin until removed by licensed tanker; or
- be sampled and discharged once demonstrated to be uncontaminated.

This approach simply transfers the environmental problem from containment to disposal.

The application provides no evidence that there is a realistic, lawful and deliverable disposal route within the United Kingdom capable of receiving potentially thousands of cubic metres of contaminated firewater generated following a significant Battery Energy Storage System incident.

To the best of CAWS' knowledge and belief, no treatment facility has been identified that is demonstrably capable of accepting, treating and disposing of such volumes of contaminated water.

Depending upon the battery chemistry involved, the nature of the thermal runaway event and the firefighting media deployed, contaminated firewater is likely to contain a complex mixture of hazardous substances including dissolved heavy metals, battery-derived compounds, combustion products, persistent fluorinated substances (PFAS) and other environmentally persistent contaminants.

The applicant has produced no evidence demonstrating that waste treatment facilities capable of accepting and processing such waste streams at the necessary scale exist within the United Kingdom.

This is not a minor operational detail.

It is an essential component of the proposed mitigation strategy.

The planning authority is therefore being asked to conclude not only that contaminated water can be contained, but that lawful transport, treatment and final disposal arrangements exist and are deliverable.

No such evidence has been provided.

Without a demonstrated disposal route, the environmental risk remains unresolved.

5. Reliance Upon Attenuation Basin Freeboard

A central element of the applicant's revised firewater management strategy is reliance upon the available freeboard within the attenuation basin, on the basis that it provides sufficient capacity to contain contaminated firewater generated during a thermal runaway event.

This aspect of the proposal has not been adequately demonstrated for three principal reasons. First, the applicant has not shown that the assumed volume of firewater represents a credible worst-case scenario. Secondly, even if that volume were accepted, freeboard should not automatically be regarded as purpose-designed emergency storage for hazardous contaminated water. Thirdly, the applicant has not demonstrated that the overall management strategy provides a complete, resilient and deliverable solution from containment through to final disposal.

Firewater Volume

The applicant's calculations assume a firefighting flow rate of 1,500 litres per minute applied for two hours, producing the design firewater storage volume.

However, no evidence has been provided explaining why a firefighting duration of two hours has been selected, nor why this should be regarded as representative of a credible worst-case Battery Energy Storage System incident.

Nor has the applicant identified the provenance of these assumptions. The submitted information does not explain whether the assumed firefighting flow rate and duration are derived from operational experience, recognised industry standards, battery manufacturer guidance, National Fire Chiefs Council guidance, Dorset & Wiltshire Fire and Rescue Service advice, or any other authoritative source.

CAWS has previously questioned the assumptions underpinning the applicant's firewater calculations, including the assumed duration of firefighting operations and the potential requirement for prolonged cooling following thermal runaway. Those concerns remain and have not been satisfactorily addressed.

In particular, the submitted information does not appear to assess scenarios involving:

- continued rainfall during a prolonged fire event;
- firefighting operations extending beyond the assumed duration;
- prolonged cooling operations following thermal runaway;
- repeated or intermittent application of cooling water;
- delayed removal of contaminated water from the attenuation basin;
- continued runoff from hardstanding whilst the basin remains occupied;
- re-ignition or multiple thermal runaway events requiring extended emergency intervention.

The applicant has therefore not demonstrated that the proposed storage volume has been derived from an appropriately precautionary design scenario.

Reliance Upon Freeboard

Even if the applicant's firewater calculations were accepted, CAWS remains unconvinced that reliance upon attenuation basin freeboard represents an appropriate or sufficiently resilient engineering solution.

Freeboard is conventionally provided as an engineering safety margin above the maximum design water level. Its purpose is to accommodate uncertainty in hydraulic modelling, wave action, continuing rainfall, settlement of earthworks and other unforeseen circumstances, thereby reducing the risk of overtopping.

Using that reserve capacity as operational storage for contaminated firewater removes the very safety margin upon which the drainage design depends.

Furthermore, the applicant's calculations appear to assume a particular sequence of events in which a defined volume of firewater follows a design rainfall event. The submitted information does not assess the implications of continuing rainfall whilst the freeboard remains occupied, nor the consequences of prolonged emergency operations or delayed removal of contaminated water.

The Local Planning Authority cannot therefore be satisfied that the proposed firewater storage capacity has been designed against an appropriately precautionary or resilient scenario.

A Complete Management Strategy Has Not Been Demonstrated

Finally, even if both the assumed firewater volume and the use of freeboard were accepted, this would still not demonstrate that the overall firewater management strategy is complete.

The attenuation basin is fundamentally designed to manage surface water. It has not been demonstrated that it has been specifically designed to function as temporary storage for hazardous contaminated industrial waste.

Nor has the applicant explained:

- how contaminated water would be sampled;
- how contaminated sediments would be managed;
- how the integrity of the geomembrane liner would be inspected following a major incident;
- how the basin would be decontaminated;

- how it would be safely returned to operational service following removal of contaminated water.

Accordingly, the applicant has not demonstrated that reliance upon attenuation basin freeboard provides a robust, resilient and deliverable solution to the management of contaminated firewater arising from a significant Battery Energy Storage System incident.

6. Continued Reliance Upon Operational Assumptions

The applicant's revised submissions undoubtedly improve aspects of the engineering design. However, the proposal continues to depend upon a substantial chain of operational assumptions in order to demonstrate environmental acceptability.

These assumptions include, amongst others:

- automatic detection of a thermal runaway event;
- successful activation of the remotely operated penstock;
- uninterrupted operation of site control systems;
- continued effectiveness of battery suppression measures;
- successful implementation of boundary cooling;
- availability of emergency response resources;
- availability of licensed tankers;
- successful removal of contaminated water from site; and
- availability of an appropriate treatment and disposal facility.

Each assumption may individually appear reasonable. However, the environmental acceptability of the proposal depends not upon any single mitigation measure, but upon the successful operation of this entire chain of engineering systems, operational procedures and emergency interventions.

Granting planning permission would therefore require the Local Planning Authority to conclude that this integrated system will continue to function effectively throughout the proposed **40-year operational life** of the development under all foreseeable emergency conditions.

That assumption extends far beyond the initial commissioning of the site. It requires confidence that containment systems, drainage infrastructure, remotely operated valves, monitoring equipment, battery protection systems, maintenance regimes and operational procedures will remain effective over three and a half decades, despite ageing infrastructure, component replacement, technological change, changing site management arrangements and the cumulative effects of wear, weathering and maintenance.

Unlike many conventional forms of development, the environmental acceptability of this proposal depends not simply upon its design at the point of construction, but upon the continued performance of multiple engineered systems throughout its operational life. The Local Planning Authority is therefore being asked to place substantial reliance upon future operational performance, rather than solely upon the intrinsic suitability of the site.

The submitted information does not demonstrate the long-term resilience of this integrated system over the full 40-year design life of the development, nor does it assess the consequences should one or more elements fail during that period.

Furthermore, Brockleaze cannot properly be considered in isolation. When viewed in the context of the growing concentration of Battery Energy Storage Systems proposed around the Melksham Substation, the Local Planning Authority is effectively being asked to assume that numerous independent engineered containment, monitoring, suppression and protection systems will all continue to perform as intended over several decades.

No assessment has been undertaken of that cumulative long-term operational resilience, nor of the consequences should common modes of failure, ageing infrastructure, changing operational practices or multiple incidents undermine those assumptions over time.

The applicant has therefore not demonstrated that the proposal is founded upon a sufficiently robust or resilient operational basis to justify planning permission within such an environmentally sensitive location.

7. Boundary Cooling Does Not Eliminate Pollution Risk

The applicant places considerable reliance upon the principle of boundary cooling and suggests that because water is not expected to be directed onto the battery module itself, significant contamination of firewater is unlikely.

The submitted information does not demonstrate that this conclusion is justified.

Even where direct application of water to the affected battery container is avoided, contamination pathways remain through:

- cooling water flowing across contaminated surfaces;
- combustion residues;
- damaged battery materials;
- particulate deposition;
- rainfall mobilising contaminants following the incident;
- subsequent clean-up operations.

The revised submission therefore appears to assume that reduced firefighting intervention necessarily results in reduced environmental contamination.

That assumption has not been demonstrated.

Indeed, the need to retain firewater on site pending testing implicitly recognises that contamination remains a foreseeable outcome.

8. Failure to Assess Cumulative Environmental Risk

Perhaps the most significant deficiency within the revised submissions is that the developer continues to assess Brockleaze as though it were an isolated development.

It is not.

CAWS has previously demonstrated that this proposal forms part of an unprecedented concentration of Battery Energy Storage Systems, solar farms, transmission infrastructure and associated electricity network developments centred upon the Melksham Substation.

The planning authority is therefore not determining an isolated proposal.

It is determining another component within an expanding strategic energy cluster.

In responding to the Lead Local Flood Authority's request for a cumulative assessment, the applicant states:

"As the drainage strategy demonstrates a betterment... there would be no necessity to consider cumulative impacts of other developments regardless of their nature."

CAWS respectfully disagrees.

This statement appears to conflate hydraulic betterment achieved at an individual site with the much broader concept of cumulative environmental impact.

Whilst the proposed drainage strategy may reduce peak surface water runoff from this development, it does not address:

- cumulative groundwater vulnerability;
- cumulative pollution pathways;
- cumulative emergency response;
- cumulative contaminated firewater management;
- cumulative reliance upon engineered mitigation;
- cumulative operational risk;
- cumulative community burden.

These are entirely separate planning considerations.

Hydraulic betterment at one site cannot reasonably be relied upon to demonstrate that cumulative environmental impacts no longer require assessment.

The applicant has therefore not addressed the issue raised by the Lead Local Flood Authority.

Instead, the submission simply dismisses cumulative assessment without examining the wider environmental consequences of concentrating multiple Battery Energy Storage Systems within the same locality.

9. Cumulative Probability of Environmental Harm

Each Battery Energy Storage application inevitably concludes that the probability of a significant incident occurring at that individual site is low.

CAWS has previously submitted detailed evidence examining the lifetime probability of a significant thermal runaway or comparable incident occurring during the operational life of the Brockleaze development. That analysis demonstrated that the lifetime probability is materially greater than is often implied when annual failure rates are considered in isolation.

The present issue extends considerably further.

Planning decisions should consider cumulative likelihood rather than isolated annual probabilities.

The Local Planning Authority is not determining a single Battery Energy Storage System operating in isolation.

It is being asked to approve another installation within an expanding concentration of operational, consented and proposed Battery Energy Storage Systems centred upon the Melksham Substation.

Whilst the annual probability associated with any one installation may be relatively low, the probability of at least one significant incident occurring somewhere within the wider cluster over several decades increases materially.

No assessment of that cumulative probability has been undertaken.

Nor has the applicant considered the planning implications should such an incident occur within an area already containing numerous Battery Energy Storage Systems, associated grid infrastructure and major electricity transmission works.

10. Cumulative Groundwater Risk

The revised submission continues to assess groundwater risk solely at the level of the individual development.

Each Battery Energy Storage proposal adopts essentially the same approach:

- engineered containment;
- impermeable construction;
- attenuation;
- emergency isolation;
- removal of contaminated water.

Each then concludes that environmental risks are acceptable.

The Local Planning Authority is therefore being asked, through successive planning applications, to accept multiple engineered containment systems operating over the same groundwater environment for several decades.

No assessment has been undertaken of:

- multiple containment failures;
- sequential incidents;
- ageing infrastructure;
- cumulative pollution pathways;
- cumulative loading upon groundwater protection measures;
- long-term environmental burden across the South Brook catchment and associated groundwater system.

This is particularly important because groundwater systems do not recognise planning application boundaries.

The hydrogeological environment beneath Brockleaze forms part of a wider interconnected groundwater system.

Consequently, cumulative groundwater risk cannot properly be assessed solely by considering individual developments in isolation.

The applicant has not demonstrated that the cumulative environmental consequences of multiple Battery Energy Storage Systems operating over the same sensitive groundwater environment have been adequately assessed.

11. Cumulative Emergency Planning

The applicant continues to assume that emergency resources will always be available to respond effectively to an incident at Brockleaze.

The revised submissions provide further information regarding on-site containment and drainage arrangements but do not assess the resilience of emergency response across the wider concentration of Battery Energy Storage Systems surrounding the Melksham Substation.

No assessment has been undertaken of:

- simultaneous incidents affecting more than one Battery Energy Storage System;
- competing demands upon Dorset & Wiltshire Fire and Rescue Service;
- cumulative management of contaminated firewater arising from multiple incidents;
- prolonged emergency operations extending over several days;
- interaction with other major energy infrastructure projects within the locality;
- resilience of emergency planning as additional Battery Energy Storage Systems become operational.

The planning authority is therefore being asked to conclude that emergency response arrangements remain adequate without any assessment of cumulative demand upon emergency services.

CAWS has consistently maintained throughout previous submissions that emergency planning should be considered strategically across the wider energy cluster rather than individually for each development.

The revised submissions do not address that concern.

12. Cumulative Reliance Upon Engineering Assumptions

Perhaps the most fundamental concern arising from the revised submissions is that every Battery Energy Storage application relies upon essentially the same chain of engineering assumptions.

Each proposal assumes that:

- thermal runaway detection systems operate correctly;
- battery suppression systems function as intended;
- drainage infrastructure remains fully operational;
- containment systems remain effective throughout the life of the development;
- remotely operated valves activate correctly;
- emergency services respond within anticipated timescales;
- contaminated water can be safely removed;
- suitable treatment and disposal facilities are available.

Each assumption may appear reasonable when considered individually.

However, the planning authority is not determining one Battery Energy Storage System.

It is determining another component within an expanding concentration of Battery Energy Storage Systems, all of which depend upon substantially the same engineering philosophy and operational assumptions.

No assessment has been undertaken of the cumulative resilience of those assumptions across the wider energy cluster.

The planning authority is therefore being asked to rely upon an increasingly complex chain of engineering and operational assumptions without any corresponding assessment of their collective robustness.

13. Accuracy of Applicant's Baseline Information

CAWS is concerned that one of the applicant's submitted drawings identifies **Park Lane Mine** as a "**disused**" mine.

To the best of CAWS's knowledge, this is factually incorrect. Park Lane Mine remains an active underground stone mine and continues to operate.

This is not simply a cartographical error.

The operational status of the mine is potentially material to the assessment of:

- baseline site conditions;
- hydrogeological conditions and potential drainage pathways;
- emergency planning;
- industrial activity within the locality;
- heavy vehicle movements;
- emergency access; and
- interaction between the proposed Battery Energy Storage System and neighbouring land uses.

If the applicant has incorrectly characterised an active underground mine as disused, it inevitably raises questions regarding the accuracy of the wider baseline information upon which the planning application relies.

It also raises legitimate questions as to whether the potential implications of the mine for local hydrogeology, groundwater movement, drainage pathways and emergency planning have been fully understood and appropriately reflected within the applicant's technical assessments.

The Local Planning Authority should therefore seek clarification regarding:

- whether the operational status of Park Lane Mine has been correctly considered throughout the applicant's technical assessments;
- whether consultation has taken place with the mine operator;
- whether the potential implications for local hydrogeology, groundwater movement and drainage pathways have been fully considered;

- whether emergency planning has taken account of the continuing operation of the mine; and
- whether any conclusions within the submitted safety and environmental documentation require revision.

Confidence in any Environmental Statement or supporting technical assessment depends fundamentally upon the accuracy of the baseline information from which that assessment has been prepared. Where an active industrial operation has been incorrectly identified as disused, it is reasonable for the Local Planning Authority to seek assurance that the remainder of the applicant's baseline data has been subject to an equivalent level of scrutiny and accuracy.

14. Archaeological Context

CAWS notes the findings of the archaeological trench evaluation and accepts that no significant archaeological remains were identified within the excavated trenches.

However, archaeological evaluation is, by its nature, a sampling exercise.

The absence of archaeological remains within the excavated trenches should not be interpreted as demonstrating the absence of archaeological activity across the wider site or surrounding landscape.

Indeed, the evaluation recovered a medieval horseshoe nail, further illustrating the long history of activity within the locality.

More broadly, the proposed development occupies a landscape of considerable archaeological significance.

The site lies close to the Roman road linking Bath with London and within the wider setting of Wansdyke, one of the most important early medieval earthworks in southern England.

The surrounding landscape contains well-documented evidence of prehistoric, Romano-British and medieval occupation.

In this context, the archaeological evaluation demonstrates only that no significant remains were encountered within the sampled trenches.

It does not establish that archaeological remains are absent from the wider site.

As is frequently recognised within archaeological practice, **the absence of evidence should not be mistaken for evidence of absence.**

CAWS therefore considers that the archaeological findings should be interpreted with appropriate caution and within their wider historic landscape context.

15. Planning Implications

Taken individually, many of the applicant's revisions appear to represent sensible engineering improvements.

Taken collectively, however, they tell a rather different story.

The repeated submission of revised technical information demonstrates that significant elements of the original proposal required further development in response to objections raised by statutory consultees.

Whilst iterative improvement is an accepted part of the planning process, the cumulative effect of these revisions reinforces the need for careful scrutiny rather than demonstrating that the proposal has become acceptable.

The revised submissions increasingly rely upon engineered mitigation, operational procedures and future management arrangements in order to demonstrate environmental acceptability.

They do not demonstrate that the inherent environmental sensitivity of the site has changed.

Nor do they address the strategic planning question which has remained central to every CAWS submission.

The Local Planning Authority is not determining whether one Battery Energy Storage System can safely operate in isolation.

It is determining whether another large-scale Battery Energy Storage System should be permitted within an area already experiencing an unprecedented concentration of nationally significant energy infrastructure.

That wider question has never been properly assessed.

Despite the volume of additional technical material now submitted, the applicant has still not demonstrated:

- that long-term groundwater protection has been satisfactorily secured;
- that contaminated firewater can be lawfully transported, treated and disposed of following a significant incident;
- that cumulative environmental impacts have been assessed;
- that cumulative emergency planning has been considered;
- that cumulative groundwater risk has been evaluated;
- that the wider concentration of Battery Energy Storage Systems has been considered as a whole.

In CAWS' view, these remain fundamental planning considerations.

The additional information undoubtedly refines aspects of the proposed engineering solution.

It does not, however, resolve the strategic planning issues which lie at the heart of this application.

16. Conclusion

CAWS acknowledges that the applicant has undertaken considerable additional technical work in response to comments raised by statutory consultees.

Those revisions have refined aspects of the engineering design and, in some areas, have addressed specific technical questions raised during the course of the application.

However, refinement of the engineering solution should not be confused with demonstration that the proposal is environmentally acceptable.

The revised submissions continue to rely upon a substantial chain of engineered mitigation measures, operational assumptions and future management arrangements in order to demonstrate environmental safety.

Most importantly, they continue to assess Brockleaze as though it were an isolated development.

It is not.

The proposal forms part of an expanding concentration of Battery Energy Storage Systems, solar farms, electricity transmission infrastructure and associated developments centred upon the Melksham Substation.

Throughout the determination of this application, CAWS has consistently argued that the principal planning issue is not whether each individual development can demonstrate acceptable impacts in isolation.

Rather, it is whether the cumulative environmental consequences of repeatedly approving large-scale Battery Energy Storage Systems within the same locality have ever been properly assessed.

The additional information submitted by the applicant does not answer that question.

Instead, it largely concentrates upon demonstrating that the Brockleaze development, considered in isolation, can achieve acceptable engineering performance.

That is only part of the planning assessment.

The applicant has still not demonstrated that:

- groundwater pollution risks have been satisfactorily resolved;
- contaminated firewater can be lawfully transported, treated and disposed of following a significant incident;
- reliance upon attenuation basin freeboard represents a complete and resilient environmental management strategy;
- cumulative groundwater risks have been assessed;
- cumulative emergency planning has been considered;
- cumulative environmental resilience has been evaluated;
- cumulative community impacts have been properly examined;
- the wider concentration of Battery Energy Storage Systems surrounding the Melksham Substation has been considered as a single strategic energy cluster.

The Local Planning Authority is therefore being asked to determine this proposal without a comprehensive understanding of the cumulative consequences of the wider energy cluster now emerging around Melksham.

CAWS respectfully submits that this would be contrary to the principles of good planning and environmental decision-making.

The repeated submission of revised technical information throughout the life of this application demonstrates that important aspects of the proposal were insufficiently developed when originally submitted.

Whilst iterative refinement is an accepted part of the planning process, it should not reduce the level of scrutiny applied to proposals of this scale and environmental sensitivity.

Indeed, where successive revisions introduce increasingly complex engineering mitigation and operational controls, they reinforce the need for careful examination rather than diminish it.

For the reasons set out within this Addendum and throughout CAWS' previous submissions, Community Action: Whitley & Shaw respectfully maintains its objection to Planning Application PL/2025/05552.

CAWS therefore requests that planning permission be refused.

Annex A

CAWS Objection History

The documents set out below represent the totality of the CAWS submission as at 10 March 2026 and should be considered collectively. Please note that the summaries set out below are highly abridged.

Submission	Summary	Page Count	Word Count
22 August 2025	<p>The project is presented by the developer as a renewable and low-carbon energy development, but that is misleading. The BESS will not generate renewable energy; neither is it connected to a renewable source of energy. In fact, it may increase our reliance on fossil fuels. The scheme would therefore be better described as a high-carbon industrial development, with negligible local employment benefits, in a greenfield location.</p> <p>The developer’s fire safety strategy is non-compliant with UK National Fire Chiefs Council (NFCC) guidance, and it vastly underestimates its own water and containment requirements.</p> <p>The site sits in a Source Protection Zone near aquifers and flood-prone villages. The drainage and containment plans are inadequate, risking catastrophic contamination of a wide area.</p> <p>Noise mitigation is unproven. The site overlaps with Park Lane Mine, with no evidence of any assessment having been done by the developer of the effects of vibration, weight and traffic conflicts.</p> <p>Construction is unlikely to start before 2030, with grid connection not expected until 2037, making the application premature.</p> <p>Inadequate construction, traffic, and decommissioning plans have been submitted, leaving the application incomplete.</p> <p>No mitigation or coordination plan has been provided for concurrent projects.</p> <p>No community benefits are offered.</p> <p>CAWS’ consultation inputs have largely been ignored.</p>	21	6,523

	<p>A further round of public consultation is requested, once the cable route is defined.</p> <p>CAWS urges Wiltshire Council to seek independent expert advice.</p>		
First Addendum 02 September 2025	The application is largely non-compliant with planning policies including those set out in the NPPF, Wiltshire Core Strategy, draft Wiltshire Local Plan, and the made Melksham Neighbourhood Plan 2.	14	2,543
Second Addendum 03 October 2025	<p>The inclusion of two water tanks to replace two fire hydrants makes no material change to CAWS previous submissions.</p> <p>The Fire Strategy Plan is incomplete.</p> <p>The proposed tank calculations are inconsistent.</p> <p>The tanks do not have sufficient capacity.</p>	3	1,091
Third Addendum 06 October 2025	Evidence that the Brockleaze BESS will not contribute to net zero.	3	979
Fourth Addendum 07 October 2025	CAWS Submission History.	3	472
Fifth Addendum 07 January 2026	<p>CAWS objects to the Brockleaze proposal because it would introduce a large-scale, standalone Battery Energy Storage System into an already saturated cluster of energy infrastructure centred on Melksham Substation, where Wiltshire Council has acknowledged that landscape and system capacity is extremely limited. The proposal is mischaracterised as renewable energy despite not generating electricity, not being intrinsically linked to renewable generation, and delivering negligible long-term employment or socio-economic benefit.</p> <p>Evidence assembled by CAWS demonstrates that sufficient Battery Energy Storage capacity is already deployed to meet Firm Frequency Response and grid-balancing requirements, and that additional large-scale BESS capacity is not required to maintain grid stability. In this context, reliance on site-by-site assessment and assumptions of effectively unlimited capacity in shared systems — including hydrology, groundwater, emergency services and transport — fails to address cumulative and non-linear impacts and materially underestimates risk. There is therefore no justification for accepting elevated environmental, safety or cumulative harm in this location.</p>	16	5057

<p>Sixth Addendum 7 February 2026</p>	<p>The Sixth Addendum updates and reinforces matters raised previously in light of material new evidence and authoritative guidance, including updated NESO data, the implementation of NESO Connections Reform, recent Planning Inspectorate decisions on grid uncertainty, and representations relating to the Lime Down Solar NSIP. It confirms that the Brockleaze proposal has no demonstrable system need, relies on an unprotected and speculative grid position with a provisional 2037 connection date, excludes essential enabling infrastructure from assessment, and cannot be lawfully determined without a cumulative impact assessment. The Sixth Addendum concludes that, once system need is absent, there is no planning basis for attributing positive weight to the proposal and that planning permission should be refused.</p>	<p>9</p>	<p>2177</p>
<p>Seventh Addendum 9 March 2026</p>	<p>The Seventh Addendum addresses points raised by the Wiltshire Council Drainage Team consultation response dated 02/03/2026, which reveals significant deficiencies and appears to rely heavily on untested assumptions. In particular, it does not address the site's location within Source Protection Zone 2, does not consider the complex hydrology of the South Brook headwater catchment, and appears to accept without independent scrutiny the developer's assumptions regarding firewater volumes, containment basin capacity, tanker removal of contaminated water and the effectiveness of boundary cooling in limiting contamination. These omissions are especially concerning given the growing concentration of energy infrastructure developments within the same catchment, where cumulative disturbance may alter infiltration and runoff behaviour across interconnected drainage systems. Until these fundamental issues are resolved, the application fails to demonstrate compliance with Core Policy 67, the Wiltshire Drainage Betterment Strategy and national flood risk policy, and should therefore be refused.</p>	<p>15</p>	<p>4058</p>
<p>Eighth Addendum 10 March 2026</p>	<p>The Eighth Addendum reviews the developer's Fire Safety Technical Note against the guidance issued by the National Fire Chiefs Council (NFCC) and identifies significant evidential gaps. While the submission references relevant standards such as NFPA 855, NFPA 68/69 and UL 9540A, the supporting documentation expected by NFCC - including full-scale UL 9540A test reports, configuration-specific certification, hydraulic fire-water deliverability modelling, explosion venting calculations, plume modelling inputs and</p>	<p>12</p>	<p>3241</p>

	<p>documented Fire & Rescue Service consultation responses - has not been provided.</p> <p>The proposed safety case also relies on performance assumptions for battery equipment that has not yet been selected, meaning the hazard profile, separation distances and modelling assumptions cannot be independently verified. Internal inconsistencies are also identified in relation to contaminated firewater management and environmental protection.</p> <p>Taken together, these omissions materially limit the evidential weight that can be given to the claimed NFCC compliance and mean that the Local Planning Authority does not have sufficient information to properly assess the safety implications of the proposal at the point of determination</p>		
<p>Ninth Addendum 26 June 2026</p>	<p>The Ninth Addendum responds to the applicant's latest technical submissions, including revised drainage proposals, responses to the Environment Agency and Lead Local Flood Authority, updated firewater containment calculations and the archaeological evaluation. Whilst acknowledging that aspects of the engineering design have been refined, CAWS concludes that the additional information does not resolve the fundamental planning concerns identified throughout its previous submissions.</p> <p>The Addendum demonstrates that the applicant has still not satisfactorily shown that groundwater pollution risks have been addressed, that the proposed attenuation basin freeboard provides a robust and resilient firewater management solution, or that a lawful and deliverable disposal route exists for the potentially large volumes of contaminated firewater likely to arise following a significant Battery Energy Storage System incident. The submission also questions the assumptions underpinning the applicant's firewater calculations, including the justification for the assumed firefighting duration and the provenance of the design assumptions.</p> <p>The Addendum further argues that the proposal remains heavily dependent upon a complex chain of engineered mitigation measures and operational assumptions that would need to perform reliably throughout the proposed 35-year operational life of the development. It concludes that the applicant has not demonstrated the long-term resilience of these systems, nor assessed their cumulative reliability when considered alongside the growing concentration of</p>	22	6323

	<p>Battery Energy Storage Systems surrounding the Melksham Substation.</p> <p>CAWS also identifies continuing deficiencies in the assessment of cumulative environmental impacts, groundwater protection, emergency planning and long-term operational resilience. It challenges the applicant's assertion that cumulative impacts need not be assessed, arguing that hydraulic betterment at an individual site cannot address cumulative groundwater vulnerability, pollution pathways, emergency response, contaminated firewater management or community burden across the wider South Brook catchment and Melksham energy cluster.</p> <p>Finally, the Addendum raises concerns regarding the accuracy of the applicant's baseline information, including the incorrect identification of Park Lane Mine as "disused", and notes that the archaeological evaluation should be interpreted with appropriate caution given the site's location within a historically sensitive landscape close to the Roman road and Wansdyke. The Addendum concludes that, despite the submission of further technical information, the applicant has not demonstrated that the proposal is environmentally acceptable or that the wider cumulative consequences of this expanding concentration of nationally significant energy infrastructure have been properly assessed. Accordingly, CAWS respectfully maintains its objection and requests that planning permission be refused.</p>		
Total		118	32,464

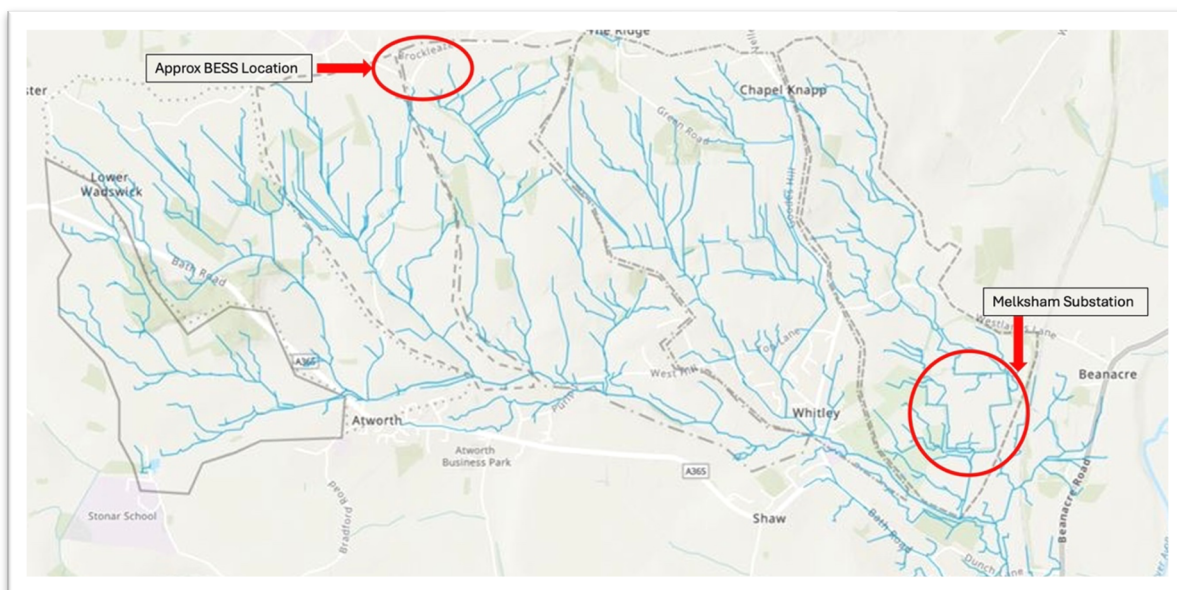
Annex B

Abbreviations

Abbreviation	Meaning
BESS	Battery Energy Storage System
CAWS	Community Action: Whitley & Shaw
DWFRS	Dorset & Wiltshire Fire and Rescue Service
FRS	Fire and Rescue Service
LLFA	Lead Local Flood Authority
NESO	National Energy System Operator
NFCC	National Fire Chiefs Council
NFPA	National Fire Protection Association
NPPF	National Planning Policy Framework
NSIP	Nationally Significant Infrastructure Project
PFAS	Per- and Polyfluoroalkyl Substances
SSRI	Site Specific Risk Information
UL	Underwriters Laboratories (product safety testing organisation)



Brockleaze BESS



South Brook Catchment. Source: Bristol Avon Rivers Trust. Annotated by CAWS.

Tenth Addendum to CAWS Document Dated 22 August 2025

PL/2025/05552

**Brockleaze Battery Energy Storage System with associated
infrastructure**

**Failure of the Applicant to Provide a Stable, Coherent and Reliable
Evidential Basis for Determination**

3 July 2026

Executive Summary

This Addendum introduces a further ground of objection to Planning Application PL/2025/05552.

Unlike previous CAWS submissions, which have principally addressed the planning merits and impacts of the proposed development, this Addendum considers whether the applicant has provided a sufficiently stable, coherent and reliable evidential basis upon which the Local Planning Authority can confidently determine the application.

CAWS has undertaken a comprehensive review of the planning application documents, informed by an independent forensic review prepared by Mr Dan Pike and assessed and adopted by CAWS where supported by the applicant's own evidence.

That review demonstrates that the application is now supported by an evidence base that has remained materially unstable throughout the determination process. Numerous technical documents have been revised, replaced or superseded, whilst significant inconsistencies remain across a range of fundamental planning disciplines.

The scale of revision is itself significant. At the time of writing, the Wiltshire Council Planning Portal contains 113 published documents, of which 46 are identified as "Revised" and 18 as "Superseded". In total, 64 documents (approximately 57% of the application documentation) have been amended, replaced or corrected during the determination process.

CAWS fully accepts that planning applications commonly evolve during determination and that revisions in response to consultation are an accepted feature of development management. However, the exceptional scale and frequency of amendments in this case demonstrate that the applicant's own technical case has continued to evolve throughout the determination process. Rather than progressively increasing confidence in the proposal, successive revisions have frequently introduced further inconsistencies, requiring the Local Planning Authority, statutory consultees, parish councils, community organisations and members of the public to repeatedly reassess the application.

This has imposed a substantial cumulative evidential burden and raises legitimate questions as to whether the proposal now before the Council represents a sufficiently settled and coherent development upon which an informed planning judgement can properly be based.

Importantly, this Addendum does not replace or diminish the substantive planning objections previously submitted by CAWS. Even if every inconsistency identified within the applicant's documentation were resolved, CAWS maintains that planning permission should still be refused for the planning reasons set out in its original objection and previous Addenda.

This Tenth Addendum therefore provides a further reason why planning permission should be refused.

1. Introduction

This document constitutes the Tenth Addendum to the formal objection submitted by Community Action: Whitley & Shaw (CAWS) in respect of Planning Application PL/2025/05552 for the proposed Brockleaze Battery Energy Storage System.

It should be read alongside CAWS' original objection and all previous Addenda, all of which remain material considerations in determining this application.

In preparing this Addendum, CAWS has undertaken a further review of the planning application and the numerous revisions submitted since the application was first lodged.

CAWS has also considered an independent forensic review prepared by Mr Dan Pike, which analyses the applicant's own planning documents and identifies numerous contradictions, inaccuracies, omissions and inconsistencies within the submitted evidence.

CAWS has reviewed those findings against the application documents and adopts them where they are supported by the applicant's own evidence.

The purpose of this Addendum is not to revisit every technical planning issue addressed within previous submissions. Rather, it is to consider whether the applicant has provided a sufficiently stable, coherent and reliable evidential basis upon which the Local Planning Authority can lawfully and confidently determine the application.

2. The Applicant Bears the Evidential Burden

It is a fundamental principle of the planning system that the burden rests upon the applicant to demonstrate that a proposed development is acceptable in planning terms.

The Local Planning Authority is entitled to expect that a planning application presents a clear, accurate and internally consistent evidential case capable of proper assessment against the Development Plan, national planning policy and all other material planning considerations.

The Council is not required to speculate which of several conflicting technical submissions should be relied upon, nor should statutory consultees, local councils, community organisations or members of the public be expected to reconstruct the applicant's case from numerous revisions submitted over the course of the determination process.

Where uncertainty remains regarding matters such as flood risk, groundwater protection, biodiversity, ecology, fire safety, transport, landscape impact and public safety, it is for the applicant—not the decision-maker or interested parties—to resolve that uncertainty through the submission of clear and reliable evidence.

The reliability of that evidence is itself a material planning consideration because it directly affects the ability of the Local Planning Authority to reach a robust, transparent and legally defensible planning judgement.

Accordingly, this Addendum addresses one fundamental question:

Has the applicant presented a sufficiently stable, coherent and reliable evidential basis upon which the Local Planning Authority can confidently determine this application?

CAWS respectfully submits that the answer is “no”

3. An Evidence Base That Has Never Stabilised

Since the application was submitted in June 2025, the supporting evidence has been revised repeatedly in response to comments from the Local Planning Authority, statutory consultees and other interested parties.

CAWS fully accepts that amendments to planning applications are a normal feature of the development management process. Applicants are frequently invited to clarify, supplement or amend technical information as issues emerge during determination. An iterative process, of itself, is neither unusual nor objectionable.

However, this application has progressed well beyond the normal refinement of a planning proposal.

The forensic review prepared by Mr Pike demonstrates that significant inconsistencies remain throughout the applicant's own evidence base. These extend across numerous planning disciplines and include conflicting information relating to, amongst other matters:

- the site area;
- construction traffic numbers and programme;
- battery storage capacity;
- fire-water requirements and storage provision;
- drainage calculations and containment volumes;
- biodiversity calculations;
- ecological impacts;
- operational lifespan;
- highway works;
- landscape mitigation;
- agricultural land classification; and
- information contained within the signed planning application form.

Individually, some of these matters might be capable of explanation or correction. Collectively, however, they demonstrate a broader and more significant concern.

The applicant's technical case has continued to evolve throughout the determination process. Rather than presenting a settled proposal supported by a stable body of technical evidence, the application has remained in a continual state of revision.

The consequence is that uncertainty now exists not only regarding the impacts of the proposal, but also regarding the evidential foundation upon which those impacts are assessed.

4. Why This Matters

The significance of these inconsistencies lies not simply in the fact that documents have changed.

Rather, they demonstrate that the applicant's own assessment of the proposal and its likely impacts has continued to evolve throughout the determination process.

As technical reports have been revised, replaced and superseded, the evidential basis of the application has also changed. Successive amendments have altered assumptions, calculations and technical conclusions across multiple planning disciplines.

This is a material planning issue because the Local Planning Authority is required to determine the application before it, not a succession of evolving technical propositions.

Planning decisions must be based upon a sufficiently clear, stable and reliable body of evidence to enable an informed planning judgement. Where that evidential foundation continues to change throughout determination, confidence in the application is inevitably reduced.

The uncertainty arising from repeated revisions has also imposed a substantial burden upon all participants in the planning process.

Statutory consultees have repeatedly reviewed amended submissions.

The Local Planning Authority has repeatedly reconsidered technical evidence.

Parish councils, community organisations and members of the public have repeatedly analysed revised documents in order to understand what has changed, whether previous concerns have genuinely been addressed and whether further representations have become necessary.

This represents a cumulative evidential burden that extends well beyond the ordinary expectations of public participation in the planning process.

5. The Scale of Revision Demonstrates an Unstable Evidence Base

The extent of that burden is illustrated by the Wiltshire Council Planning Portal itself.

At the time of writing, the application comprises 113 published documents.

Of those:

- 46 documents are identified as "Revised";
- 18 documents are identified as "Superseded".

In total, 64 documents—approximately 57% of all published application documents—have been amended, replaced or superseded during the determination process.

These figures speak for themselves.

CAWS accepts that revisions made in response to consultation are a legitimate and important part of development management. However, the applicant cannot rely upon the iterative nature of the planning process as an answer to the concerns raised in this Addendum.

The issue is not that revisions have occurred.

It is the exceptional scale, frequency and cumulative effect of those revisions.

The significance of these figures lies not simply in the number of documents that have changed, but in what those changes reveal. They demonstrate that the applicant's own technical case has continued to evolve throughout the determination process, requiring repeated amendment to assessments across multiple planning disciplines. This is not evidence of a settled proposal being progressively refined, but of an evidential foundation that has remained materially unstable.

Where more than half of an application's published documentation has required revision or replacement, the Local Planning Authority is entitled to ask whether the application has ever been supported by a sufficiently stable evidential basis upon which a robust planning judgement can confidently be reached.

The scale of revision also raises a broader procedural concern.

CAWS does not suggest that the application is invalid simply because it has undergone numerous amendments.

However, there comes a point at which successive revisions invite the legitimate question of whether the proposal now under consideration remains materially the same proposal that was originally submitted and consulted upon.

Whether or not that threshold has been crossed, the extent of the revisions reinforces the central submission of this Addendum: that the evidential foundation of the application has remained unstable throughout much of its determination.

The cumulative consequence has been to increase the complexity of the decision-making process, extend the burden placed upon statutory consultees and the public, and reduce confidence in the reliability of the applicant's technical evidence.

Taken as a whole, the repeated revisions, conflicting technical assumptions, inaccurate application form responses, unresolved differences between reports and numerous superseded documents materially undermine confidence in the application.

In CAWS' opinion, the applicant has failed to present the Local Planning Authority with a sufficiently stable, coherent and reliable evidential basis upon which planning permission can confidently be granted.

6. Planning Consequences

The purpose of this Addendum is not to catalogue every inconsistency identified within the applicant's documentation. Those matters are comprehensively documented within Appendix A and should be read alongside this submission.

The central issue is whether the Local Planning Authority can have sufficient confidence in the applicant's evidence to conclude that the proposal complies with the Development Plan and national planning policy.

CAWS submits that it cannot.

The repeated revision, replacement and amendment of technical documentation has created uncertainty across several material planning disciplines, including:

- flood risk and drainage;
- protection of the Source Protection Zone;
- containment of contaminated fire water;
- biodiversity and Biodiversity Net Gain;
- ecological mitigation;
- Habitats Regulations compliance;
- landscape and visual effects;
- agricultural land quality;
- transport and highway safety;
- emergency planning and public safety.

These are not peripheral matters.

They are fundamental considerations that sit at the heart of the planning balance.

Where uncertainty persists across so many material issues simultaneously, the Local Planning Authority cannot reasonably conclude that the impacts of the proposal have been fully understood or satisfactorily addressed.

The burden of resolving that uncertainty rests with the applicant and CAWS submits that the applicant has failed to discharge that burden.

Accordingly, the Local Planning Authority cannot reasonably be satisfied that the proposal complies with the Development Plan or that it represents sustainable development when assessed against national planning policy.

7. An Additional and Independent Ground of Refusal

This Addendum introduces a further and independent ground of objection.

It should not be interpreted as suggesting that the application would become acceptable simply by correcting the inconsistencies identified within the supporting documentation.

The procedural concerns identified in this Addendum are additional to—and not a substitute for—the substantive planning objections previously submitted by CAWS.

Even if every inconsistency, omission and technical deficiency identified within the applicant's documentation were satisfactorily resolved, CAWS would continue to maintain that planning permission should be refused for the reasons set out within its original objection and all previous Addenda.

Those submissions demonstrate significant and continuing conflicts with the Development Plan, national planning policy and other material planning considerations, including cumulative impacts, flood risk, groundwater protection, ecology, biodiversity, landscape and visual effects, fire safety, public safety and the overall planning balance.

Accordingly, this Addendum should be read as reinforcing the existing body of evidence already before the Local Planning Authority rather than replacing or superseding it.

8. Conclusion

This Addendum has considered the quality, consistency and reliability of the applicant's evidence rather than the planning merits of the proposal itself.

CAWS accepts that planning applications commonly evolve during determination and that revisions made in response to consultation are an accepted part of the development management process.

However, this application has progressed far beyond the normal iterative refinement of a planning proposal.

The evidence demonstrates that the applicant's technical case has remained in a continual state of revision throughout much of the determination process.

More than half of the published application documents have required amendment, replacement or correction.

That exceptional level of revision has imposed a substantial cumulative evidential burden upon the Local Planning Authority, statutory consultees, parish councils, community organisations and members of the public.

It has also materially reduced confidence in the stability and reliability of the evidential foundation upon which the application must be determined.

CAWS therefore submits that the applicant has failed to demonstrate that the proposal is supported by a sufficiently stable, coherent and reliable evidential basis upon which the Local Planning Authority can confidently conclude that the development complies with the Development Plan and national planning policy.

This procedural failure constitutes a significant further reason why planning permission should be refused.

Suggested Reason for Refusal

CAWS respectfully submits that the Local Planning Authority should refuse Planning Application PL/2025/05552 because the applicant has failed to provide a sufficiently stable, coherent, accurate and internally consistent evidential basis to enable the Council to conclude that the proposed development complies with the Development Plan and national planning policy.

Significant contradictions, omissions, repeated revisions and evolving technical assessments across the submitted documentation have created material uncertainty regarding the likely impacts of the proposal, including flood risk, groundwater protection, contaminated fire water, biodiversity, ecology, transport, landscape, public safety and other material planning considerations.

The cumulative scale of those revisions demonstrates that the evidential foundation of the application has remained materially unstable throughout much of its determination, thereby undermining confidence in the reliability of the applicant's case and imposing a substantial cumulative evidential burden upon the Local Planning Authority, statutory consultees and the public.

In the absence of a sufficiently robust and reliable evidential basis upon which the proposal can properly be assessed, the Local Planning Authority cannot be satisfied that the development is acceptable in planning terms. Planning permission should therefore be refused.

Appendix A

"Battery Energy Storage System – Land South of Brockleaze, Neston, Corsham: Analysis of the Planning Application Documents in Support of an Objection" (Dan Pike, July 2026).

The above report (submitted as a separate document as part of this Tenth Addendum) provides an independent forensic review of the applicant's planning application and supporting technical documentation. It identifies numerous contradictions, inaccuracies, omissions and inconsistencies across multiple planning disciplines, including drainage, fire safety, biodiversity, highways, landscape, battery storage capacity and information contained within the planning application itself. The report concludes that the application lacks a coherent and internally consistent evidential basis and raises significant concerns regarding the reliability of the applicant's technical case.

CAWS has reviewed this report in detail and adopts its findings where they are supported by the applicant's own evidence.

CAWS respectfully requests that the Local Planning Authority also considers the accompanying independent technical review prepared by Mr Pike.

CAWS submits that Mr Pike's findings reinforce the conclusions reached throughout this Addendum and demonstrate that the applicant has failed to provide the Local Planning Authority with a sufficiently stable, coherent and reliable evidential basis upon which planning permission can confidently be granted.

Appendix B

CAWS Objection History

The documents set out below represent the totality of the CAWS submission as at 10 March 2026 and should be considered collectively. Please note that the summaries set out below are highly abridged.

Submission	Summary	Page Count	Word Count
22 August 2025	<p>The project is presented by the developer as a renewable and low-carbon energy development, but that is misleading. The BESS will not generate renewable energy; neither is it connected to a renewable source of energy. In fact, it may increase our reliance on fossil fuels. The scheme would therefore be better described as a high-carbon industrial development, with negligible local employment benefits, in a greenfield location.</p> <p>The developer’s fire safety strategy is non-compliant with UK National Fire Chiefs Council (NFCC) guidance, and it vastly underestimates its own water and containment requirements.</p> <p>The site sits in a Source Protection Zone near aquifers and flood-prone villages. The drainage and containment plans are inadequate, risking catastrophic contamination of a wide area.</p> <p>Noise mitigation is unproven. The site overlaps with Park Lane Mine, with no evidence of any assessment having been done by the developer of the effects of vibration, weight and traffic conflicts.</p> <p>Construction is unlikely to start before 2030, with grid connection not expected until 2037, making the application premature.</p> <p>Inadequate construction, traffic, and decommissioning plans have been submitted, leaving the application incomplete.</p> <p>No mitigation or coordination plan has been provided for concurrent projects.</p> <p>No community benefits are offered.</p> <p>CAWS’ consultation inputs have largely been ignored.</p> <p>A further round of public consultation is requested, once the cable route is defined.</p> <p>CAWS urges Wiltshire Council to seek independent expert advice.</p>	21	6,523

First Addendum 02 September 2025	The application is largely non-compliant with planning policies including those set out in the NPPF, Wiltshire Core Strategy, draft Wiltshire Local Plan, and the made Melksham Neighbourhood Plan 2.	14	2,543
Second Addendum 03 October 2025	The inclusion of two water tanks to replace two fire hydrants makes no material change to CAWS previous submissions. The Fire Strategy Plan is incomplete. The proposed tank calculations are inconsistent. The tanks do not have sufficient capacity.	3	1,091
Third Addendum 06 October 2025	Evidence that the Brockleaze BESS will not contribute to net zero.	3	979
Fourth Addendum 07 October 2025	CAWS Submission History.	3	472
Fifth Addendum 07 January 2026	CAWS objects to the Brockleaze proposal because it would introduce a large-scale, standalone Battery Energy Storage System into an already saturated cluster of energy infrastructure centred on Melksham Substation, where Wiltshire Council has acknowledged that landscape and system capacity is extremely limited. The proposal is mischaracterised as renewable energy despite not generating electricity, not being intrinsically linked to renewable generation, and delivering negligible long-term employment or socio-economic benefit. Evidence assembled by CAWS demonstrates that sufficient Battery Energy Storage capacity is already deployed to meet Firm Frequency Response and grid-balancing requirements, and that additional large-scale BESS capacity is not required to maintain grid stability. In this context, reliance on site-by-site assessment and assumptions of effectively unlimited capacity in shared systems — including hydrology, groundwater, emergency services and transport — fails to address cumulative and non-linear impacts and materially underestimates risk. There is therefore no justification for accepting elevated environmental, safety or cumulative harm in this location.	16	5,057
Sixth Addendum 7 February 2026	The Sixth Addendum updates and reinforces matters raised previously in light of material new evidence and authoritative guidance, including updated NESO data, the implementation of NESO Connections Reform, recent Planning Inspectorate decisions on grid uncertainty, and representations relating to the Lime Down Solar NSIP. It confirms that the Brockleaze proposal has no demonstrable system need, relies on an unprotected and speculative grid	9	2,177

	position with a provisional 2037 connection date, excludes essential enabling infrastructure from assessment, and cannot be lawfully determined without a cumulative impact assessment. The Sixth Addendum concludes that, once system need is absent, there is no planning basis for attributing positive weight to the proposal and that planning permission should be refused.		
Seventh Addendum 9 March 2026	The Seventh Addendum addresses points raised by the Wiltshire Council Drainage Team consultation response dated 02/03/2026, which reveals significant deficiencies and appears to rely heavily on untested assumptions. In particular, it does not address the site's location within Source Protection Zone 2, does not consider the complex hydrology of the South Brook headwater catchment, and appears to accept without independent scrutiny the developer's assumptions regarding firewater volumes, containment basin capacity, tanker removal of contaminated water and the effectiveness of boundary cooling in limiting contamination. These omissions are especially concerning given the growing concentration of energy infrastructure developments within the same catchment, where cumulative disturbance may alter infiltration and runoff behaviour across interconnected drainage systems. Until these fundamental issues are resolved, the application fails to demonstrate compliance with Core Policy 67, the Wiltshire Drainage Betterment Strategy and national flood risk policy, and should therefore be refused.	15	4,058
Eighth Addendum 10 March 2026	<p>The Eighth Addendum reviews the developer's Fire Safety Technical Note against the guidance issued by the National Fire Chiefs Council (NFCC) and identifies significant evidential gaps. While the submission references relevant standards such as NFPA 855, NFPA 68/69 and UL 9540A, the supporting documentation expected by NFCC - including full-scale UL 9540A test reports, configuration-specific certification, hydraulic fire-water deliverability modelling, explosion venting calculations, plume modelling inputs and documented Fire & Rescue Service consultation responses - has not been provided.</p> <p>The proposed safety case also relies on performance assumptions for battery equipment that has not yet been selected, meaning the hazard profile, separation distances and modelling assumptions cannot be independently verified. Internal inconsistencies are also identified in relation to contaminated firewater management and environmental protection.</p>	12	3,241

	<p>Taken together, these omissions materially limit the evidential weight that can be given to the claimed NFCC compliance and mean that the Local Planning Authority does not have sufficient information to properly assess the safety implications of the proposal at the point of determination</p>		
<p>Ninth Addendum 26 June 2026</p>	<p>The Ninth Addendum responds to the applicant's latest technical submissions, including revised drainage proposals, responses to the Environment Agency and Lead Local Flood Authority, updated firewater containment calculations and the archaeological evaluation. Whilst acknowledging that aspects of the engineering design have been refined, CAWS concludes that the additional information does not resolve the fundamental planning concerns identified throughout its previous submissions.</p> <p>The Addendum demonstrates that the applicant has still not satisfactorily shown that groundwater pollution risks have been addressed, that the proposed attenuation basin freeboard provides a robust and resilient firewater management solution, or that a lawful and deliverable disposal route exists for the potentially large volumes of contaminated firewater likely to arise following a significant Battery Energy Storage System incident. The submission also questions the assumptions underpinning the applicant's firewater calculations, including the justification for the assumed firefighting duration and the provenance of the design assumptions.</p> <p>The Addendum further argues that the proposal remains heavily dependent upon a complex chain of engineered mitigation measures and operational assumptions that would need to perform reliably throughout the proposed 35-year operational life of the development. It concludes that the applicant has not demonstrated the long-term resilience of these systems, nor assessed their cumulative reliability when considered alongside the growing concentration of Battery Energy Storage Systems surrounding the Melksham Substation.</p> <p>CAWS also identifies continuing deficiencies in the assessment of cumulative environmental impacts, groundwater protection, emergency planning and long-term operational resilience. It challenges the applicant's assertion that cumulative impacts need not be assessed, arguing that hydraulic betterment at an individual site cannot address cumulative groundwater vulnerability, pollution pathways, emergency response, contaminated firewater management or community burden across the wider South Brook catchment and Melksham energy cluster.</p>	<p>22</p>	<p>6,323</p>

	<p>Finally, the Addendum raises concerns regarding the accuracy of the applicant's baseline information, including the incorrect identification of Park Lane Mine as "disused", and notes that the archaeological evaluation should be interpreted with appropriate caution given the site's location within a historically sensitive landscape close to the Roman road and Wansdyke. The Addendum concludes that, despite the submission of further technical information, the applicant has not demonstrated that the proposal is environmentally acceptable or that the wider cumulative consequences of this expanding concentration of nationally significant energy infrastructure have been properly assessed. Accordingly, CAWS respectfully maintains its objection and requests that planning permission be refused.</p>		
Tenth Addendum 3 July 2026	<p>The Tenth Addendum introduces a further ground of objection, arguing that the applicant has failed to provide a sufficiently stable, coherent and reliable evidential basis upon which the Local Planning Authority can confidently determine the application.</p> <p>Whilst accepting that planning applications commonly evolve during determination, CAWS demonstrates that the scale and frequency of revisions in this case are exceptional: of 113 published documents, 64 (57%) have been revised, replaced or superseded.</p> <p>Drawing upon a forensic review prepared by Dan Pike and assessed by CAWS, the Addendum identifies widespread inconsistencies, omissions and conflicting technical evidence across multiple planning disciplines. It concludes that the applicant's technical case has remained materially unstable throughout the determination process, imposing a substantial cumulative evidential burden on the Council, statutory consultees and the public.</p> <p>The Addendum argues that this procedural failure is an additional reason why planning permission should be refused, whilst reaffirming that CAWS' previous substantive planning objections remain extant and continue to justify refusal.</p> <p>The Addendum therefore draws together the cumulative concerns identified throughout the previous nine submissions and concludes that the applicant has failed to provide a sufficiently robust evidential foundation upon which the application can lawfully and confidently be determined.</p>	15	4,414
Total		133	36,878

Appendix C

Abbreviations

Abbreviation	Meaning
BESS	Battery Energy Storage System
CAWS	Community Action: Whitley & Shaw
DWFRS	Dorset & Wiltshire Fire and Rescue Service
FRS	Fire and Rescue Service
LLFA	Lead Local Flood Authority
NESO	National Energy System Operator
NFCC	National Fire Chiefs Council
NFPA	National Fire Protection Association
NPPF	National Planning Policy Framework
NSIP	Nationally Significant Infrastructure Project
PFAS	Per- and Polyfluoroalkyl Substances
SSRI	Site Specific Risk Information
UL	Underwriters Laboratories (independent product safety testing and certification organisation)

Battery Energy Storage System

Land south of Brockleaze, Neston, Corsham

Analysis of the planning application documents in support of an objection

Applicant	Greenergy Renewables UK Ltd (agent: Pegasus Group)
Planning Portal ref	PP-13916399
Wiltshire Council ref	PL/2025/05552 (internally titled "Melksham BESS")
Site	Land south of Brockleaze, Neston, Corsham SN13 9TE; ~10.35 ha agricultural field
Application submitted	25 June 2025; documents revised through to May 2026
Report prepared	2 July 2026, from the application document set

This report reviews the submitted application documents for contradictions, unsupported or invalid claims, procedural failures and inconsistencies that can be cited in an objection. Every finding is referenced to the document, revision/date and (where possible) page or section in which it appears, so each point can be checked and quoted. Findings are graded **Critical** (goes to whether the application can lawfully be granted or is properly determinable), **Major** (a substantive objection ground) and **Minor** (supporting/credibility points).

This is analysis of the applicant's own material to assist a public objection; it is not legal advice. Figures and quotations are taken from the documents as submitted. Where the report notes an apparent error in the applicant's arithmetic or classification, an independent professional should confirm it before it is relied on at committee or appeal.

1. The headline case for refusal

Three points sit above all the detail and should lead any objection:

1. Statutory consultees are still objecting, and key assessments required before determination have not been done. As of the most recent correspondence in the file the **Environment Agency objection remains live** (maintained 23 January and again 6 March 2026 over pollution of a Source Protection Zone 2 groundwater aquifer), the **Lead Local Flood Authority has a holding objection** (9 October 2025, 14 January 2026, and again 21 April 2026), and the **County Landscape Officer objected on 7 October 2025 and had not withdrawn it by 22 May 2026**. The applicant’s own ecologist states that a **Habitats Regulations Appropriate Assessment for Annex II bats ‘must be completed and its conclusions agreed with Natural England prior to the application being determined’** – and it has not been. The required **archaeological trench evaluation, which the County Archaeologist said must be done ‘prior to the determination of a planning application’, was not carried out until April–May 2026**, ten to eleven months after submission. On the applicant’s own documents the application is not yet in a state to be determined.

2. The evidence base contradicts itself at almost every turn. The applicant cannot give a single consistent figure for the size of the site (seven different areas appear across the documents), the amount of construction traffic (a four-fold discrepancy), the volume of firefighting water and how it is supplied (four different accounts), or even the biodiversity net-gain percentage (which changes between versions that share identical tables). Headline claims made to the public – “450MW”, “only one fire in UK history”, “the scheme will only get consent if the fire service approves it” – are contradicted by the applicant’s own technical documents.

3. The Council warned at pre-application stage that this was the wrong place, and nothing has overcome that. Pre-application advice (ENQ/2024/00648, 12 June 2024) warned that “a development of this nature and scale at this location is likely to create harmful landscape and visual impacts which will need to be very carefully considered” and that trial-trench archaeology was required before determination. No alternative-site or sequential assessment appears anywhere in the application, and the applicant’s own Landscape and Visual Appraisal still concedes **Moderate Adverse** effects and a permanent residual harm to the most sensitive receptors.

2. Chronology and current procedural status

The application has been repeatedly revised over roughly a year in an attempt to answer consultee objections. The sequence below is drawn from dates printed inside the documents and the consultee correspondence in the pack. It matters because (a) several objections are still unresolved, and (b) some of the determinative drawings and reports were never updated to match later changes, so the file now describes more than one scheme at once.

Date	Event (source in the file)
12 Jun 2024	Pre-application advice ENQ/2024/00648: warns of likely harmful landscape/visual impacts; requires archaeological trenching before determination (quoted in Application Form & Heritage Statement).
2 Oct 2024	DNV Risk Management Plan issued – a generic ‘BESS Portfolio’ document, not site-specific (Rev 1).
4 Jul 2024 / Jun 2025	Agricultural Land Classification survey (20 Jun 2024) and reports dated June 2025.
23 May 2025	Preliminary Ecological Assessment (Ellendale, CIC v1.0).
25 Jun 2025	Application submitted (PP-13916399). Ownership Certificate B; notices served on landowners the same day.
14 Aug 2025	Environment Agency OBJECTION (WX/2025/139149/01-L01) – water pollution.
8 Aug 2025	Dorset & Wiltshire Fire & Rescue Service comments (WC-25-08-343331) – clarification sought on design & water.
26 Aug 2025	Wiltshire Highways objection – passing-place provision inadequate.
7 Oct 2025	County Landscape Officer (M. Goodwin) OBJECTION.
9 Oct 2025	LLFA (Drainage) OBJECTION #1 – pollution/containment.
27 Oct 2025	GCN District Level Licensing enquiry lodged (DLL-ENQ-WILT-00134) – 4 months after submission.
Dec 2025	Landscape Technical Note (Axis) responding to Goodwin; LVA re-issued Rev 2; masterplan re-issued Rev E.
23 Jan 2026	Environment Agency MAINTAINS OBJECTION – penstock must be automatic; SPZ2 / Secondary A aquifer.
14 Jan / 6 Mar 2026	LLFA OBJECTION #2; EA MAINTAINS OBJECTION again – rest of drainage system not shown to contain pollution.

Date	Event (source in the file)
17 Feb 2026	Fire Safety Technical Note responding to new NFCC V2 guidance.
19 Feb 2026	Wiltshire ecology comments – protected species, Annex II bats, Appropriate Assessment required.
21–30 Apr 2026	Archaeological trench evaluation fieldwork – ~10 months after submission (report 20 May 2026).
21 Apr 2026	LLFA HOLDING OBJECTION #3 – infiltration testing, betterment, cumulative impact, fire-water, exceedance routes.
23 Apr / 22 May 2026	Case officer: applicant's drainage response 'not sufficient'; 'level of local concern and contentious nature' noted; single consultation to be run only once a complete bundle exists.

Key point: the case officer's own emails (recovered from the file) record that as of spring 2026 she was *holding off consultation* because outstanding objections and missing documents meant the application was not ready, and refers to "the level of local concern and the contentious nature of the proposal."

3. Inaccurate answers on the application form

The application form is a signed declaration certifying that the answers are true. Several are contradicted by the applicant's own submitted documents. Individually minor, together they show the form cannot be relied on and give grounds to ask the Council to require it be corrected and re-validated.

Form question	Answer given	Contradicted by
Protected & priority species likely to be affected?	No	Bat surveys, a Great Crested Newt District Level Licensing assessment + conservation-payment certificate, and the PEA (nesting birds, buzzard, GCN, bats, dormouse habitat) were all submitted.
New or altered vehicular access to the public highway?	No	Six passing places involving carriageway widening of Rough Street, formalisation of an existing passing place, and a re-capped access track (Transport Statement / Passing Places drawings / CTMP).
Add/remove any parking spaces?	No	Construction compound with marked parking spaces (site layout legend; DAS §4.3 'temporary car parking area').
Trees/hedges on adjacent land important to character?	No	The whole screening and BNG case rests on adjacent hedgerows/woodland; sections of roadside hedge (H42/G51/G56/G57) are to be removed.
Industrial or commercial processes?	No	A 1.6 GWh grid-scale battery power station with 42 transformer skids and a 400kV substation.
Use/storage of hazardous substances?	No	Lithium-ion batteries whose thermal runaway releases (per the applicant's own Risk Management Plan) hydrogen fluoride, carbon monoxide and heavy-metal-laden runoff.
Site within an area at risk of flooding?	No	The applicant's own Flood Risk Assessment (§4.3) records areas of the site at HIGH risk of surface-water flooding and medium risk on the NW boundary.
Biodiversity metric version published	28/03/2023	That date is Natural England Biodiversity Metric 4.0, not the Statutory Biodiversity Metric (published 29 Nov 2023) mandatory for applications from 12 Feb 2024.

4. The numbers do not agree with each other

4.1 Site area – seven different figures

Figure	Where it appears
10.35 ha	Application Form; Planning Statement ¶2.1; DAS ¶2.2; Flood Risk Assessment §1.2
7.7 ha	BNG Assessment (all three versions) and Preliminary Ecological Assessment
'c.7 ha'	Heritage Statement
'approximately nine-hectare'	Archaeological trench evaluation report
12 ha	Magnetometer Survey Report
12.6 ha	Agricultural Land Classification Report
13.83 ha / 'approx. 8ha'	Statement of Community Involvement §1.1 / public exhibition slide

Assessments claiming precision about landscape, heritage, drainage, agricultural-land and biodiversity effects cannot agree on how big the red-line site is or even its postcode (SN13 9TE vs SN13 9PQ) or grid reference (at least four different eastings/northings appear).

4.2 Capacity and unit numbers – not fixed, and not in the description

The development description (“Battery Energy Storage System with associated infrastructure”) states **no capacity, no number of units and no time limit**. The true scale is disclosed only deep in a fire letter: **216 battery containers x 7.5 MWh = ~1.62 GWh** (BESS Fire Safety Technical Note, 17 Feb 2026, Q15). Yet the public were told “450MW” and “432 BESS containers” (Statement of Community Involvement). A permission on this description would be unlimited in capacity, and the claimed grid benefit is secured by nothing.

4.3 Firefighting water – four different accounts, and a tank that is too small

Document	Fire-water figure stated
Fire Strategy Plan Rev 1 (24 Jun 2025)	“2 x fire hydrants ... up to 500 litres/min for 2 hours” (= 60,000 L)
DNV Risk Management Plan §2.6.1.6	Formula gives 640 L/min; text states 320 L/min; ‘conservative’ recommendation 500 L/min
Fire Safety Technical Note (29 Aug 2025)	NFCC 1,900 L/min for 2 hrs ‘which Greenergy will agree to supply’; hydrants replaced by 2 x 120,000 L tanks
Drainage TN2 Rev 4 (May 2026)	1,500 L/min for 2 hrs (= 180 m³)

And the tanks do not hold what is claimed. The dimensioned Water Tank Elevation drawing shows a tank 7.45 m diameter x 1.75 m high – a geometric volume of about **76,000 litres, not the stated 120,000 litres**. Two such tanks (~152,000 L) give roughly 80 minutes at the NFCC 1,900 L/min rate – short of the required 120 minutes – with no mains refill on this rural site because the hydrants were abandoned.

4.4 Construction traffic – a four-fold discrepancy

The Transport Statement and Construction Traffic Management Plan state “approximately 2,230 two-way HGV/LGV movements” over a “9-12 month” period. The Design and Access Statement (§4.2) states “approximately 9,730 two-way vehicle movements” over “12-15 months”. The public were told “6-9 months” (exhibition) and “around 12 months” (webinar). The traffic table also excludes up to **100 construction staff per day**. Neither document acknowledges the other.

5 Fire safety and the groundwater source protection zone

Documents: four Fire Strategy Plans (M1-07, revs 1–5, Jun–Dec 2025); Fire Safety Technical Notes (Aug 2025 & 17 Feb 2026); DNV Risk Management Plan (2 Oct 2024); Water Tank Elevations; Meeting Report (DWFRS, 29 Sep 2025). The site lies wholly within groundwater Source Protection Zone 2 on a Secondary A aquifer (confirmed by the Environment Agency).

CRITICAL

F1. Water tanks are too small for their stated capacity and fail the 2-hour firefighting requirement.

The Water Tank Elevation drawing dimensions each tank at 7.45 m diameter × 1.75 m high – a geometric volume of ~76,000 litres, not the “120,000 litres each” claimed in the Fire Safety Technical Note and Fire Strategy Plan Rev 5. Two tanks (~152,000 L) provide about 80 minutes at the NFCC 1,900 L/min rate, or ~102 minutes at the later 1,500 L/min rate – both short of the required minimum 120 minutes, with no mains refill because hydrants were abandoned.

CRITICAL

F2. The fire-water figure changed four times and the file still contains hydrants and tanks simultaneously.

Fire Strategy Plan Rev 1 relied on ‘fire hydrants ... up to 500 L/min’; the Fire Safety Technical Note switched to two 120,000 L tanks; the drainage note uses 1,500 L/min; the DNV Risk Management Plan derives 300–500 L/min. The Planning Statement (¶13.5), never revised, still promises ‘provision of fire hydrants’, and three of the four layout sheets (M1-04/05/06) still show hydrants. The determinative file describes more than one water-supply scheme.

CRITICAL

F3. DNV’s own boundary-cooling calculation contains an apparent factor-of-two error.

Risk Management Plan §2.6.1.6: Equation 1 = 2 L/min·m² × 64 m² per container × 5 adjacent containers = 640 L/min, but the text states the requirement is ‘320 L/min’ and then recommends ‘a conservative requirement for 500 L/min’ – below its own worst-case figure. This 300–500 L/min number was then quoted to the fire service. An independent fire engineer should verify the arithmetic.

CRITICAL

F4. The Risk Management Plan is generic, out of date, and the applicant refused the officer’s request to update it.

The DNV plan is expressly ‘for use across Grenergy’s UK BESS portfolio’, describes 11/33/132 kV connections (this site is 400 kV), contains no site-specific risk assessment (all HAZID/HAZOP/FRA/DSEAR studies are deferred post-consent), and states it ‘will be updated’ once new NFCC guidance issued. It never was; the case officer asked on 23 Apr 2026 whether it needed updating and the applicant replied on 27 Apr 2026 that it ‘does not require an update’.

MAJOR

F5. The applicant’s consultant argues the national fire-service guidance is ‘outdated’ and ‘not suitable’.

Risk Management Plan Table 2 (‘guidance from the NFCC is now considered outdated’) and p.18 (‘DNV consider that such a blanket requirement for firewater availability is not suitable’). An applicant siting 1.6 GWh of lithium-ion batteries in a groundwater protection zone is arguing down the National Fire Chiefs Council’s own water-supply guidance.

MAJOR

F6. The 25 m separation to the site boundary is measured to the applicant’s own leased land, and the plan halves the unit-spacing guideline.

The Risk Management Plan proposes only 3 m to the site boundary (NFPA 855), expressly dismissing the NFCC 25 m; the Fire Strategy Plan claims 25 m by drawing the buffer to the red line, which is more of the applicant’s farmland – exactly the point DWFRS raised about ‘ownership of adjacent parcels of land with the potential impact on combustible vegetation’. Every Fire Strategy Plan also self-certifies the 6 m NFCC unit-spacing guideline as ‘complies: YES’ while the drawing note reads ‘3M spacing’, justified by an FM Global datasheet.

MAJOR

F7. The evidence-based spacing reduction relies on tests of a battery unit that has not been selected.

The reduction to 3 m / 0.914 m spacing under NFCC V2 is only available ‘if the unit has passed certain tests (such as UL 9540A)’, yet the Fire Safety Technical Note (Q12) states ‘Grenergy cannot commit to using a specific battery unit’. The safety case is claimed on test evidence that cannot exist for an unchosen product.

CRITICAL

F8. The Emergency Response Plan and smoke-plume analysis are deferred to after consent and are not in the application.

The Meeting Report and Fire Safety Technical Note state the Emergency Response Plan will be provided 'once the battery units are procured post-planning consent' and smoke-plume analysis 'completed post consent'. Yet the applicant told the case officer on 27 Apr 2026 that 'the ... Emergency Response Plan' adequately covers fire water – a document neither the Council nor the public can inspect. DWFRS recorded that plume risk 'was not within their remit to comment', so nobody has assessed it.

MAJOR

F10. The UK fire-incident record is stated three different ways and the discredited version is repeated to the public.

Planning Statement ¶5.55: 'only a single recorded event ... in UK history'; the applicant's own Fire Safety Technical Note: 'four documented fire incidents'. Objectors cited Tilbury, Rothienorman and Cirencester (all 2025). The Statement of Community Involvement told residents 'the scheme will only achieve planning consent if the plans are approved by the [fire] service' – the fire service is not a statutory consultee and has no such veto.

MAJOR

F13. Firefighting-water pollution of the SPZ2 aquifer rests on a single unmaintained barrier and no site-specific assessment.

The Risk Management Plan concedes fire-water 'can leach into local waterways introducing heavy metal contaminants such as nickel, cobalt, and manganese', and that a geological survey 'will be completed' (none submitted; note the historic Bath-stone mine workings beneath the area). Containment relies on one actuated penstock valve plus a basin liner, with no specified testing/maintenance regime over the 35-year life. This is the crux of the Environment Agency's maintained objection (see §6).

MAJOR

F16. 'Two entry points' for fire appliances both feed from the same single-track lane.

The Fire Safety Technical Note claims two entrances 'to account for prevailing winds', but both connect to the same Park Lane Mine track on which the Transport Statement (§4.2.5) admits two-way HGV movement is impossible. A blocked track (a delivery vehicle, the fire itself, or the quarry's own HGVs) severs all appliance access; there is no route redundancy.

6 Flood risk, drainage, and the Environment Agency / LLFA objections

Documents: Flood Risk Assessment & Surface Water Drainage Strategy (Haydn Evans, RP01, 4th issue 25 Jun 2025); drainage Technical Notes TN1 & TN2 (revs to May 2026); EA and LLFA responses. Three separate statutory objections on water are live or unresolved in the file.

CRITICAL

D1. The Flood Risk Assessment says the site has 'no groundwater vulnerability'; the Environment Agency says it is a Source Protection Zone 2 aquifer.

FRA §2.5: 'Online mapping shows the site to be in an area with no groundwater vulnerability.' The FRA never mentions SPZ2 or the aquifer at all. The Environment Agency (23 Jan 2026): 'Groundwater is particularly sensitive in this location because the ... site is within Source Protection Zone 2 (SPZ2) and located upon Secondary A aquifer.' The core water-risk document missed the site's defining constraint and was never re-issued.

CRITICAL

D2. The Environment Agency objection was raised (14 Aug 2025) and MAINTAINED twice (23 Jan and 6 Mar 2026) and is not withdrawn.

The EA required the penstock valve to close automatically on fire detection (not manually) because the site is unmanned, and required proof that the whole site – not just the basin – contains contaminated runoff. As of the latest correspondence the objection stands; the case officer confirmed on 23 Apr 2026 that the applicant's response was 'not ... sufficient'.

CRITICAL**D5. The applicant claimed MOT 'Type 1 material' makes the site impermeable – which is untrue.**

Response to EA (TN1 Rev 2): 'the entire site to be constructed with a Type 1 material ... ensuring that there is an impermeable layer to prevent surface water infiltration.' MOT Type 1 is a free-draining granular sub-base; it is not an impermeable barrier and cannot deliver the containment the EA required over an SPZ2 aquifer. (The same document is mis-dated '6th March 2023'.)

CRITICAL**D6. The LLFA holding objection's specific requirements are refused or unanswered.**

In response to the LLFA (21 Apr 2026), the applicant's Technical Note TN2 Rev 4 refuses BRE 365 infiltration testing ('unnecessary'), refuses a cumulative-catchment assessment ('no necessity ... regardless of their nature' despite several solar farms in the catchment), and its betterment table omits the 1-in-1-year event that the LLFA specifically flagged. The holding objection therefore remains unaddressed on its own terms.

MAJOR**D3. Fire-water containment volume and valve philosophy shifted repeatedly under objection pressure.**

The required fire-water storage grew from 60 m³ (manual valve, FRA §5.6) to 180 m³ (automatic valve) only after the EA objected; the freeboard volume is quoted as 2,170 / 2,193 / 2,311 m³ in successive notes; and the containment-duration claim swings between '50 hours', 'over 24 hours', '64 hours' and '25 hours' depending on the document.

MAJOR**D7. The original discharge rate exceeded the 1-year greenfield rate, guaranteeing failure of the Council's betterment policy.**

FRA Table 4 gives the 1-in-1-year greenfield rate as 7.40 l/s but §5.4 restricts discharge only to the Qbar rate of 9.50 l/s – above the 1-year rate – so Wiltshire's 30% betterment policy for low-return events could not be met, the very point the LLFA raised.

MAJOR**D8. The drainage design assumes a 50-year life; the Planning Statement calls the scheme a 35-year 'temporary' use.**

FRA §5.3: 'this development has a 50-year lifetime ... up to 2075' (used to set the 45% climate-change allowance). Planning Statement ¶3.7: 'temporary change of use ... over a 35-year period.' Both cannot be right, and '50 years' undermines the 'temporary/reversible' argument.

MAJOR**D10. Pollution risk was assessed using the lowest possible land-use category – 'residential driveways / low-traffic roads'.**

FRA Table 5 applies the C753 'Low' pollution hazard band (indices 0.5/0.4/0.4) using the descriptor for 'individual property driveways, residential car parks, low traffic roads' – for a 1.6 GWh battery power station. The LLFA expressly identified 'chemical leaks, electrolyte spills, or fire-related runoff ... heavy metals and toxic compounds', a profile this classification ignores.

MAJOR**D9. The surface-water discharge pipe runs ~900 m–1 km off-site under third-party land with no evidenced consent.**

FRA §5.1/5.4: runoff 'is piped under the field to the south' ~900 m–1 km to the watercourse. This is outside the red line; deliverability rests only on an emailed assertion that the landowner owns the route. No easement is evidenced – another element of essential infrastructure the permission cannot itself authorise.

MINOR**D12. SuDS maintenance over 35/50 years is vague and the applicant owns none of the land.**

FRA §5.7: 'It is anticipated that the owner of the site will undertake the maintenance.' No penstock testing/maintenance regime is specified despite it being the single barrier protecting the aquifer; the applicant holds only Certificate B (not the freehold).

7 Ecology and Biodiversity Net Gain

Documents: Preliminary Ecological Assessment (Ellendale, 23 May 2025); Bat Activity Survey (Nov 2025); GCN District Level Licensing certificate (Natural England); Ecology Mitigation & Enhancement Plan; Addendum Technical Note for Ecology (responding to Wiltshire comments of 19 Feb 2026); three Biodiversity Net Gain assessments.

CRITICAL

E1. A Habitats Regulations Appropriate Assessment for Annex II bats is required before determination and has not been done.

The Addendum Technical Note for Ecology states that surveys for the neighbouring quarry (application N/09/02158/WCM) 'identified the quarry and associated mine workings as supporting significant bat populations, including Annex II species', and concludes: 'Insufficient survey information has been provided to determine foraging and commuting routes on site with impacts on Annex II bats, and to enable the Appropriate Assessment, which must be completed and its conclusions agreed with Natural England prior to the application being determined.' The Corsham/Box mine complex is internationally important for horseshoe bats. This is potentially a legal bar to determination under the Conservation of Habitats and Species Regulations 2017.

CRITICAL

E2. The form's 'No protected species' answer is contradicted by the applicant's own ecology reports.

The PEA records nesting birds and a likely-nesting buzzard (protected under the Wildlife & Countryside Act 1981), Great Crested Newts 'known to be present... two amphibian licenses ... within 2km', bat foraging/commuting corridors, a mature oak with a trunk cavity of roost potential, dormouse habitat, brown hare, and Japanese knotweed. Wiltshire's ecologist confirmed 'breeding birds and reptiles ... identified on site'. Yet a GCN licensing assessment and a bat survey were submitted – which only makes sense if protected species are likely to be affected.

CRITICAL

E3. The BNG net-gain figure collapsed from 23.32% to 16.66% between versions as the 'enhancement' area was cut from 9.2 ha to 2.76 ha.

BNG v1 claimed 23.32% area net gain by 'enhancing' 9.20 ha of grassland; BNG v2/v3 cut the same line to 2.76 ha and the gain fell to 16.66%. The Design & Access Statement (¶3.9) still cites the abandoned 23.32% figure. The original headline was inflated by counting three times more 'enhancement' grassland than the scheme actually retains.

CRITICAL

E4. BNG versions 2 and 3 report different net gains (16.66% vs 17.50%) from identical habitat tables.

The two later versions list the same post-development creation and enhancement tables yet conclude different percentages – arithmetically impossible. The mandatory 10% net gain is being asserted on a calculation that cannot be reproduced from the submitted figures; the underlying metric spreadsheet should be demanded and independently audited.

CRITICAL

E5. The applicant's ecologist admits the metric wrongly counted irreplaceable-habitat woodland, and the corrected BNG is not in the pack.

Addendum §4: 'A small area has been included incorrectly within the BNG assessment at the site entrance and this will be amended in a revised BMNG assessment.' Including irreplaceable habitat in the statutory metric is a fundamental error. The promised corrected assessment is not among the documents, so no valid BNG figure currently exists for the Council to condition.

CRITICAL

E7. The 65% 'hedgerow net gain' depends on 341 m of new hedge the masterplan later deleted, and ignores hedgerow removed for the access.

All three BNG versions claim 65.03% linear-habitat gain from 'an additional 341.31m of hedgerow'. But Landscape Masterplan Rev E (26 Nov 2025) is described as 'removal of hedge for wood pasture planting' – the hedge the 65% relies on was taken out – and the Arboricultural Impact Assessment removes roadside hedge sections (H42/G51/G56/G57) for the passing places, not netted off anywhere.

MAJOR**E6. The wrong biodiversity metric appears to have been used.**

All three BNG documents cite ‘the Statutory Biodiversity Metric 4.0’ – conflating two different tools. The form gives the metric date as 28/03/2023, which is Natural England Biodiversity Metric 4.0, not the Statutory Biodiversity Metric (29 Nov 2023) mandatory for this application. If Metric 4.0 was used, the mandatory BNG condition is calculated on the wrong instrument.

MAJOR**E8. The bat survey contradicts itself on its central finding.**

The Addendum records that the Bat Activity Survey states both that ‘Bat activity was noted to be mostly concentrated along the northern boundaries’ and, in the next paragraph, that ‘Bat activity was lowest at the northern boundary’. Wiltshire’s ecologist caught it and the consultant had to amend the report.

MAJOR**E9. The bat survey did not cover the features that will be destroyed.**

Addendum: the static monitoring ‘did not include the southernmost section of the site’ and the transect ‘did not include this central hedgerow... a key habitat corridor, with bat activity recorded at Static Survey Detector 4’ – the very feature identified for removal. Survey scope excluded the impact.

MAJOR**E10. The central hedge was reclassified as ‘a drystone wall with vegetation... not a hedgerow’ to sidestep hedgerow protection.**

The ecology Addendum says the central feature ‘is not a hedgerow’, while the arboricultural report treats it as removable hedgerow, the landscape masterplan logs ‘removal of hedge’, and the BNG relies on hedgerow units. The same feature is a hedge or not depending on which objection is being answered; a Hedgerows Regulations 1997 assessment (age/species/historic criteria) has not been done.

MAJOR**E11. The Construction Environmental Management Plan required to protect protected species has not been submitted.**

Wiltshire required a CEMP covering ‘protection of all wildlife ... (reptiles, nesting birds, badgers, bats and GCN)’; the applicant proposes only that it ‘be included as a condition’. For a site with confirmed protected-species presence, deferring the entire protection regime post-consent is contrary to the precautionary approach.

MAJOR**E12. The Great Crested Newt licensing certificate is only provisional and post-dates the application by four months.**

Natural England’s certificate is marked ‘provisional’ with a lapse date of 28 Jan 2026; the enquiry (DLL-ENQ-WILT-00134) is dated 27 Oct 2025 – four months after the 25 Jun 2025 submission. No completed, counter-signed certificate or confirmed conservation payment is in the pack.

8 Landscape and visual impact

Documents: Landscape and Visual Appraisal (Axis; Rev 1 Jun 2025, Rev 2 Dec 2025); Landscape Masterplan Figure 4 (Rev D→E); seven viewpoint figures; Technical Note responding to the County Landscape Officer (Axis, Dec 2025). The site adjoins bridleways CORM 36 and CORM 120 and lies ~2.8 km from the Cotswolds National Landscape.

CRITICAL**V1. The statutory landscape objection (7 Oct 2025) remained unresolved as of 22 May 2026.**

The County Landscape Officer concluded he was ‘unable to support this development proposal as it currently stands’ and that the application ‘does not demonstrate or justify that harmful landscape and visual effects ... have been reduced as far as reasonably practical or possible’, describing ‘a substantial new uncharacteristic industrial land use into an inherently rural area’. The applicant’s Technical Note asks for the objection to be withdrawn; nothing in the file confirms it has been.

CRITICAL**V3. The Technical Note’s central justification is false on the applicant’s own evidence.**

The Note argues the site ‘lies adjacent to existing infrastructure, including the Melksham Substation and the transmission pylons’. The applicant’s own Magnetometer Survey Report places the site ‘approximately ... 2.5km north west of Melksham Substation’. A substation 2.5 km away does not industrialise this site’s setting.

CRITICAL**V7. The applicant's own appraisal admits Moderate Adverse effects and permanent residual harm.**

The LVA finds 'Moderate Adverse' landscape effect on the host character area and on bridleway viewpoint VP4 at Year 0, reducing only to 'Minor Adverse' by Year 10 'once the tree planting has established' with 'glimpses ... during the winter months' – i.e. a permanent residual harm to the most sensitive receptor. Recovery depends entirely on transplants reaching ~5.5 m in 10 years on heavy clay, with no sensitivity test for slower growth or losses.

MAJOR**V4. The applicant chose an 'Appraisal' specifically to avoid identifying significant effects, over only a 2 km study area, for a 35-year scheme assessed only to Year 10.**

LVA §3.4.2: 'An LVA is typically produced ... non-EIA and therefore it is not necessary to identify "significant effects".' A single late-winter photography visit; no Year 15/design-life assessment; construction effects given only 'brief consideration'.

CRITICAL**V6. There is no viewpoint from the receptor the Council identified as most sensitive.**

The officer named users of bridleways CORM 36 and CORM 120 as 'the most sensitive visual receptors', but there is no viewpoint on CORM 120 at all, and none from Neston village, the conservation-area edge or Wadswick; residential viewpoints are excluded as 'not typically included'. Every viewpoint's value is scored 'Low' solely because there is 'no designated landscape within the view' – contrary to GLVIA3.

CRITICAL**V9. Between masterplan versions, 'retained' was quietly deleted from the historic dry-stone wall and 'hedge removal' became 'wall removal'.**

Masterplan Rev D reads 'Existing stone wall retained' and 'Small area of hedge removal may be required'; Rev E reads 'Existing stone wall' (the word retained deleted) and 'Small area of wall removal may be required' – while the contemporaneous Technical Note assured the officer the wall would be 'retained ... without physical intervention'. The 1,710-plant hedgerow schedule was also deleted.

MAJOR**V10. Two versions of the key Viewpoint 4 photomontages sit on the file with no revision markings, and the revised Year-10 image shows implausibly mature screening.**

The 3.4.2/3.4.3 pairs differ only by an internal CAD path ('_v2'); neither carries a revision letter or superseded stamp, contrary to the traceability required by visualisation guidance. The revised Year-10 view shows tall mature-canopied trees exceeding the LVA's own ~5.5 m ten-year growth assumption – hiding the containers more completely than the original.

MAJOR**V11. The Design & Access Statement contradicts the LVA on the tallest structure (15 m vs 6.8 m) and still describes an abandoned screening scheme.**

DAS ¶3.5 gives the substation a 'maximum height of 15m'; the LVA models it at 6.8 m. The DAS (unrevised, Jun 2025) also still promotes the hedgerow planting deleted from the masterplan in Nov 2025, and calls the appraisal an 'LVIA' (which was never produced).

MAJOR**V14. Proximity to the Cotswolds National Landscape is misnamed and effectively unassessed.**

The LVA refers to the 'Cotswolds National Park' (it is a National Landscape/AONB), takes no viewpoint from its boundary or setting, and its 2 km study area stops ~800 m short of it – despite the statutory duty to seek to further its purposes, which extends to its setting.

9 Heritage and archaeology

Documents: Heritage Statement (Pegasus, Jun 2025); Magnetometer Survey Report (May 2025); Results of an archaeological trench evaluation (AC archaeology, 20 May 2026).

CRITICAL

H15. The Heritage Statement finds zero harm to every asset, contradicting the Council's own pre-application view that harm 'is likely'.

The Council's pre-app advice (quoted in the Heritage Statement) said the proposal is 'likely' to cause 'less than substantial' harm to the Conservation Area and that harm 'should be weighed against the public benefits'. The Heritage Statement then finds 'no harm' to the Conservation Area and no impact on any listed asset, so the statutory balance (s.66/s.72 of the 1990 Act; NPPF) is never performed and the Planning Statement's balance table carries no heritage harm at all.

CRITICAL

H17. The Council required trench evaluation before determination; it was done ten months after submission and the report mis-describes its own status.

The County Archaeologist's pre-app advice (quoted in the Heritage Statement) said trial-trench evaluation was needed 'prior to the determination of a planning application' because features from the medieval period, with 'a good chance of Roman' remains, were 'very likely' and groundworks would have 'a severe impact'. The application was submitted (25 Jun 2025) with geophysics only; trenching was not done until 21–30 Apr 2026 and reported 20 May 2026. The report even states the work was 'for a forthcoming planning application' and logs 'Reason For Investigation: Planning: Pre application' – wrong for an application a year old.

MAJOR

H16. Neston Park (Grade II*) was screened out using case law that actually points the other way, while the site sits on the Neston Park Estate.

The Heritage Statement relies on Catesby Estates v Steer to exclude the Grade II* house from the site's setting, yet the applicant's own magnetometer report records the site as 'situated on the Neston Park Estate' – a historic/functional association that Catesby says is precisely what setting can include. Listed-building distances also drift outward between documents (150 m → 350 m → 450 m).

MAJOR

H18. The trenching did not target the anomalies the geophysics flagged, so its 'no archaeology' conclusion is overstated.

The magnetometer survey identified a 'positive linear anomaly ... of archaeological potential' (a possible boundary ditch pre-dating the post-medieval field pattern) and discrete pit-like anomalies. The trench evaluation concluded 'no evidence for any archaeological features' – but its own Figure 1 shows the flagged anomalies lying within areas marked 'unsurveyable' / service constraints that no trench targeted. A medieval (11th–12th century) horseshoe nail was nonetheless recovered from topsoil.

MAJOR

H19. The Heritage Statement re-branded equivocal geophysics as 'low potential' before any ground-truthing existed.

The geophysics conclusions are hedged ('not clear if these are anthropogenic or naturally formed'); the Heritage Statement (Jun 2025) converts this to 'low potential' and 'no current evidence ... should preclude development' – ten months before a single trench was dug and against the County Archaeologist's 'very likely ... severe impact' assessment.

10 Transport, access and construction traffic

Documents: Transport Statement (Local Transport Projects, Jun 2025); CTMP v1 (Jun 2025) and CTMP-2 (Feb 2026); Passing Places drawings & Technical Note (Nov 2025); Access Track Elevation. Sole HGV route is via Rough Street, a narrow rural lane.

CRITICAL**T2. Wiltshire Highways objected (26 Aug 2025) that the passing-place provision is inadequate, and the 'fix' is still preliminary and unverified.**

The officer said 'additional highway works to improve passage are needed' and that on the southern section the risk of an HGV meeting 'another large vehicle is considered quite high'. The revised passing-place drawings remain titled 'Potential Passing Places Preliminary Design', status 'SITE TESTING', and carry notes making them subject to topographical survey, utility searches and 'approval from all relevant authorities'. No highways sign-off is in the file, and the Transport Statement was never updated (it still describes 4 passing places, not the current 6).

CRITICAL**T3. The passing places sit on land whose ownership is expressly unverified and outside the application red line.**

Every drawing keys the boundary as an 'Assumed highway boundary ... subject to checks by a licensed conveyancer'; only one of the six is said to be within the adopted highway. The works lie outside the red line, so this permission cannot authorise them – at best a Grampian condition with no evidence the works are deliverable.

CRITICAL**T1. The application form says 'no new or altered access' while the file is full of highway works.**

Six carriageway-widening passing places, formalisation of an existing one, hedgerow and Category-B tree-group removal, root-pruning of five trees, and a re-capped access track all amount, in substance, to altered access to the public highway – the opposite of the form's answer.

CRITICAL**T5. Construction-traffic totals differ four-fold and the duration by up to six months.**

Transport Statement / CTMP: 'approximately 2,230 two-way HGV/LGV movements' over '9-12 months'. Design & Access Statement: 'approximately 9,730 two-way vehicle movements' over '12-15 months'. Neither acknowledges the other, and up to 100 construction staff/day are omitted from the traffic table entirely.

MAJOR**T9. Visibility at the site access is 70 m where 215 m is required, justified only by a 2012 quarry consent and no speed survey.**

Transport Statement §4.3: 2.4 m x 215 m 'would typically be required' for the 60 mph limit; the applicant relies on the mine access's historic 2.4 m x 70 m splays 'which corresponds to ... approximately 32mph', with no speed survey to support the assumption – a shortfall of 145 m in each direction.

MAJOR**T16. No Road Safety Audit, no measured width for the constrained lane, and no assessment of the bridleways affected.**

There is no Stage 1 Road Safety Audit anywhere for six new carriageway works on an 850 m lane (one of which 'may conflict with a telegraph pole and overhead cables'); Rough Street's actual width is never stated; and the Transport documents contain no assessment of bridleways CORM 36/120 despite the landscape officer flagging their users as the most sensitive receptors.

MAJOR**T13. The CTMP proposes using a public passing place as an HGV holding bay – breaching its own 'no waiting on the highway' commitment.**

CTMP-2 §5.2.2 says the southernmost passing place 'will be utilised to hold an arriving HGV'; CTMP-2 §2.3.6 says 'no vehicles allowed to park or wait on the adjoining highway network during any stage'. Parking a 16.5 m artic in a passing place also disables it for the traffic it is meant to protect.

MAJOR**T15. The abnormal-load assessment is expressly incomplete – no route survey, no bridge or overhead-clearance check, crane size 'unknown'.**

Transport Statement §4.1.5 / CTMP §3.2.5: 'Distances to overhead structures or cables have not been measured' and the route assessment 'does not consider the load bearing capacity of any bridges or structures'. CTMP-2 lists the crane as 'size currently unknown' for a site delivering transformers, switchgear buildings and a 15 m substation down a 4.8 m lane.

11 Noise

Documents: Battery Scheme Noise Assessment (24 Acoustics, R10977-1 Rev 0, 10 Jun 2025); Response to Environmental Health (R10977-2, 13 Oct 2025). Nearest homes are at Brockleaze, Neston Lodge and Pond Close Farm.

CRITICAL

N1. No acoustic-character (tonal) penalty was applied despite 42 transformers and a 400 kV substation.

BS 4142 requires a rating penalty for tonal sources; transformer hum is the textbook tonal noise. The assessment (§5.11) simply asserts the plant is 'not expected to contain tones ... sufficient to attract attention' and applies a zero penalty, using generic 1988-textbook transformer spectra rather than manufacturer data. A conventional +2 to +6 dB penalty would push several receptors into exceedance at night.

MAJOR

N2. The predicted night rating level at Pond Close Farm equals the limit exactly – zero margin.

Table 7: Pond Close Farm night rating 30 dB against a 30 dB limit (margin 0), with Neston Lodge, Brockleaze and Pond Close Cottage at –1 dB. Any tonal penalty, model error or plant substitution tips these into breach, yet §5.15 still concludes 'no reason to refuse ... on grounds of noise'.

MAJOR

N3. The BS 4142 background comparison – which would show an 'adverse impact' – is never presented.

Measured night background is 22–25 dB (a very quiet rural area). Night rating levels of 29–30 dB are +5 to +8 dB above background – BS 4142's indicator of 'adverse impact' – but the report switches to absolute limits and never tabulates rating-minus-background.

CRITICAL

N4. The noise model assumes a specific battery unit that the fire documents say has not been chosen.

The model uses a named BYD container (54 dBA at 5 m); the Fire Safety Technical Note states no unit is committed and the DAS defers final details post-consent. If the procured plant differs, the assessment and its zero-margin results are void. The transformer make/model is also 'not ... confirmed'.

MAJOR

N6. Environmental Health were not initially satisfied; the low-frequency concern was answered with a two-page desk note.

Wiltshire EH 'requested an additional assessment of low frequency noise'. The response assessed only two octave bands against a criterion curve, using the same unconfirmed textbook plant data, and proposed no verification or condition.

12 Lighting

Document: Environmental Lighting Impact Assessment (SHD Lighting, R0, 17 Jun 2025).

MAJOR

L1. The site is classified environmental zone E2, not E1, relaxing every obtrusive-light limit.

The report defines E1 as 'intrinsically dark ... National Parks, AONBs' and E2 as 'rural / village', then picks E2. This is intrinsically dark countryside ~2.8 km from the Cotswolds National Landscape with night backgrounds of 22–25 dB. The guidance it reproduces says a site on the boundary of two zones should use 'the most rigorous zone' and rural sites near protected designations 'a higher standard'. E2 roughly doubles permitted spill versus E1.

MAJOR

L2. 42 lighting columns will illuminate the compound during darkness – a new lit installation in a dark landscape.

§6.1.3: 'forty two 4m lighting columns' illuminating the compound 'during the hours of darkness' (PIR). The isolux model 'does not consider physical obstructions', so it cannot demonstrate that the acoustic barrier/planting actually contain the spill, and the LVA/DAS 'well screened / benign' narrative never addresses the night-time appearance to bridleway users.

MAJOR**L3. 3000 K warm-white LEDs exceed Bat Conservation Trust guidance for this bat-sensitive site.**

The luminaire is 3000 K; BCT/ILP guidance (which the report claims to follow) recommends ≤ 2700 K near bat habitat and effective darkness on commuting features. The ecology Addendum requires a 12–20 m dark buffer for Annex II bats along the boundaries the columns face; a 3000 K scheme modelled without screening cannot show that buffer is achieved.

MAJOR**L4. The lighting report relies on a PEA it says found no lighting constraint, contradicted by the later bat evidence.**

§5.4.4 says the PEA did not identify lighting limitations; the Nov 2025 bat survey and Feb 2026 ecology addendum then require a dark-corridor plan for Annex II bats. The lighting assessment (Jun 2025) pre-dates and is contradicted by that later evidence and was never revised.

13 Trees and hedgerows

Documents: three Arboricultural Impact Assessments (Tree Survey Solutions, revs to 16 Mar 2026); Arboricultural Method Statements; BS5837 survey; Tree Impact/Protection Plans.

CRITICAL**A1. The Design & Access Statement denies any root-protection-area impact; the arboricultural reports prescribe root pruning in at least five.**

DAS §3.3: ‘the proposed development would not impede on any Root Protection Areas.’ The Arboricultural Impact Assessment prescribes root pruning to T21, H42, T45, T46, T47 and T52 and hand-excavation inside RPAs. The primary planning document misrepresents the arboricultural impact.

CRITICAL**A2. The Passing Places Technical Note says PP6 ‘avoids G56’; the arboricultural report and drawings remove G56.**

The highways note relied on to justify the passing places states PP6 avoids the Category-B tree group G56, while the Arboricultural Impact Assessment states ‘sections of H42, G51, G56 & G57 are being removed ... G56 is a category “B” item’ and the Tree Impact/Protection Plans annotate removals within G56. G56 is the only Category-B loss and is the more significant.

MAJOR**A5. The latest (Mar 2026) arboricultural report quietly deleted disclosure of removals its own drawings still show.**

The original report stated ‘the removal of T9 ... along with the entirety of H24’; the March 2026 revision drops the T9 removal and the ‘entirety of H24’ wording, while the impact and protection plans still show them removed. Text and drawings no longer agree on what is being lost.

MAJOR**A6. The method statement admits no protective fencing can be installed along Rough Street – where retained trees are most at risk.**

Arboricultural Method Statement §6.7: ‘protective measures have not been specified along Rough Street due to limitations of space, preventing installing a barrier in these areas.’ Retained trees there include an oak with active decay (*Pseudoinonotus dryadeus*).

MAJOR**A8. No document gives a total number of trees or a total length of hedgerow removed, and no Hedgerows Regulations 1997 assessment was done.**

Removals are described only piecemeal as ‘sections’, preventing any assessment of cumulative harm or comparison against the BNG hedgerow claim. Removal of countryside hedgerows for road-widening should trigger a Hedgerows Regulations 1997 assessment, which is absent.

14 Planning case, agricultural land and community consultation

Documents: Planning Statement & Design and Access Statement (Pegasus); Agricultural Land Classification Report (Oracle Environmental Experts, 4 Jul 2024); Statement of Community Involvement (Lexington, Jun 2025); site-layout drawings.

CRITICAL**P5. The Agricultural Land Classification ‘Grade 4’ conclusion is contradicted by the report’s own data.**

The report concludes the whole site is Grade 4 (poor), but its own text records that Defra maps the site ‘on the boundary of Grades 2 and 3’, that the climate grade is 1 and that droughtiness grades are 1–3a throughout – all Best and Most Versatile. The Grade 4 conclusion rests only on inferred soil wetness, despite ‘no observable evidence of mottling/gleying’ in 9 of 10 profiles and no groundwater found. Auger refusal on ‘fractured limestone’ (free-draining) was treated as an impermeable layer at topsoil depth. An independent soil scientist could well re-grade much of the site as Best and Most Versatile land.

MAJOR**P7. The Planning Statement overstates the agricultural-land result.**

Planning Statement ¶5.35: ‘By some distance, the application site does not constitute best and most versatile agricultural land ...’ – indefensible on a report whose own mapping and droughtiness grades point to BMV land. The ALC report also assessed a differently-described, larger site (12.6 ha, SN13 9PQ).

MAJOR**P6. The survey effort was sub-standard and its coverage claim is arithmetically false.**

Two trial pits and eight auger borings over 12.6 ha on a single dry day (20 Jun 2024) are claimed as ‘more than 1 position per 1 ha’ ($10/12.6 = 0.79/\text{ha}$). The north-east field was not surveyed at all, and the report invents a ‘Sub-grade 4’ that does not exist in the classification system.

CRITICAL**P25. The applicant’s own consultation returned majority opposition, which the Planning Statement does not acknowledge.**

Statement of Community Involvement: of the small response, 56% said the UK does not need more battery storage; of nine answers on benefits, eight selected ‘none’; residents’ quotes include ‘an unacceptably high degree of visual impact for what is a beautiful area’. The Planning Statement’s planning-balance table nonetheless contains no negative entries at all.

MAJOR**P8. There is no alternative-site or sequential assessment anywhere, despite the pre-application warning.**

The only locational justification is proximity to Melksham substation; there is no comparison of less sensitive or lower-grade sites – directly engaging the Council’s pre-app warning of likely harmful landscape and visual impacts.

MAJOR**P10. Decommissioning after 35 years is asserted but not funded, and the description sets no time limit.**

Planning Statement ¶3.7 calls the batteries ‘easily and economically’ decommissioned but offers no bond, escrow or restoration fund; the development description contains no time limit at all, so ‘temporary’ is not secured.

MAJOR**P20. Drawing control is broken: two different drawings are both stamped ‘Rev 10’ and every layout is titled ‘PRELIMINARY’.**

Site layout M1-03 exists as Rev 10 dated 29 Aug 2025 and Rev 10 dated 2 Dec 2025 – an untraceable change; a condition citing ‘M1-03 Rev 10’ would be ambiguous. All the layout sheets are titled ‘PRELIMINARY SITE LAYOUT’, and the Planning Statement (¶6.15) promises a ‘more condensed layout post-consent’ – the Council is asked to approve a placeholder.

MAJOR**P14. The claimed grid benefit is admitted to be years away and the cable route is a separate future application.**

A detailed objector response preserved in the applicant’s own consultation pack notes construction is ‘unlikely to start until circa 2030’ with a Melksham connection ‘not ... expected until 2035’, and the cable route to the substation is expressly excluded from this application – to be applied for separately after consent (salami-slicing of the environmental effects).

15. Suggested grounds of objection and verified public data

The strongest, most defensible objection is procedural and evidential: on the applicant's own documents the application is **not yet determinable** and its evidence base is **internally contradictory and in places demonstrably wrong**. Suggested grounds, in order of weight:

- **Unresolved statutory / consultee objections.** On the Wiltshire register the Environment Agency (maintained to 10 Mar 2026), the Lead Local Flood Authority (drainage, to 21 Apr 2026) and the Council's own Ecologist (holding objection for the outstanding Annex II bat Appropriate Assessment, to 19 Feb 2026) are unresolved, and Highways has outstanding requirements; determination should not proceed while they stand (Environment Act 1995; Conservation of Habitats and Species Regulations 2017; NPPF; Wiltshire Core Strategy CP51, CP67). See section 16.
- **Habitats Regulations breach.** The applicant's own ecologist says an Appropriate Assessment for Annex II bats must be completed and agreed with Natural England before determination and it has not been (Conservation of Habitats and Species Regulations 2017).
- **Premature and incomplete application.** There is no application for the grid-connection cable to the Beanacre/Melksham substation; the applicant's own webinar Q&A (April 2025) puts connection at 2035 (Melksham Without PC records 2037) with construction starting 'well into the twenty-30s', concedes it cannot guarantee charging from renewables, and admits long-duration arbitrage 'doesn't work for anything more than an hour'. Need and deliverability are not demonstrated (NPPF; Wiltshire Core Strategy). *Note: the County Archaeologist's objection was withdrawn on 29 Jun 2026 after trench evaluation, so archaeology is no longer a live ground (see section 16).*
- **Landscape and visual harm.** The Council warned of it at pre-app; the applicant's own appraisal concedes Moderate Adverse and permanent residual harm; no alternatives assessment exists; setting of the Cotswolds National Landscape unassessed (Core Strategy CP51; NPPF; s.85 CRoW/LURA duty).
- **Best and Most Versatile agricultural land.** The ALC 'Grade 4' finding is contradicted by the report's own data and should be independently re-assessed; loss of BMV land weighs against the scheme (NPPF footnote; Core Strategy).
- **Fire safety and groundwater.** Under-sized water tanks, contradictory water figures, a generic and un-updated risk plan, deferred Emergency Response Plan and smoke-plume analysis, and firewater-pollution risk to an SPZ2 aquifer with a single unmaintained barrier.
- **Highway safety.** Unresolved highways objection; deliverability of passing places on unverified third-party land outside the red line; visibility shortfall; no Road Safety Audit; contradictory traffic figures; single-track sole access for fire appliances.
- **Inaccurate application and misleading consultation.** Multiple false form answers; a development description with no capacity or time limit; and public-consultation claims ('450MW', 'one UK fire ever', fire-service 'veto', '8 ha') contradicted by the applicant's own documents.
- **Biodiversity Net Gain not demonstrated.** Contradictory percentages, an admitted metric error with the corrected assessment missing, reliance on planting since deleted, and possible use of the wrong metric (Environment Act 2021 Schedule 7A).

Independent public data – verified against public sources (July 2026)

The public-data points below were checked against the named public records on 2 July 2026. Each is confirmed, and several corroborate or strengthen the findings above.

Point	Verified position and public source
Groundwater: SPZ2 / Secondary A aquifer	Confirmed in writing by the Environment Agency's own objection letters (14 Aug 2025; maintained 23 Jan and 6 Mar 2026): the site lies within Source Protection Zone 2 on a Secondary A aquifer. This is the EA's stated position, not the applicant's, and is not in dispute (Environment Agency; corroborated by DEFRA MAGIC / EA groundwater mapping).
Cotswolds National Landscape	Confirmed: designated an Area of Outstanding Natural Beauty in 1966 and operating as the 'Cotswolds National Landscape' since 22 Nov 2023. It is a National Landscape / AONB – not a 'National Park' as the Landscape and Visual Appraisal repeatedly calls it (finding V14). Source: Cotswolds National Landscape Board / Natural England.

Point	Verified position and public source
Neston Park (listed status)	Confirmed Grade II* listed – National Heritage List entry 1021961, first listed 20 Dec 1960; country house of c.1800 on the Neston Park Estate ~3 km south of Corsham. Supports finding H16 (Grade II* asset; site sits on the same historic estate). Source: Historic England, National Heritage List for England.
Bath-stone mine workings	Confirmed: the Corsham–Neston area is undermined by ~60 miles of 19th-century Bath-stone tunnels at 80–100 ft depth. Park Lane Quarry at Neston – the very workings the applicant’s ecology Addendum says overlap the site boundary and support Annex II bats (finding E1) – has ~5 km of passages and was re-opened in 2013. Source: Mendip Cave Registry; Subterranea Britannica.
NFCC grid-scale BESS guidance	Confirmed: the National Fire Chiefs Council guidance sets firefighting-water provision of 1,900 L/min for 2 hours (~228 m³) and a minimum 25 m separation before mitigation, with additional separation where vegetation / wildfire risk exists – directly relevant to findings F1–F13. Source: NFCC, ‘Grid scale energy storage system planning – Guidance for fire and rescue services’.
UK BESS fire precedents	Confirmed: Carnegie Road, Liverpool (15 Sep 2020; Ørsted; 20 MWh) exploded , ejecting a container door ~6 m and scattering debris up to ~23 m (vs the 3 m unit spacing claimed here), with hydrofluoric-acid-contaminated firewater run-off. Statera’s Thurrock / East Tilbury site (19 Feb 2025; 300 MW/600 MWh) was contained only because it had a local firewater lagoon + hydrants, adequate unit spacing and a pre-agreed emergency response plan – the measures deferred or omitted here. Sources: Merseyside FRS; Essex FRS; Energy-Storage.News.
Applicant standing (Companies House)	Confirmed: Grenergy Renewables UK Ltd is company no. 12875804, incorporated 13 Sep 2020 , status active, registered office 25 Farringdon Street, London EC4A 4AB (accounts to 31 Dec 2024). A company ~6 years old is the vehicle relied on for a 35-year decommissioning / land-restoration obligation – reinforcing the need for a secured decommissioning bond as a condition. Source: Companies House.

The application reference and description were also confirmed on Wiltshire Council’s public register: PL/2025/05552, ‘Land south of Brockleaze, Neston, Corsham, SN13 9TE’, for a Battery Energy Storage System with substation, 2.4 m fencing, CCTV/lighting columns to 4.3 m and 3 m acoustic barriers (register comment period opened with a 28 Aug 2025 deadline). Live consultee responses and any officer report should be read from that register before the objection is finalised.

16. Consultee responses and public representations on the register

Added from Wiltshire Council's public register for PL/2025/05552 (comments as at 2 July 2026). The application has drawn several hundred representations — overwhelmingly objections — and refusal recommendations from the town and parish councils. The consultee position recorded on the register is summarised below; where it bears on a finding above, the cross-reference is given. Two points are recorded here for accuracy because they run against an objection: the archaeology objection has been withdrawn, and the Conservation Officer does not object.

Statutory and official consultees

Consultee	Position on the register (latest date)
Environment Agency	Objection maintained (14 Aug & 10 Oct 2025; 23 Jan & 10 Mar 2026) — groundwater-pollution risk; SPZ2 / Secondary A aquifer (findings D1, F13).
Lead Local Flood Authority (Drainage)	Objection / holding — successive responses to 21 Apr 2026; the case officer (23 Apr 2026) told the applicant the drainage information was still insufficient (findings D5–D7).
Ecology (Wiltshire Council)	Holding objection — further information required (22 Sep 2025; 19 Feb 2026): the Annex II bat Appropriate Assessment remains outstanding (finding E1).
Highways	Outstanding requirements / objection (26 Aug 2025; 9 Feb 2026, consultation C-1555235) — access and Rough Street passing places (transport findings).
Dorset & Wiltshire Fire & Rescue	No in-principle objection but sets hazard requirements: water 1,900 L/min for 120 min, two access routes , 6 m unit spacing / 25 m separation before mitigation, 10 m vegetation clearance; contaminated-firewater containment 'very difficult... during a dynamic incident', with EA engagement on the aquifer advised (findings F1–F13). It accepted 'two 120,000-litre tanks' as meeting the minimum — a capacity the Water Tank Elevation drawing's own dimensions contradict (finding F1).
Archaeology (WCAS)	Objection withdrawn 29 Jun 2026 after a trench evaluation found no archaeology — no longer a live ground.
Conservation / heritage	No objection (17 Jul & 23 Oct 2025) — accepts the heritage appraisal's finding of no significant impact on Pond Close Farmhouse or the Conservation Area (weighs against findings H15–H16, though Neston Park's Grade II* setting was not separately assessed).
Public Protection (Env. Health)	Initially unable to support (5 Nov 2025) pending a low-frequency-noise assessment; later content subject to noise and lighting conditions (2 Jan 2026) (findings N1–N6, L-series).
Rights of Way	No objection to usability but an impact on the enjoyment of bridleway CORM 36/120/92 (landscape findings).
Wessex Water	Notes the site lies within a Source Protection Zone; EA consultation advised (finding D1).
HSE	Outside its consultation zone — no comment.

Councils and amenity bodies. Corsham Town Council recommends **refusal** (unanimously 7 Aug 2025; reaffirmed 9 Oct 2025 and 8 Jan 2026) on grounds of scale in a rural location, the Bath & Bradford-on-Avon Bats SAC migration route and the Corsham Batscape Strategy, conflict with Corsham Neighbourhood Plan Policies ED1/E1, unsuitable access, absence of a suitable fire risk assessment, proximity of combustible crops, ground/air pollution, loss of best-and-most-versatile agricultural land, no community benefit and insufficient detail. Melksham Without and Atworth Parish Councils object; CPRE objects; the division member (Cllr Phil Alford) objects; and Community Action: Whitley & Shaw (CAWS) has objected continuously since 22 Aug 2025, with nine addenda to 29 Jun 2026.

Public representations that reinforce the findings above — recurrent, checkable points:

- **The applicant's own webinar Q&A (April 2025):** it cannot guarantee the batteries are charged from renewables; long-duration arbitrage 'doesn't work for anything more than an hour'; the grid-connection date is 'not until 2035' (Melksham Without PC records 2037), with construction starting 'well into the twenty-30s'. There is no application for the connection cable to the Beanacre/Melksham substation — the scheme is neither renewable generation nor, on its own timetable, imminent.
- **Fifteen bat species** were recorded by the applicant's Bat Activity Survey — including Annex II greater and lesser horseshoe, Bechstein's and barbastelle — with hundreds-to-thousands of nightly passes and the site described as an 'important commuting corridor and foraging habitat', yet the report concludes loss of the field is 'unlikely to have a negative impact': a contradiction within the applicant's own survey (findings E1, E8).

- **Greenergy Renewables UK Ltd's standing** was repeatedly questioned (dormant / near strike-off history; a director replaced weeks before submission), reinforcing the need for a secured decommissioning bond against a 35-year restoration obligation (verified-data table, section 15).
- **Consultation timing:** the original application was validated at the start of the school summer holidays and ~37 further documents were released before Christmas with a 12 January deadline — supporting the inadequate-consultation ground.

Appendix. Documents reviewed and how versions relate

Where the same document exists in several filename variants (-2, -3, -4), the table gives the internal reference, date and revision that identify each, so an objection can cite the correct version.

Topic	Key documents (internal ref / date / revision)
Application	Application Form (PP-13916399, signed 25 Jun 2025); Covering Letter (Pegasus P24-0695_L001v1, 25 Jun 2025).
Fire	Fire Strategy Plan M1-07 Rev 1 (24 Jun 2025) → Rev 5 (2 Dec 2025); Fire Safety Technical Note (29 Aug 2025) & BESS Fire Safety Technical Note (17 Feb 2026); DNV Risk Management Plan 10524456-UKSTK-WP0 Rev 1 (2 Oct 2024); Meeting Report (29 Sep 2025); Water Tank Elevations (29 Aug 2025).
Flood / drainage	FRA & SWDS 373-008-RP01 (4th issue 25 Jun 2025); TN1 (EA) revs to Rev 2; TN2 (LLFA) revs 1–4 (to May 2026); EA & LLFA responses; Surface Water Drainage drawings.
Ecology / BNG	PEA (Ellendale CIC v1.0, 23 May 2025); Bat Activity Survey (6 Nov 2025); GCN DLL certificate (NE, provisional, enquiry 27 Oct 2025); EMEP; Addendum Technical Note for Ecology (post-19 Feb 2026); BNG Assessment v1/v2/v3.
Landscape / heritage	Landscape & Visual Appraisal (Axis 5143-LVA, Rev 1 Jun 2025 / Rev 2 Dec 2025); Landscape Masterplan Fig 4 Rev D→E (26 Nov 2025); Technical Note 3143-TN01 (Dec 2025); Heritage Statement (Jun 2025); Magnetometer Survey (May 2025); Trench Evaluation (20 May 2026).
Transport	Transport Statement (LTP, Jun 2025, Rev D); CTMP v1 (Jun 2025) & CTMP-2 (Feb 2026, Rev F); Passing Places drawings Rev A→B (31 Oct 2025) & Technical Note (4 Nov 2025); Access Track Elevation.
Noise / lighting	Battery Scheme Noise Assessment (24 Acoustics R10977-1 Rev 0, 10 Jun 2025) & Response to Environmental Health (R10977-2, 13 Oct 2025); Environmental Lighting Impact Assessment (SHD R0, 17 Jun 2025).
Trees	Combined BS5837 Report (Rev A); Arboricultural Impact Assessment Rev A (12 Jun 2025) → Rev C (7 Oct 2025 & 16 Mar 2026); Method Statements; Tree Constraints/Impact/Protection Plans.
Planning / land / community	Planning Statement & Design and Access Statement (Pegasus, Jun 2025); Agricultural Land Classification Report (Oracle, 4 Jul 2024); Statement of Community Involvement (Lexington, Jun 2025); site-layout drawings M1-01–M1-06.

Prepared from the application document set for the purpose of assisting an objection. Findings reference the applicant's own documents; independent verification of any arithmetic, classification or public-data point is advised before it is relied on at committee or appeal.

Planning Application Review: **PL/2026/0155 Blackmore Farm Reserved Matters**

Policy	Topic	Consider for...	✓ / X
Sustainable Development and Climate Change			
1	Sustainable Design & Construction	Energy efficiency, fabric first, climate resilience, retrofit, sustainable layout	
2	Renewable & Low Carbon Energy	Solar, heat pumps, battery storage, community energy, renewable infrastructure	
3	Flood Risk & Natural Flood Management	Flood zones, drainage, SuDS, groundwater, runoff, natural flood management	
4	Ultra Low Emission Vehicle Charging	EV charging provision in developments	
Housing and Infrastructure			
5	Community Engagement	Major developments, pre-application consultation, engagement with residents	
6	Housing in Defined Settlements	Settlement boundary, housing mix, affordable housing, accessibility, bungalows, local housing need	
7.1	Cooper Tires Allocation	Applies only to Cooper Tires site	
7.2	Former Library Site Allocation	Applies only to Former Library site	
7.3	Land South of Western Way	Applies only to this allocated site	
7.4	Whitley Farm	Applies only to this allocated site	
7.5	Middle Farm	Applies only to this allocated site	
8	Infrastructure Phasing & Priorities	Education, highways, healthcare, open space, community infrastructure, S106/CIL	
Shopping, Working and Getting Around			
9	Town Centre	Retail, town centre uses, regeneration, vitality, mixed use	
10	Employment Sites	Loss of employment land, employment uses, regeneration	
11	Sustainable Transport & Active Travel	Walking, cycling, buses, connectivity, public rights of way, accessibility	
Community, Well-being and Nature			
12	Green & Blue Infrastructure	Green corridors, watercourses, open space links, green infrastructure	✓

13	Biodiversity	Biodiversity Net Gain, habitats, ecological enhancement, protected species	✓
14	Open Spaces	Recreation land, informal open space, children's play	✓
15	Community Facilities	Village halls, schools, healthcare, sports facilities, community buildings	✓
16	Local Green Spaces	Designated Local Green Spaces	✓
Natural, Built and Historic Environment			
17	Trees & Hedgerows	Tree retention, hedgerows, woodland, root protection	
18	Landscape Character	Visual impact, rural character, countryside setting	
19	Separation of Settlements	Green gaps, settlement identity, coalescence	
20	Locally Distinctive High Quality Design	Scale, layout, appearance, materials, local character, Design Codes	
21	Local Heritage	Listed buildings, locally listed assets, conservation areas, historic farmsteads, archaeology	

Planning Application Review: **PL/2026/02966 East of Blackmore Farm Outline**

POLICIES TO REVIEW ✓ PLUS

Review Highways comments

Review Rights of Way comments

Review Active Travel England comments

Think about S106 requests related to these topics

Policy	Topic	Consider for...	✓ / X
11	Sustainable Transport & Active Travel	Walking, cycling, buses, connectivity, public rights of way, accessibility	✓

**NOTES OF MEETING WITH BELLWAY & SAVILLS
ON WEDNESDAY 24th JUNE 2026 AT 2:00PM
RE: Proposal at Semington Road**

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 Franks (Planning Committee Member)

Saffi Rabey (Melksham Town Council, Chair of Planning)

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

Robert James, National Projects Director, Bellway Homes
Jon Gately, Planning Director, Savills

Introduction

Bellway explained that they wished to introduce proposals for residential development on land between Semington Road and Berryfield Lane ahead of a public consultation event and the submission of a planning application.

They noted that, following the withdrawal of the Wiltshire Local Plan, market towns such as Melksham were likely to continue to accommodate future housing growth and they considered this site capable of delivering a high-quality extension to the town.

Proposed Development

Bellway outlined proposals for approximately **195 dwellings**, including policy-compliant affordable housing, with vehicular access from Semington Road. The development would include landscaped public open space, two equipped play areas and retention and enhancement of existing public rights of way.

Bellway advised that the masterplan had been designed around several key principles:

- creating a distinctive canalside development;
- safeguarding the future Wilts & Berks Canal corridor;
- maintaining permanent open space between Berryfield and Melksham;
- providing a mix of housing types; and
- integrating nature throughout the development.

Bellway explained that the intention was to create a development that would be noticeably different from a conventional housing estate, taking advantage of the proposed Wilts & Berks Canal corridor to create a distinctive place with a strong landscape setting. They stated that the aim was to "raise the bar" in terms of design quality and create a development that residents would want to visit as well as live in.

Separation between Melksham and Berryfield

Councillors expressed concern that Berryfield had experienced significant housing growth in recent years and felt that the village was overdeveloped. They highlighted the cumulative impact of existing and committed developments on local

infrastructure, community facilities and the character of the village, and emphasised the importance of ensuring that any further development was supported by appropriate infrastructure and maintained a clear separation between Berryfield and Melksham.

Bellway acknowledged these concerns and advised that the proposals had been developed with a substantial area of open space (~10 acres) and the safeguarded canal corridor to provide a permanent landscape buffer between Berryfield and Melksham. Members felt that that the open space within the development was not equivalent to the existing open fields.

Canal Project

Members sought clarification regarding the relationship between the housing development and the proposed Wilts & Berks Canal. Bellway explained that the housing proposals had been designed around the safeguarded canal corridor and that the layout had been amended to accommodate it. Prior to the Canal being built, it was planned that the route incorporated permanent water features, as opposed to dry attenuation ponds.

They advised that:

- the canal route would remain safeguarded;
- housing would be set back from the corridor;
- the canal crossing had been repositioned to avoid important trees;
- the development would provide interim landscaping until the canal is delivered;
- drainage proposals would complement the future canal.

Bellway stated that they had worked closely with the Wilts and Berks Canal Trust throughout the preparation of the proposals.

Design Quality

Bellway explained that they wished to deliver a high-quality development with a distinctive character. Reference was made to examples of previous Bellway developments incorporating attractive public open spaces, sustainable drainage features and landscaping. Councillors commented that the quality of materials, public realm and landscaping would be particularly important if the development was to achieve the aspirations outlined in the presentation.

Affordable Housing

Bellway stated that the amount of affordable housing had not been decided but would be in the range 30%-40%.

Discussion took place regarding the range of affordable homes previously delivered at Bowood View, including apartments, bungalows, houses, social rented and shared ownership properties. Bellway advised that affordable homes would not be concentrated into a single area but would generally be distributed across the site.

Access and Highways

Considerable discussion took place regarding the proposed access arrangements. Bellway advised that:

- the principal vehicular access would be from Semington Road;
- the junction had been positioned close to the existing bus stops;
- alterations would be made to the existing traffic calming measures;

Discussion also took place regarding emergency access. Bellway indicated that emergency access arrangements could potentially be considered from Berryfield Lane if required through the detailed design process, although no secondary vehicular access was currently proposed.

Members strongly advised that Berryfield Lane and its junction onto the A350 must not be used for construction traffic or residential traffic. Bellway noted the advice and commented that construction access arrangements would form part of the planning application and Construction Management Plan.

Walking and Cycling

Discussion took place regarding walking and cycling connections into Melksham town centre, local schools and surrounding communities. Bellway stated that existing public rights of way would be retained and enhanced, with new pedestrian and cycle links incorporated into the development.

Members highlighted the need for good pedestrian access from the development to the allotments in Berryfield.

The possibility of a contribution towards the cost of legal orders to divert Right of Ways were discussed.

Bellway offered that they could help with assessing the cost of solutions proposed by the Walk Wheel Cycle Trust from the holistic review of Semington Road.

Community Facilities

Councillors asked what community benefits the development might provide. Bellway explained that Section 106 obligations would be agreed with Wiltshire Council and could include contributions towards:

- education;
- healthcare;
- transport;
- community facilities;
- public open space.

Reference was made to the contributions previously secured through the Bowood View development, including funding for the village hall. A contribution towards expansion of the village hall was discussed.

Public Consultation

Bellway confirmed that a public consultation event would be held in Berryfield Village Hall on 10th July 2026 1pm-5pm and 7.45pm – 9pm. Comments are invited until 24th July 2026. They encouraged councillors and residents to attend and provide feedback before the planning application was finalised.

Bellway stated that comments received during consultation would be reviewed and, where appropriate, incorporated into the final proposals before submission.

Timescale

Bellway outlined the anticipated programme:

- Public consultation – July 2026.

- Planning application submission – Summer 2026.
- Wiltshire Council consultation – Summer/Autumn 2026.
- Planning determination – Winter 2026/27.
- Start on site – approximately 2028.
- First occupations – approximately 2029.
- Completion of the development – approximately 2033.

Members felt that the timescale was optimistic.

Meeting closed at 4:15pm

Land at Semington Road, Melksham

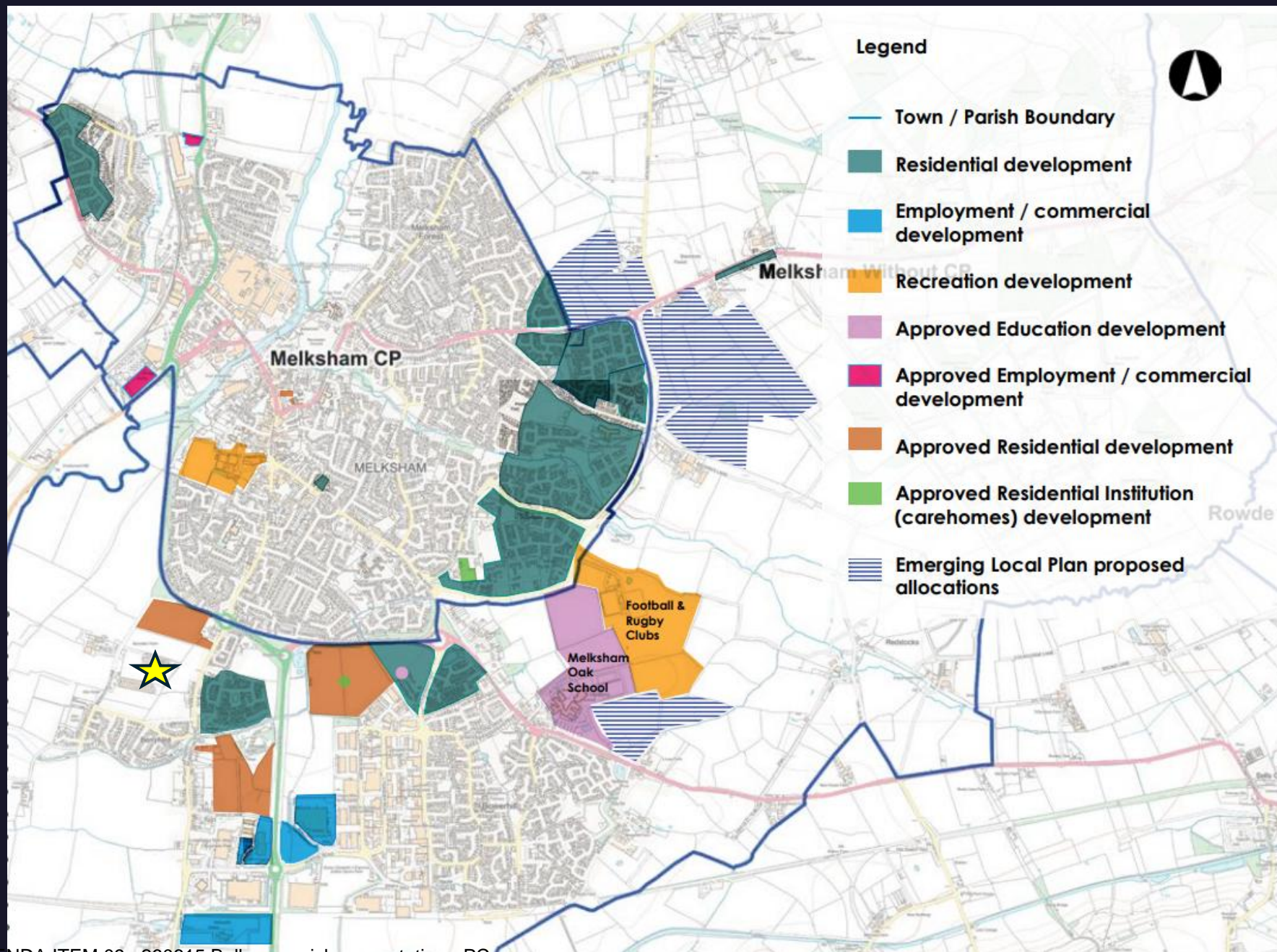
Local councillors presentation

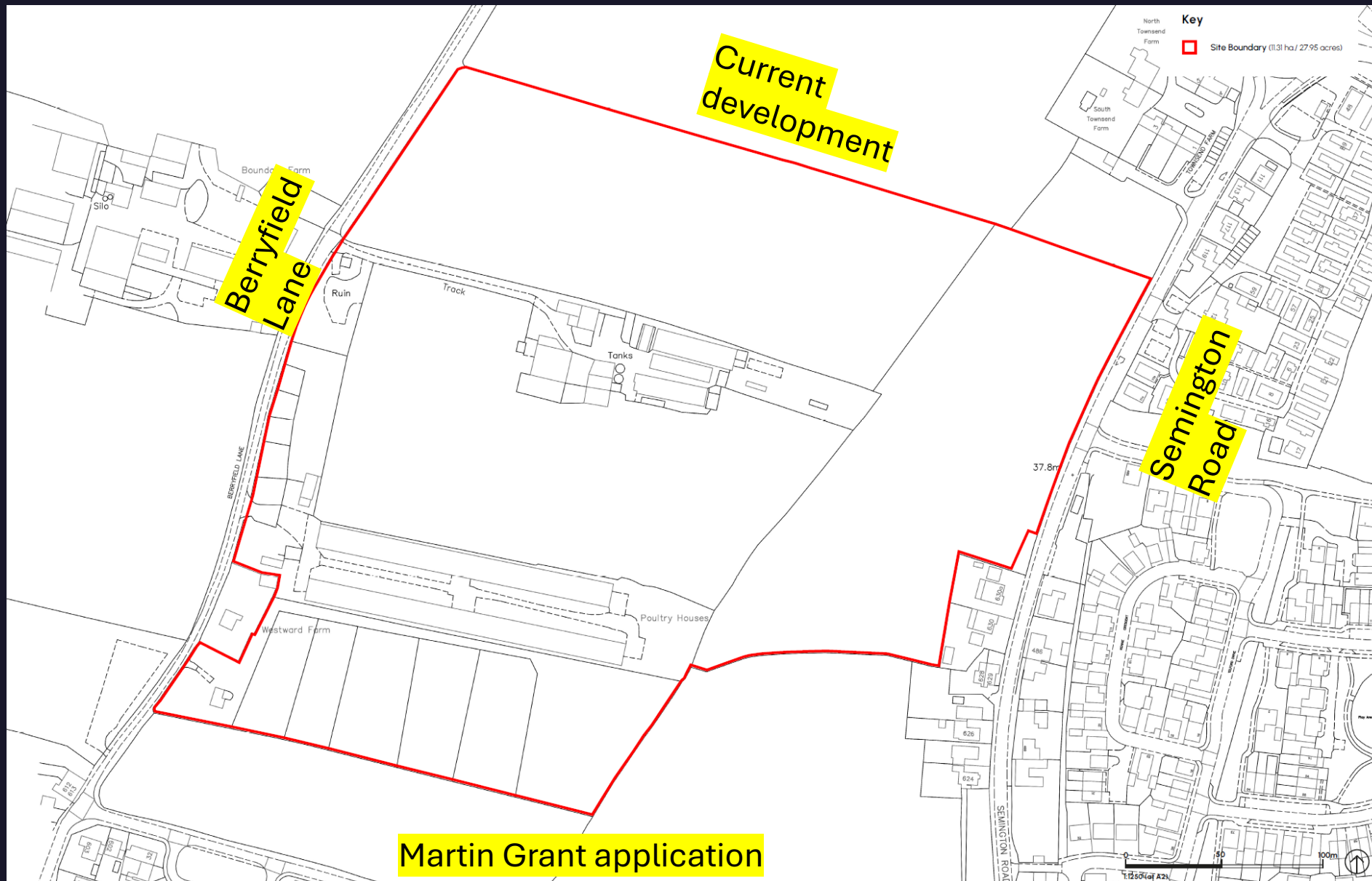
June 2026

1. Introductions

Why are we here?

- Old Local Plan has expired and new Local Plan withdrawn
- ‘Market Towns’ like Melksham likely to remain a focus of growth
- Additional housing sites being sought
- Need for a mix of housing of all sizes and types







Existing buildings and structures on the site

Adjacent development currently under construction



Berryfield Lane





Existing buildings and structures on the site

Berryfield Lane

Adjacent development currently under construction



Adjacent development currently under construction

Semington Road

Meksham Mobile Home Park

Guiding principles

1. Maximise the opportunity created by the canal project
2. Permanent space between Berryfield and Melksham
3. Unique, waterside character that 'raises the bar' on design
4. Inclusive placemaking with a mix of housing
5. Bring nature to people's doorsteps

Relationship with the new canal



Core principles

- Whole corridor left open for canal
- Housing set back to frame space
- Interface with drainage strategy
- Rights of way integrated/enhanced

Adjustments / detailed matters

- Canal crossing is further NW to avoid tree constraints
- Interim planting strategy within
- 10% Biodiversity Net Gain now required (was not for canal app)

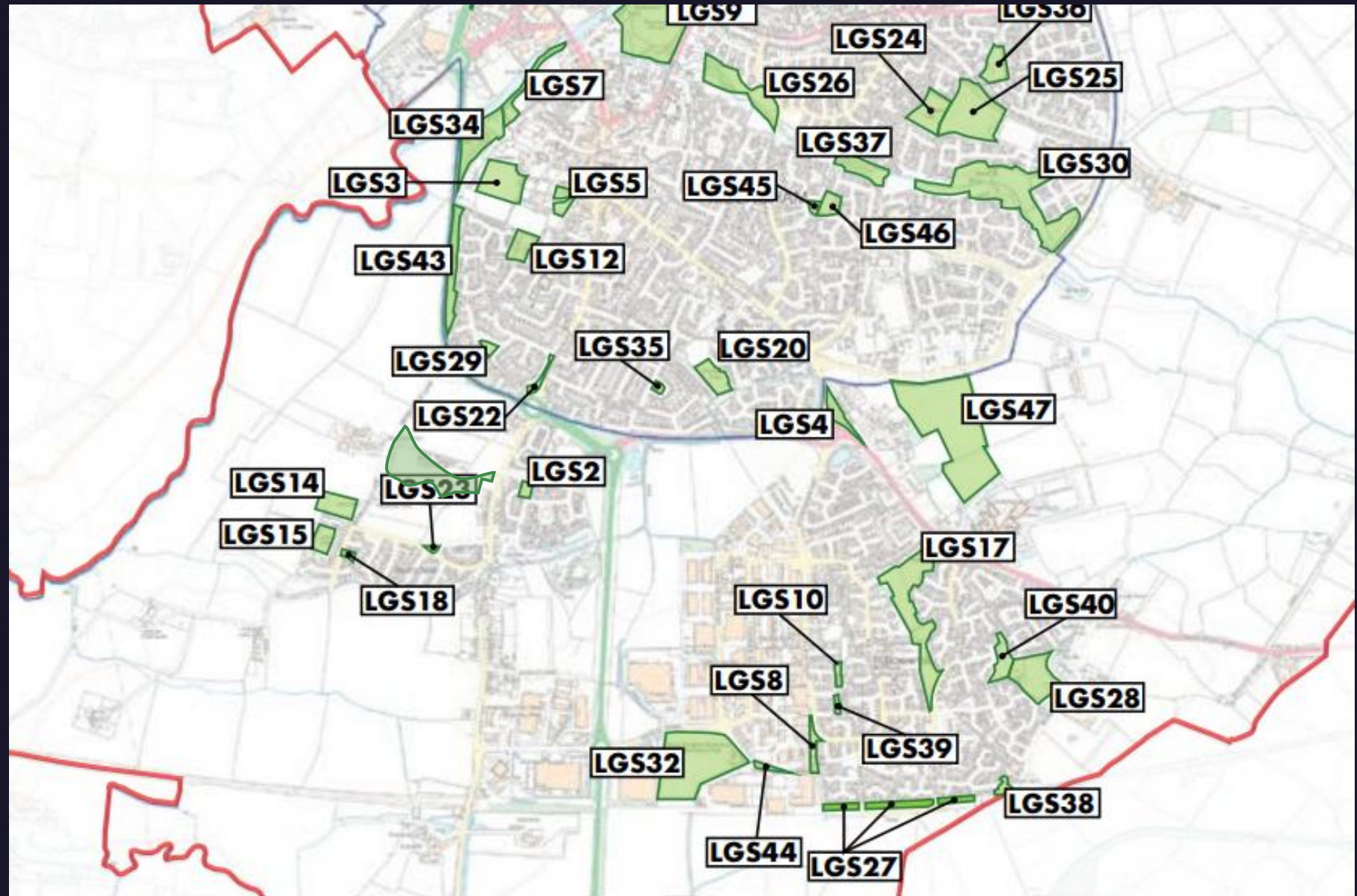
Canalside space



Landscape, ecology and the water environment

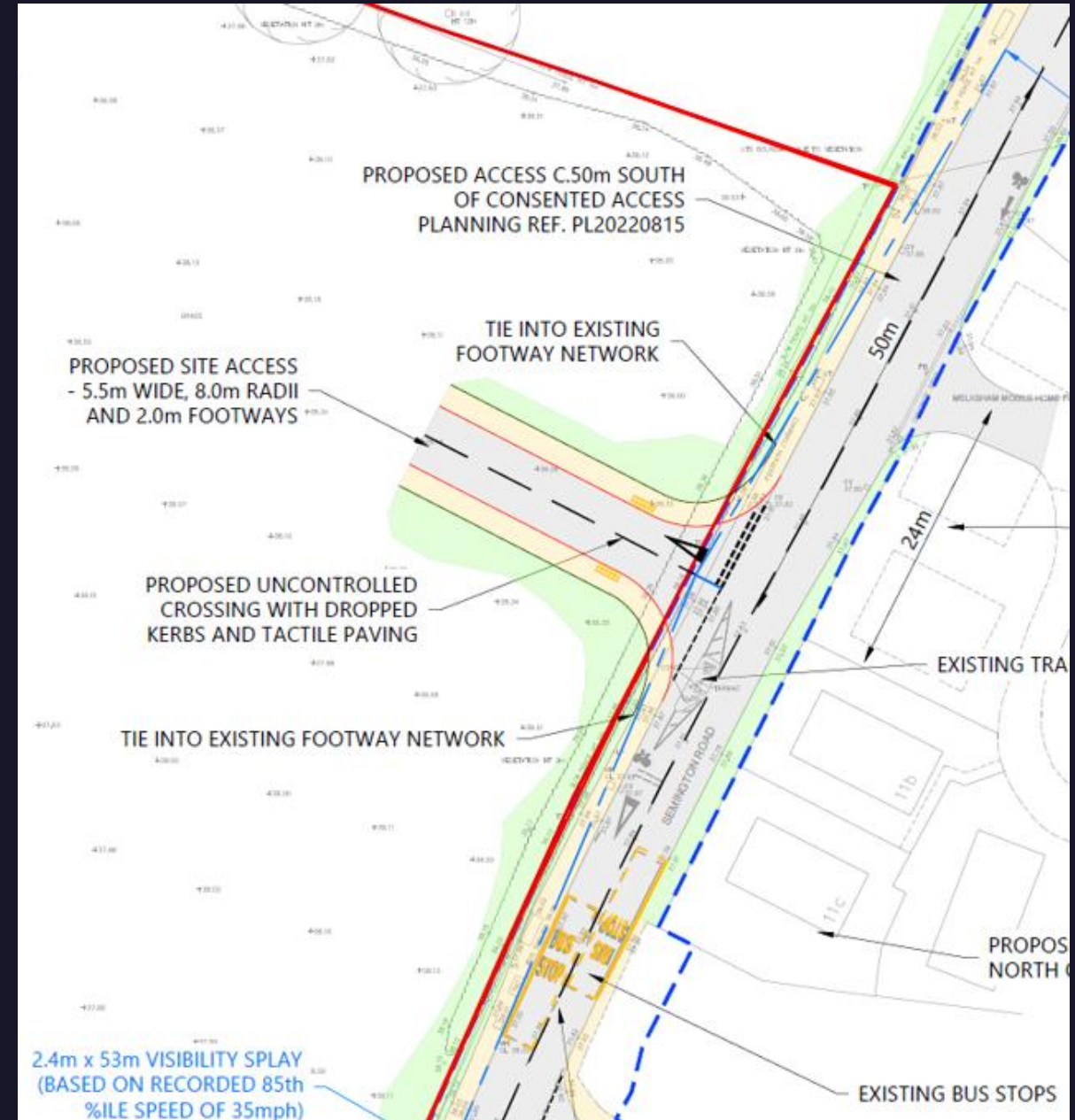


Local Green Space (LGS) network

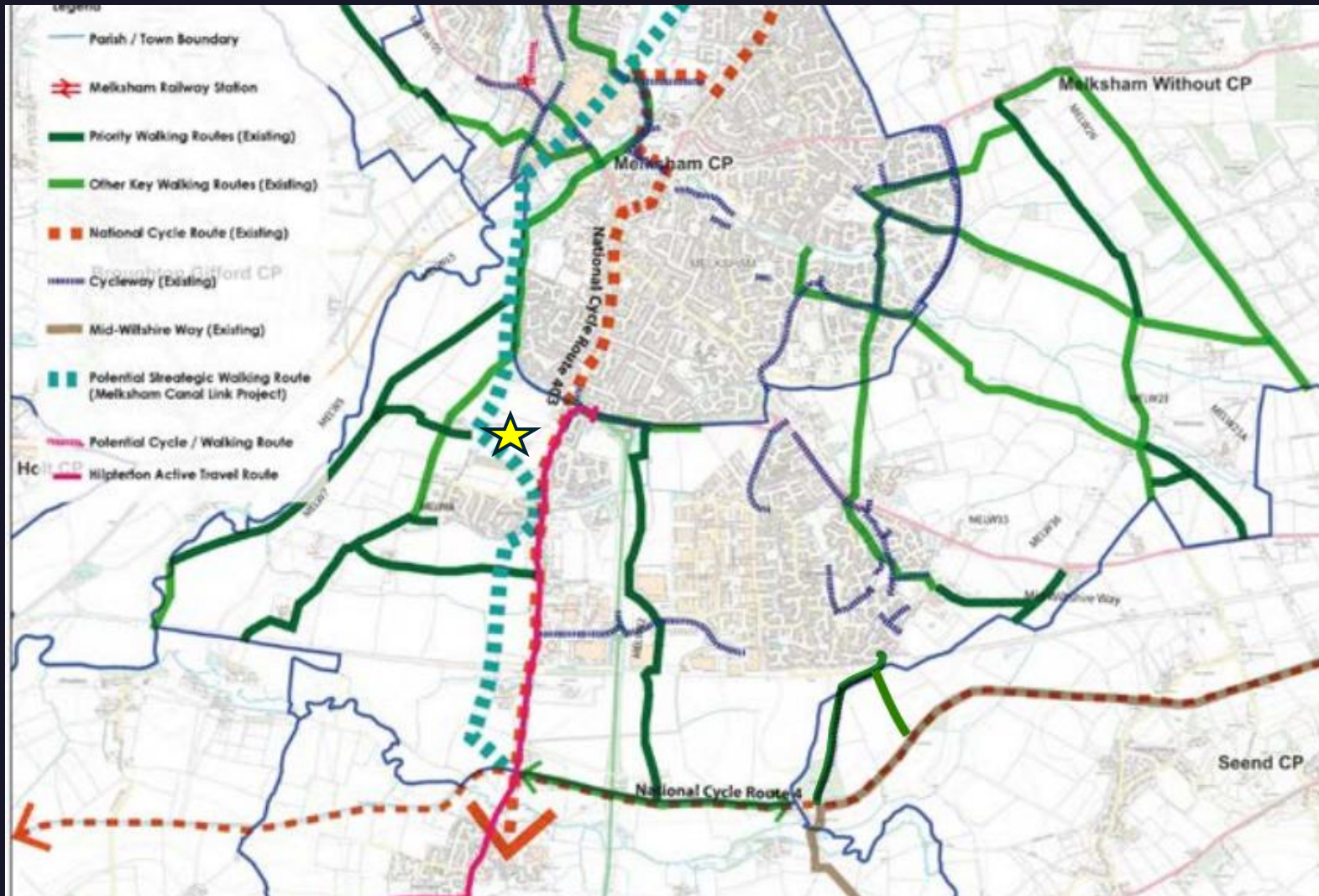


Access proposals

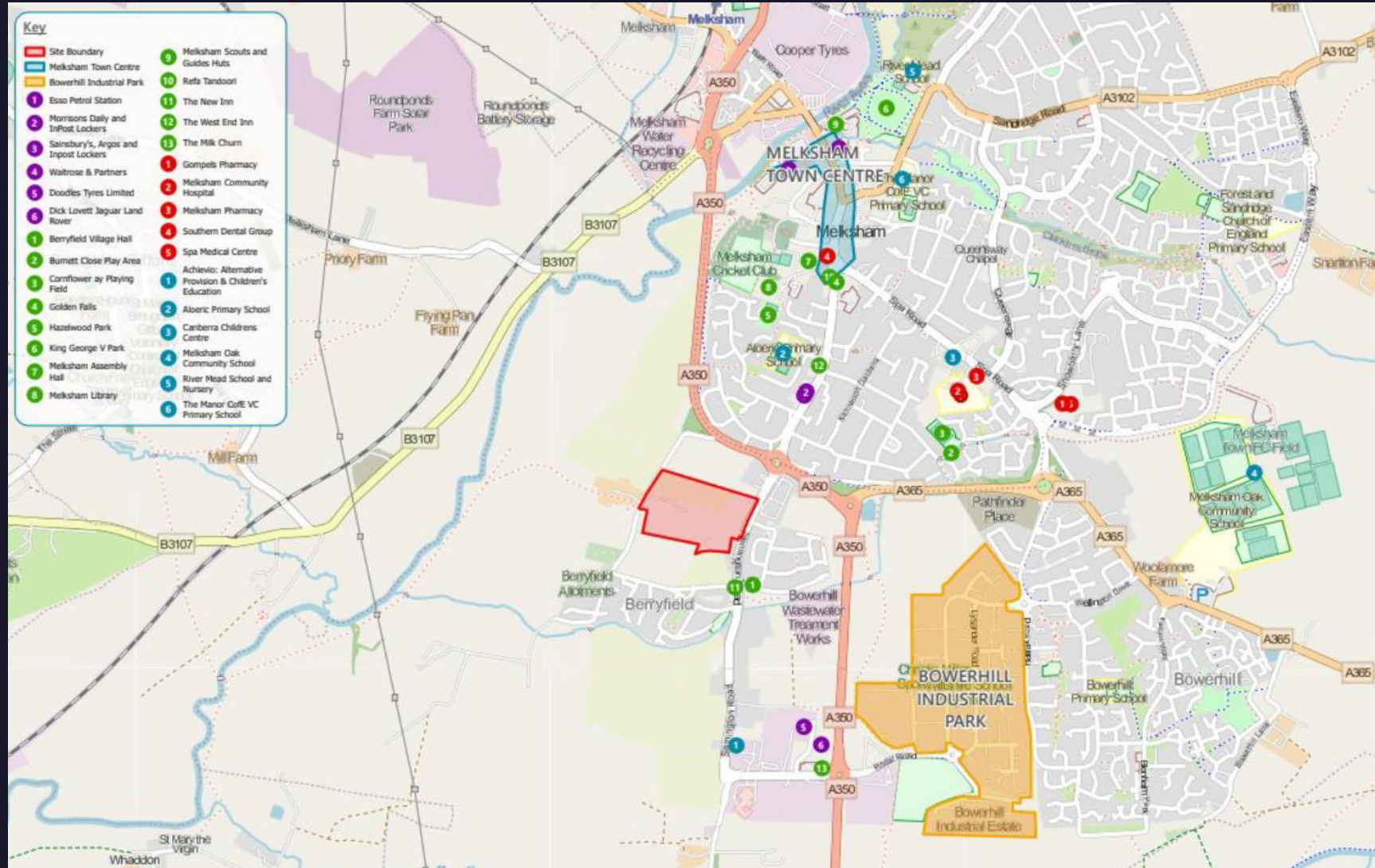
- Priority access junction close to bus stops
- Adjustments to traffic calming features



Walking and cycling connections











Access to key services and facilities



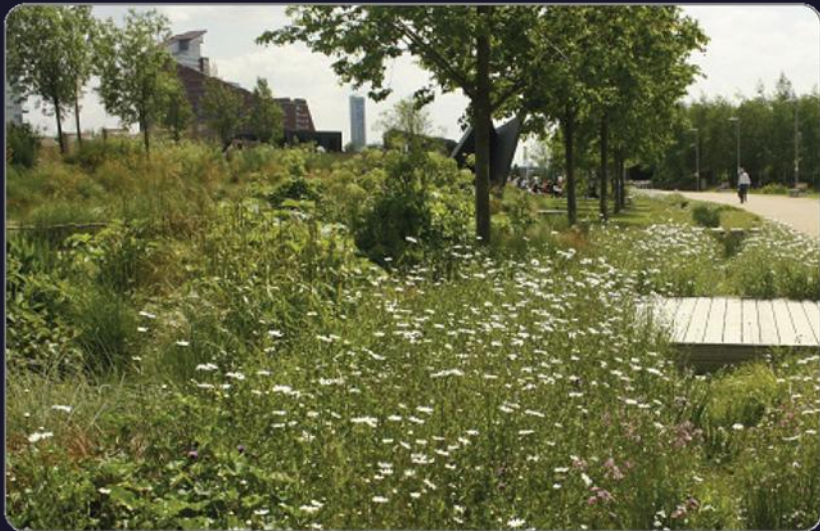
Ecology

- Relatively low 'baseline' ecology due to current land uses
- Seeking to go well beyond 10% Net Gain
- Enhance hedgerows and tree cover
- Seasonal work ongoing – including bat surveys

Trees and hedgerows

- 
 Category A - Trees / Groups of High Quality (BS5837:2012)
- 
 Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- 
 Category C - Trees / Groups of Low Quality (BS5837:2012)
- 
 Hedgerow
 Colour Indicates BS5837:2012 Category
- 
 Root Protection Area
- 
 Tree / Group Positioned by Topographical Survey

 Tree / Group Positioned by Aerial Imagery
- 
 Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)



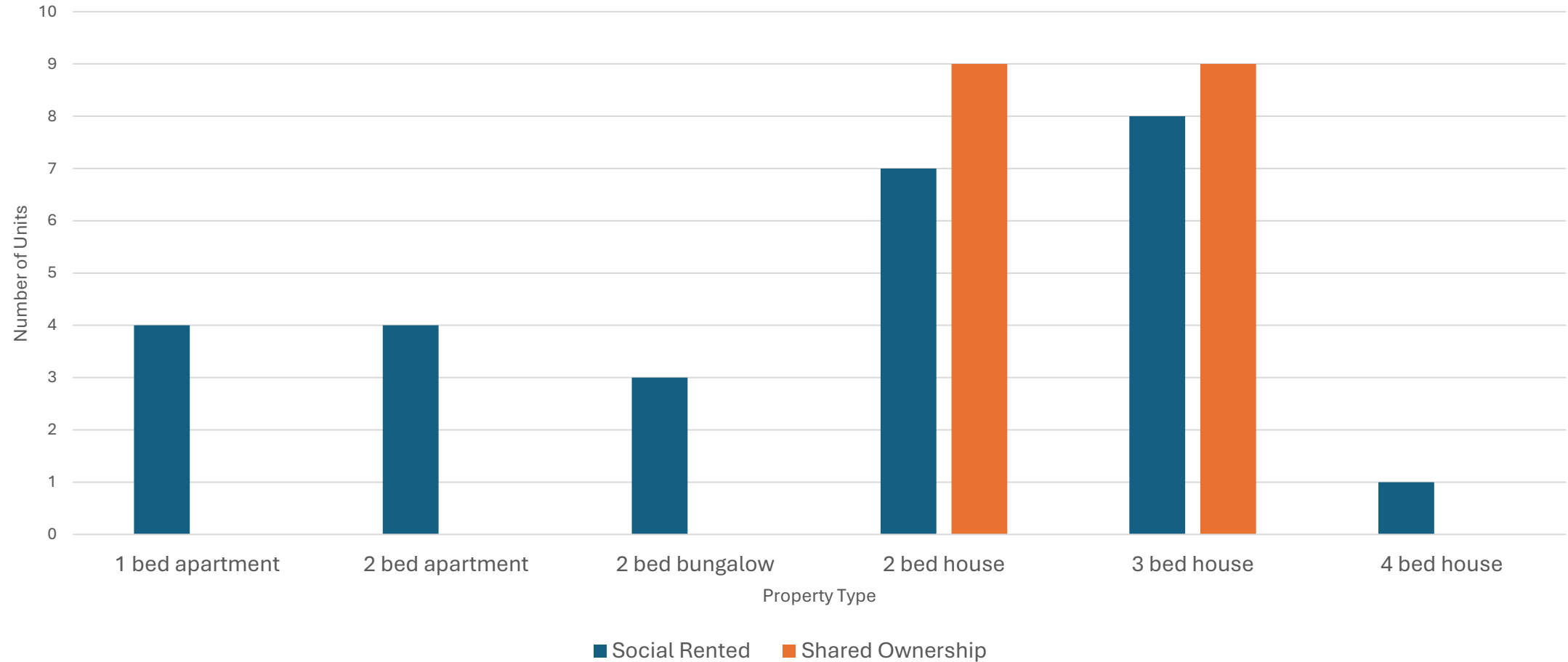


Bowood View

- 150 homes in total
- 45 affordable units (30%)
 - Of which 36 affordable rented
 - 11 Shared Ownership
- Delivery of Village Hall
- £652,000 towards secondary places
- £45,000 public art
- £20,000 towards bus shelters on Semington Road
- 5,500m² of public open space
- Equipped play area



Previous affordable delivery at Bowwood View (45 in total)



Guiding principles

1. Maximise the opportunity created by the canal project
2. Permanent space between Berryfield and Melksham
3. Unique, waterside character that 'raises the bar' on design
4. Inclusive placemaking with a mix of housing
5. Bring nature to people's doorsteps

Next steps

- Parish and Town Council meetings– 23rd and 24th June
- Drop-in event – 10 July (feedback sought by 24 July)
- Planning application: Summer 2026
- Formal consultation by WC: Summer/Autumn 2026
- Decision on application: Winter 2026/2027

- Start on site ~ 2028
- First completions ~ 2029
- Development completed ~ 2033

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

Development Services
Wiltshire Council
www.wiltshire.gov.uk
Tel: 0300 456 0114

planningtrees@wiltshire.gov.uk

22 June 2026

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

Wiltshire Council – SNARLTON FARM, EASTERN WAY, MELKSHAM, SN12 7PP Tree Preservation Order – TPO/2026/00015

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 **22 June 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 amenity value 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 **20 July 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. 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

Arrange - 29/6/26

**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.



19/06/2026
392278E 163741N m
1:1,250

TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – SNARLTON FARM, EASTERN WAY, MELKSHAM, SN12 7PP

Provisional Tree Preservation Order TPO/2026/00015 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 **SNARLTON FARM, EASTERN WAY, MELKSHAM, SN12 7PP**

Tree Preservation Order: **TPO Reference TPO/2026/00015**

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 22 day of June 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 – SNARLTON FARM, EASTERN WAY, MELKSHAM, SN12 7PP Tree
Preservation Order TPO/2026/00015

TREES SPECIFIED INDIVIDUALLY

(encircled in green on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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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>
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GROUP OF TREES

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
G1	3 x Ash 2 x Field Maple 1 x Silver Maple 1 x Hazel	SNARLTON FARM, EASTERN WAY, MELKSHAM, SN12 7PP

WOODLANDS

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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*complete if necessary to specify more precisely the position of the trees.

**NOTES OF MEETING WITH AUREOS
ON WEDNESDAY 1st JULY 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)
Matthew Horton

Amy and Matt provided an update on the ongoing works:

Corsham Road Closure (30 July – 5 September)

- Aureos confirmed that the planned closure of Corsham Road is scheduled to run from **30 July to 5 September**.
- The programme has been planned to maximise the school summer holidays and minimise disruption to local traffic, and will start the week after WOMAD music festival.
- Members discussed the proposed traffic management arrangements, access for residents and the sequencing of the works.
- A resident who has already raised concerns will be sent Amy's contact details
- Amy advised that notification letters would be sent to residents to arrive 2 weeks before the work starts (as per SSE policy).
- Amy advised that she was meeting key stakeholders such as the Shaw Primary School, Christ's Church, Mavern House Care Home and Whitley Golf Club to share the details and discuss any concerns in person.

Other Works

- Two way traffic lights on the junction of Shaw Hill (A365) and Corsham Road (30 July for 2 weeks)
- Closure of Top Lane at the junction with Corsham Road – from **7 September** for 1 week
- Three-way traffic lights at the junction of Corsham Road with Westlands Lane – 1 week following the work on Top Lane

Aureos advised that, to their understanding, Verdant Energy were no longer planning to use Top Lane for their cable route to Studley Solar Farm and were seeking a route across farmland

Westlands Lane

- Aureos advised that they taken part in a walk of Westlands Lane with Wiltshire Council (Mark Taylor) and had addressed the four remediation points raised. It was noted that Aureos have been responsible for remediation of one verge and Verdant Energy are responsible for the opposite verge, and that Verdant Energy appear to have not completed their remediation work.

- Aureos confirmed that, in their view, their remediation works are complete and that if the parish council wanted to raise further concerns, they should be directed to Wiltshire Council.
- Councillors disagreed that the remediation had been satisfactorily completed.
- Amy committed to raising on-going concerns with rutting in the verges at a meeting with Wiltshire Council tomorrow and would ask them to reach out to the parish council. A multi-party walk of Westlands Lane was suggested.
- Councillors raised concerns about the deteriorating condition of the Westlands Lane road surface and questioned why local taxpayers should bear the cost of repairs where damage had been exacerbated by the cumulative impact of works undertaken by Aureos, Verdant Energy, Wick Solar Farm and National Grid. The Clerk asked whether the *extraordinary traffic* provisions under Section 59 of the Highways Act 1980 might be applicable in these circumstances.
- Aureos stated that the road surface was 'dead' before their work and that their work had no additional impact on the road surface.

Corsham Road Culvert

- The Clerk reported that the culvert has been jetted twice and a camera survey had been completed. These investigations identified it was blocked near Mavern House and not under the highway, so would be out of scope for these works.
- There was however a drainage scheme to replace the pipe under the road that is not big enough to cope with taking the water coming down from the Neston Estate, down Shaw and Whitley (relatively new pipework adjacent to First Lane) and under Corsham Road to flow out on the Shaw School playing field. This is what caused the flooding in the area. It was noted that Atkins has provided costings for a modelled scheme to replace the pipe under the road.
- Aureos would not be able to undertake the work as it is outside their expertise and would need to be supported by a flood risk assessment.
- Councillors questioned whether Wiltshire Council could take advantage of the closure of Corsham Road to undertake the work themselves (while avoiding the legal costs associated with road closure).
- It was proposed that the Parish Council ask Wiltshire Council to raise the option of using the road closure with Aureos.

Community Benefit

- Members queried the potential Community Benefit projects being undertaken by Aureos.
- The possible extension and resurfacing of the **Shaw Village Hall car park** was discussed. Matt felt that due to the large area and cost it was unlikely to be progressed.
- Aureos will review alternative proposals previously submitted by the Parish Council. During the discussion, Aureos indicated a greater willingness to support initiatives involving manpower and/or plant provision—such as excavation works for extending the car park—rather than options requiring significant financial contributions.
- It was suggested that a representative from Shaw Village Hall engage directly with Aureos to explore suitable community benefit opportunities linked to the

car park project that align with Aureos' capabilities and preferred level of support. The plan for Shaw Village Hall carpark to be sent to Aureos.

- Amy explained that she will be visiting Shaw Primary School to explain their project and to promote STEM as Community Benefit.
- It was agreed that discussions on Community Benefit projects would continue as the scheme progresses.

A further liaison meeting will be arranged to review progress ahead of the next phase of works (September 2026).

Meeting closed at 11:00am

Teresa Strange

From: Teresa Strange
Sent: 06 July 2026 15:22
To: 'Thomas, Dave'
Cc: phil.alford@wiltshire.gov.uk; Fiona Dey
Subject: RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear David

Further to the Parish Council's ongoing concerns regarding Westlands Lane, the main issue we would like Wiltshire Council to consider is whether the cumulative impact of the various cable, solar and substation-related works now amounts to extraordinary traffic / extraordinary use of the highway, and whether cost recovery should therefore be pursued from the relevant contractors or promoters.

The Parish Council recognises that individual trench reinstatements may be compliant with the relevant specification. However, our concern is wider than the trench reinstatements themselves. Westlands Lane has been subject to repeated works, construction traffic, verge overrun and associated activity linked to multiple infrastructure projects. Taken together, this appears to have accelerated the deterioration of the carriageway and verges beyond normal wear and tear.

The Parish Council therefore asks Wiltshire Council, as Highway Authority, to formally consider whether Section 59 of the Highways Act 1980 applies in this case, where extraordinary traffic or construction activity has caused, or contributed to, damage to the highway. The Parish Council does not consider that the cost of wider remediation should simply fall to ordinary highway maintenance budgets, and therefore to the taxpayer, where the damage has been caused or accelerated by major infrastructure works.

We would also be grateful if Wiltshire Council could confirm whether any licences or permissions are in place under Section 171 of the Highways Act 1980 for any of the works, and whether these provide any mechanism for requiring contractors to undertake or fund necessary remedial works.

By way of update, we met with Aureos last week. They advised that the verge reinstatement on their side of the carriageway has been redone in places and is now considered acceptable. This is the right-hand side when travelling from Corsham Road into Westlands Lane — the Westlands Farm side.

Our understanding is that the outstanding verge reinstatement is now primarily on the Verdant side, being the left-hand side when travelling from Corsham Road into Westlands Lane — the Middle Farm side. The Parish Council remains concerned that the current grass growth may give the impression that the verge has been properly reinstated, but on closer inspection the ground remains rutted and uneven in places, in a way that was not the case before the works. We would therefore be grateful for confirmation that Wiltshire Council is continuing to pursue Verdant for proper verge remedial works, including levelling and making good, not simply grass establishment. It is very uneven for those residents who walk, rather than drive, Westlands Lane. We know that more and more are using the road for dog walks, as the fields are disappearing – they have used the fields in the past regardless of whether they had a formal Right of Way or not, and now have to use the road.

We are also aware of the forthcoming Aureos road closure on Corsham Road during the school holidays. This is relevant to the extraordinary traffic point, as whether or not Westlands Lane is part of the official diversion route, local traffic is very likely to use it during the closure. Given the already distressed condition of parts of Westlands Lane, the Parish Council is concerned that this could cause further deterioration.

The Parish Council also understands that Verdant may be considering routing through fields, which has always been the Parish Council's preferred option where feasible, as it would reduce the impact on residents and the local highway network. Could you please confirm where Verdant have got to with this option?

If Verdant are not progressing a field route, the Parish Council asks whether their works can be coordinated with Aureos during the Corsham Road school holiday closure, particularly in relation to any common working areas, including the junction of Corsham Road and Top Lane, and the junction of Corsham Road and Westlands Lane. We understand that Aureos are starting their work at the Shaw Hill end, so the Top Lane/Westlands Lane work will be at the end of August/beginning of September.

The Parish Council would therefore be grateful if Wiltshire Council could confirm:

1. whether Wiltshire Council will formally consider the application of Section 59 of the Highways Act 1980 in relation to Westlands Lane and the cumulative impact of extraordinary traffic/construction activity;
2. whether any Section 171 licences or other highway permissions are in place for the relevant works, and whether they can be used to secure remedial works;
3. whether the condition of Westlands Lane will be formally recorded before and after the Corsham Road school holiday closure;
4. whether Wiltshire Council is satisfied that Aureos' verge reinstatement is now acceptable on the Westlands Farm side;
5. what action is being taken with Verdant regarding the outstanding verge reinstatement on the Middle Farm side, particularly where grass is now growing but the ground remains rutted and uneven;
6. whether Verdant are progressing a field route option;
7. and, if not, whether Verdant's works can be coordinated with Aureos during the Corsham Road closure in relation to any common working areas.

The Parish Council's main concern is that the cumulative impact on Westlands Lane is treated as an extraordinary traffic / extraordinary use issue, rather than simply as isolated trench reinstatement or verge snagging. We would be grateful if this could now be reviewed on that basis.

With kind regards

Teresa

From: Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>

Sent: 19 May 2026 08:12

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

Cc: phil.alford@wiltshire.gov.uk

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

Teresa,

Please be assured that we are carrying out regular inspections and chasing Aureos and Verdant for appropriate reinstatements.

Latest report I have following an inspection last week is:

I drove very slowly along the entire length and can see that some parts of the verge still need attention regarding raking, levelling, topsoil and seeding.

Roughly 85% of Aureos verge works are passable, but there are a couple of sections that need attention.

It worse for Verdant as roughly 50% of their verge works needs attention still.

The cw reinstatements are all to spec and are the best part of the road. Various parts along Westlands Lane are in a distressed state and the 2 contractors have done the best within these sections.

The junction of Westlands Lane and Corsham Rd Aureos haven't replaced a couple of white lines and half of the warning triangle. The existing is very faded, I know that's not an excuse and I will be contacting Amy from Aureos today to get them replaced.

I will be contacting Paul Gray yet again regarding Verdant verge remedials that need to happen.

Regards

David M Thomas IEng MICE

01225713312

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

Sent: 13 May 2026 15:56

To: Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>

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

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

Hi Dave

At the risk of sounding like a broken record, the parish council met on Monday evening, and their consensus was that the verges on Shaw Hill have also been left in a “below acceptable” state now that the work has moved on to the stretch.

They request that further reinstatement is requested by Aureus.

With kind regards, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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

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From: Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>

Sent: 05 May 2026 12:05

To: Teresa Strange <clerk@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,

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>

Sent: 27 March 2026 10:07

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

Cc: 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

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>

Sent: 24 March 2026 16:11

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

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.

Teresa Strange

From: Martin Kyte <clerk@atworthparishcouncil.gov.uk>
Sent: 01 July 2026 07:22
To: Teresa Strange
Subject: Re: WOMAD planning permission?

Hi Teresa,

yes very well thank you - hope you are good too.

For WOMAD there was no planning application needed but a licence application which covered entertainment, alcohol and late night refreshment. Once this was approved they then had to follow up with a noise management plan and other health and safety plans etc for assurance purposes. As well as this they have to produce a Traffic Management Plan working with highways and the Police.

Hope this helps

Martin

On 29/06/2026 12:19 pm, Teresa Strange wrote:

Hi Martin

Hope you are well.

A quick question, if you don't mind. Melksham Without Parish Council has been discussing the Wiltshire Throwback Festival, which took place in our parish over the weekend.

Members felt that the organisers had had to jump through a number of hoops, including applying for planning permission, which was ultimately refused. The parish council is keen to understand whether this is consistent with the approach taken for other local music festivals, as members would not want to see WTF being held to a higher standard than other events locally.

For comparison, can I check whether WOMAD has required planning permission, or whether Atworth Parish Council is aware of any planning application relating to the event?

We have had a look on the planning portal but cannot see anything obvious, so I thought it would be worth double-checking with you.

Many thanks

Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

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Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk



Winter Wonderland planned for Melksham park

April 7, 2026 in Special Featured Stories Reading Time: 2 mins read

493 32 AA 0



Lily Carrick and Grady Hunt from The Kingston Group in the Park

Exciting plans for a Winter Wonderland in Melksham with an ice rink, live music and festive food



Wiltshire Winter Wonderland is due to run from mid-November through to early January 2027, transforming King George V Park into a major seasonal destination.

The event will include a real ice rink alongside festive stalls selling gifts and crafts, a wide range of food vendors and a performance stage hosting local live music. A Santa's Grotto will also be part of the experience for families.

Lily Carrick, event co-ordinator at the Kingston Group who are organising the event said, "We are incredibly excited to bring Wiltshire Winter Wonderland to life. Our vision is to create a magical, memorable experience that brings the community together and establishes Melksham as a must-visit destination during the festive season.



"It will transform the heart of King George V Park into a spectacular holiday experience bringing the spirit of Christmas to Melksham. At the centre of the attraction will be a real ice rink, surrounded by twinkling lights, festive stalls and cosy gathering spaces. Visitors can enjoy skating sessions alongside a vibrant Christmas village atmosphere while soaking in the atmosphere of local live music acts from the main stage, seasonal food vendors, and warming drinks from the onsite bar.



seasonal treats, dedicated food areas serving a range of winter favourites, a Santa’s Grotto providing a magical experience for families as well as King George V’s own local café, Evie’s, offering warm drinks and refreshments.

“Whether you’re gliding around the ice rink, enjoying festive treats, or browsing the Christmas market stalls, Wiltshire Winter Wonderland promises a fun and magical day out for visitors of all ages.”

Organisers say the event is expected to attract visitors from across Wiltshire and beyond and will offer a mix of family-focused activities, including Santa experiences and SEN-friendly skating sessions, alongside evening entertainment. It will run from 16th November to 3rd January.

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**NOTES OF MEETING WITH WILTS & BERKS CANAL TRUST
ON WEDNESDAY 1st JULY 2026 AT 11:00AM
RE: MELKSHAM LINK PROJECT AND PROPOSED MEMORANDUM OF
UNDERSTANDING**

Present

Wilts & Berks Canal Trust (WBCT)

- Ron Crook WBCT
- Mike Gibbin WBCT CEO
- Howard Wilson WBCT Branch Chairman
- Paul Leanarts (Melksham Link)
- Denis Hellewell (Melksham Link)

Melksham Without Parish Council (MWPC)

- Councillor Martin Haffenden
- Councillor Alan Baines
- Councillor Richard Wood
- Councillor Mark Harris
- Councillor Peter Richardson
- Fiona Dey (Parish Officer)

Also present

- Hayley Bell (CEO, Melksham Town Council)
- Councillor Saffi Rabey (Melksham Town Council)

Introduction

WBCT thanked the Parish Council for inviting the Trust to present its proposals and explained that the main purpose of the meeting was to discuss how the Trust and the Parish Council could work together more closely. It was emphasised that the priority was to establish good communication, develop a constructive working relationship and agree a process for raising and resolving issues at an early stage. The Trust wished to ensure that the aims of the project and the benefits for the local community remained clearly understood.

The Trust presented its long-term vision for the Melksham Link project, outlining the proposals to reconnect Melksham to the Kennet & Avon Canal, together with associated environmental and recreational benefits. Significant economic benefits were highlighted, together with health and well-being benefits.

Discussion took place regarding planning matters affecting the canal route.

Project Update and Planning Matters

The Trust explained that the planning application, which was submitted in 2012, had been subject to a number of objections from the Environment Agency. They noted that given the time period, some previously submitted surveys now need to be reviewed/repeated.

The Trust felt that they were moving towards a more positive position and hoped that the application would progress towards the end of this year.

Questions and Answers

Q: How does the Trust work with housing developers?

A: The Trust's position is to stay neutral on all developments. However, where a development impacts the proposed canal route, it works with the developer to ensure that the canal is fully integrated into the scheme.

The Trust noted that although Section 106 funding is available from developments, it is not reliant on this and has other sources of funding.

As the Trust is not always aware of pre-application meetings, the Parish Council could assist by ensuring developers are aware of the canal proposals at an early stage, so that opportunities can be incorporated into development layouts where appropriate.

Q: What is the position regarding the Environment Agency (EA)?

A: The Trust outlined the following possible scenarios:

- EA objections are resolved → Wiltshire Council approves the application.
- EA objections remain → Wiltshire Council refuses the application → WBCT appeals.
- EA objections remain → Wiltshire Council approves the application → EA requests a judicial review.

Q: What happens when the canal reaches Melksham?

A: The canal joins the River Avon, which will be made navigable.

Q: What is happening with the sluice and weir?

A: The sluice and weir will be replaced. There is a question about ownership of the sluice to be resolved.

Q: How will the river and canal route be joined north of Melksham?

A: Three locks are planned to bring the river up to the level of the canal. However, this is not part of the Melksham Link project, which ends at the Adventure Centre on the river in Melksham.

Discussion also covered the proposed swing bridge at Berryfield and the importance of ensuring that the various development sites in Berryfield connected together coherently.

Memorandum of Understanding

The Trust explained that the proposed Memorandum of Understanding would not be a legally binding agreement but would provide a framework for cooperation between the Canal Trust and the Parish Council.

Discussion covered:

- establishing regular communication between both organisations;
- sharing information at an early stage;
- agreeing how concerns could be raised and addressed before becoming issues;
- supporting shared objectives for planning, regeneration, biodiversity and community engagement; and
- ensuring continuity despite changes in councillors or Trust volunteers.

It was emphasised that the MoU should be viewed as a "best endeavours" agreement rather than a contractual commitment and that the purpose of the MoU was to improve communication rather than restrict either organisation.

The Trust stressed that the wording could be amended if required to reflect the intentions of both parties more clearly.

The Trust noted that it already had a number of successful Memoranda of Understanding with other organisations and considered that a similar arrangement with Melksham Without Parish Council would provide a useful framework for future cooperation.

It was confirmed that Melksham Town Council had already agreed to sign a Memorandum of Understanding with WBCT. The Trust agreed that a presentation to Melksham Town Council would also be worthwhile.

Next Steps

It was proposed that:

- the draft Memorandum of Understanding would be reviewed jointly;
- wording would be amended where necessary to ensure that it clearly reflected a collaborative, non-binding agreement;
- both organisations would continue to share information at an early stage, particularly where planning applications or developer discussions could affect the canal route;

Meeting closed at 12:15 pm

Fiona Dey

From: Teresa Strange
Sent: 30 June 2026 17:28
To: MWPC
Cc: Fiona Dey
Subject: Briefing notes for Wilts & Berks Canal Trust meeting tomorrow at 11am (Weds 1st July)
Attachments: Memorandum of Understanding between the Wilts & Berks Canal Trust and Melksham Without Parish Council Draft.docx; Extract FULL COUNCIL MINUTES Monday 23rd March 2026 - APP.pdf

Dear Councillors

Ahead of tomorrow's presentation from the Wilts & Berks Canal Trust, I wanted to provide some background papers and clarify the purpose of the session, as I will be attending the Neighbourhood Plan event with David. From the initial discussions and the invitation, the purpose of the Trust's attendance was to give councillors the latest update on the Melksham Link project, including progress with the canal link and the position with the planning application.

The session was not arranged to revisit the Memorandum of Understanding. However, I have had a quick look at the presentation provided for the meeting room screens, and the MoU is included within it, so I have attached the draft MoU, and the extract from the Council minutes for context.

As a reminder, the Council considered the request at its meeting on 23rd March 2026 and resolved **not to sign the Memorandum of Understanding**. The concern recorded was that, although the MoU was not legally binding, the commitments within it could limit the Council's independence, particularly in relation to future planning decision-making along the length of the Melksham Link.

The Council's current corporate position is as set out in Priority Statement 3 of the Joint Melksham Neighbourhood Plan 2: the Town and Parish Councils support the safeguarding of the future route for the restoration of the Wilts & Berks Canal and its connection to the Kennet & Avon Canal and the national canal network, and will continue to engage openly and constructively with the project sponsors towards the aim of resolving a viable and acceptable scheme.

However, that does not prevent the Parish Council from considering and commenting on any planning application on its individual merits.

Please also bear in mind that, under Standing Orders, a resolution shall not be reversed within six months except either by a special motion, which requires written notice by at least 5 councillors to be given to the Proper Officer in accordance with Standing Order 9, or by a motion moved in pursuance of the recommendation of a committee or sub-committee.

Therefore, any future discussion on the MoU would need to go to a future Council meeting, which in practice would be October unless the Standing Order requirements were met. Tomorrow's presentation should therefore be treated as an update and information session, rather than an opportunity to reopen the Council's decision on the MoU.

Councillors may of course wish to ask questions about the project, the planning application, the route, landowner and developer implications, drainage, ecology, community benefit, and any other matters relevant to the parish.

**I understand that Saffi and Hayley are coming from the Town Council.
Wiltshire Councillor Andrew Griffin has given apologies as chairs a WC meeting.
Semington PC are unable to attend.
We have not heard back from Broughton Gifford PC .**

Kind regards
Teresa

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

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

Want to keep in touch?

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Fiona Dey

From: Mark Harris
Sent: 03 July 2026 15:45
To: Peter Richardson; Richard Wood; Martin Haffenden; Teresa Strange; Fiona Dey; Alan Baines
Subject: Re: Canal MOU

Whilst agreeing with 99% of this I don't see why we can't indicate support for the W&B Canal Trust's long-term aim of restoring the full length of the canal - something along the lines of "this Council supports the Trust's vision of restoring the full length of the Wilts & Berks canal in principle subject to the conditions mentioned elsewhere in this document" or words to that effect. Peter can probably phrase it better than I can, but I'm sure you understand what I'm trying to say.

Mark H.

From: Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>
Sent: 01 July 2026 14:16
To: Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>; Martin Haffenden <martin.haffenden@melkshamwithout-pc.gov.uk>; Mark Harris <mark.harris@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Alan Baines <alan.baines@melkshamwithout-pc.gov.uk>
Subject: Canal MOU

Dear All

Further to our meeting earlier I have had another look at the draft Memorandum of Understanding from the perspective of Melksham Without Parish Council and I attach a revised version. This includes a number of amendments intended to ensure that the document reflects the Council's statutory responsibilities and the adopted Joint Melksham Neighbourhood Plan (JMNP2), whilst remaining supportive of the Wilts & Berks Canal Trust and the Melksham Link Project.

The principal changes are:

- **Anchoring the MoU to the adopted JMNP2**, by acknowledging that the Melksham Link is already identified as a priority project within the Neighbourhood Plan, ensuring the MoU reflects existing Council policy rather than creating new policy commitments.
- **Restricting the scope of the MoU** to the Melksham Link Project within, or immediately adjoining, the Parish, rather than the wider Wilts & Berks Canal restoration programme.
- **Replacing the term "restoration"** with "Melksham Link Project" or "construction of the Melksham Link", recognising that this is largely a new-build infrastructure project rather than the restoration of an existing canal.
- **Clarifying that the purpose of the MoU is cooperation and information sharing**, rather than advocacy or endorsement.

- **Protecting the Council's independence when responding to planning applications**, making it explicit that nothing in the MoU fetters the Council's discretion or prejudices its role as a statutory planning consultee.
- **Clarifying the Council's position on funding**, so that the Council may consider grant applications through its normal grant procedures but is under no obligation to provide financial or other support.
- **Removing references to agreeing "investment plans"**, replacing these with annual liaison meetings to exchange information and discuss matters of mutual interest.
- **Including an explicit "for the avoidance of doubt" section**, confirming that the MoU:
 - does not alter the Council's adopted policy position;
 - does not constitute support for projects beyond those identified in the Development Plan;
 - does not commit the Council to funding;
 - does not fetter the Council's statutory planning responsibilities.
- **Strengthening the non-binding status of the MoU**, making it clear that it creates no partnership, joint venture, agency relationship or financial expectation.
- **Reducing the termination period from 12 months to 3 months**, which is considered more proportionate for a non-binding memorandum intended to facilitate cooperation rather than create contractual commitments.
- **Adding an annual review mechanism**, allowing the MoU to be updated as policies, priorities or circumstances change.

Quite a lot of changes but I still think the revised draft retains a positive and collaborative relationship with the Canal Trust, whilst ensuring that the Council's statutory functions, financial discretion and policy independence are fully protected.

Happy to elaborate, particularly if this should find its way on to the next planning agenda

Regards

Peter

Memorandum of Understanding

between

Wilts & Berks Canal Trust

and

Melksham Without Parish Council (Draft)

1.0 Purpose of this Memorandum of Understanding

The purpose of this Memorandum of Understanding ("MoU") is to establish a framework for cooperation between the Wilts & Berks Canal Trust ("the Trust") and Melksham Without Parish Council ("the Council") in relation to the proposed Melksham Link Project within, or immediately adjoining, the Melksham Without Parish.

The Parties acknowledge that the adopted Joint Melksham Neighbourhood Plan 2 (JMNP2) identifies the delivery of the Melksham Link as a priority project for the Parish. This Memorandum is intended to support constructive dialogue and information sharing in relation to that project and does not extend the Council's policy position beyond that contained within the adopted Development Plan.

The objectives of this Memorandum are to:

- encourage constructive dialogue between the Parties regarding the Melksham Link Project;
- facilitate the sharing of information relevant to the project;
- maximise opportunities for economic, recreational and environmental benefits arising from the project where consistent with the Council's adopted policies and priorities; and
- establish a framework for cooperation whilst respecting the independent responsibilities of each Party.

2.0 The Wilts & Berks Canal Trust will:

- Provide the Council with copies of its Vision, Business Plan and other relevant documents relating specifically to the Melksham Link Project.
- Keep the Council informed of proposals affecting the Melksham Without Parish.
- Share information regarding the anticipated economic, recreational and environmental benefits of the Melksham Link Project.
- Provide the Council with an annual update on activities and proposals relating to the Melksham Link Project within or immediately adjoining the Parish.
- Maintain completed canal infrastructure delivered as part of the Melksham Link Project in accordance with its responsibilities.
- Facilitate an annual liaison meeting with the Council to discuss progress, exchange information and identify matters of mutual interest.
- Invite the Council to nominate a representative to participate in the Melksham Link Strategy Steering Group.

3.0 The Council will:

- Have regard to the adopted Development Plan, including relevant policies within the Joint Melksham Neighbourhood Plan, when considering matters relating to the Melksham Link Project.
- Continue to engage constructively with the Trust and share information where appropriate.
- Consider applications for financial assistance submitted through the Council's normal grants process in accordance with the Council's adopted grant policies, priorities and available budgets.

For the avoidance of doubt:

Nothing within this Memorandum shall:

- fetter or prejudice the Council's statutory functions or responsibilities;
- fetter the Council's discretion when commenting upon planning applications, planning policy documents or other statutory consultations;
- constitute support for any project beyond the Council's adopted policy position contained within the Development Plan;
- commit the Council to providing financial assistance, grants or any other funding;
- prevent the Council from supporting, objecting to or commenting upon any planning application on its individual planning merits.

4.0 Administration

The Chief Executive of the Trust and the Chairman of the Council (or their respective nominees) shall oversee this Memorandum and arrange an annual review meeting.

Operational liaison may be delegated to officers, councillors or Trust representatives as appropriate.

5.0 Status

This Memorandum of Understanding is not intended to create any legal obligations and shall not be legally binding.

Nothing in this Memorandum shall:

- create any partnership, joint venture or agency relationship;
- authorise either Party to make commitments on behalf of the other;
- create any expectation of financial support;
- alter the statutory powers, duties or responsibilities of either Party.

6.0 Termination and Review

This Memorandum shall be reviewed annually by both Parties.

Either Party may propose amendments at any time.

Either Party may terminate this Memorandum by giving three months' written notice.

This Memorandum may also be terminated at any time by mutual written agreement of both Parties.

Termination of this Memorandum shall not affect any separate funding agreement, licence or project agreement previously entered into between the Parties, which shall continue in accordance with its own terms.

Termination of this Memorandum shall not affect the Council's statutory planning or consultation responsibilities.

Signed

For and on behalf of the Wilts & Berks Canal Trust

.....

Name:

Position:

Date:

For and on behalf of Melksham Without Parish Council

.....

Name:

Position:

Date:



Wiltshire Local Plan Notice of intention to commence local plan preparation

Dated: 30 June 2026

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, Wiltshire Council gives notice that it is preparing a new local plan.

Name of planning authority who have prepared the notice and are preparing the local plan

Wiltshire Council.

Title of the local plan

The local plan shall be referred to as the Wiltshire Local Plan.

Details of the local plan

The Wiltshire Local Plan will set out the long-term vision, spatial strategy and policies relating to the use and development of land which will be used to determine planning applications. Alongside matters such as social, economic and environmental policies, housing and employment targets and site allocations, the plan will also incorporate the minerals and waste plan for Wiltshire relating to the supply of minerals and provision of waste management facilities.

Geographical area the plan will cover

The Wiltshire Local Plan will cover the administrative boundary of Wiltshire Council, Office for National Statistics (ONS) code E06000054. The Local Plan area is shown on the following map.



Wiltshire Local Plan timetable

The Wiltshire Local Plan timetable is published on our website via this link <https://www.wiltshire.gov.uk/wiltshire-local-plan-timetable>. We expect the notice period to end and to pass through Gateway 1 (make available our self-assessment of readiness for local plan preparation) and start the 30-month plan preparation process on 30 October 2026.

You can also view the Wiltshire Local Plan timetable at the following locations:

- at our principal office (County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN) during office hours (open 9am to 5pm, Monday to Friday.)

- at our Chippenham office (Monkton Park, Chippenham, Wiltshire, SN15 1ER) during office hours (open 9am to 5pm, Monday to Friday.)
- at our Salisbury office (The Council House, Bourne Hill, Salisbury, Wiltshire, SP1 3UZ) during office hours (open 9am to 5pm, Monday to Friday.)

Copies of the timetable will also be available on request by contacting strategic planning:

Email:

strategicplanning@wiltshire.gov.uk

Telephone:

01225 713223

Post:

Strategic Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Viewing and availability of the notice of intention to commence Local Plan preparation

In line with Regulation 88 of The Town and Country Planning (Local Planning) (England) Regulations 2026, the notice of intention to commence local plan preparation is published on the Council's website via this link

<https://www.wiltshire.gov.uk/wiltshire-local-plan-commencement-notice> and made available at the following locations:

- at our principal office (County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN) during office hours (open 9am to 5pm, Monday to Friday.)
- at our Chippenham office (Monkton Park, Chippenham, Wiltshire, SN15 1ER) during office hours (open 9am to 5pm, Monday to Friday.)
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Copies of the notice of intention to commence Local Plan preparation will also be available on request by contacting strategic planning:

Email:

strategicplanning@wiltshire.gov.uk

Telephone:

01225 713223

Post:

Strategic Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Any questions regarding the Wiltshire Local Plan should also be directed to Strategic Planning.



Wiltshire Local Plan timetable

Dated: 30 June 2026

The Wiltshire Local Plan Timetable is published in accordance with Section 15B of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulations 4, 6 and 8 of the Town and Country Planning (Local Planning) (England) Regulations 2026.

Date timetable takes effect

This timetable was published on, and takes effect from, 30 June 2026.

Matters that the local plan will deal with

The Wiltshire Local Plan will set out the long-term vision, spatial strategy and policies relating to the use and development of land which will be used to determine planning applications. Alongside matters such as social, economic and environmental policies, housing and employment targets and site allocations, the plan will also incorporate the minerals and waste plan for Wiltshire relating to the supply of minerals and provision of waste management facilities.

The area the plan will cover

The Wiltshire Local Plan will apply to the Wiltshire Council administrative area as shown in the map below.



Timetable for the Wiltshire Local Plan

The new plan making system outlines several stages that must be undertaken when preparing a local plan and this timetable outlines the dates that these stages will occur.

Table 1: Wiltshire Local Plan timetable

Date	Stage of plan making*
30 June 2026	Give notice of intention to commence plan preparation (Regulation 19(1)) <ul style="list-style-type: none"> Publicises the intention to commence plan preparation and raises awareness of when plan making will take place.
2 September 2026	Scoping consultation start date (Regulation 20(1)(b)) <ul style="list-style-type: none"> Date scoping consultation will begin asking questions such as what the plan should contain and how to engage during its preparation.
30 September 2026	Scoping consultation end date (Regulation 20(4)) <ul style="list-style-type: none"> Date scoping consultation ends and comments must be received by.
30 October 2026	Pass through Gateway 1 (Regulation 21(3)) <ul style="list-style-type: none"> Publish a self-assessment summary of our readiness to commence plan preparation and marks start of 30-month timeframe.
N/A (Prior to next round of consultation)	Publish summary of scoping consultation (Regulation 22) <ul style="list-style-type: none"> Publish document setting out who was consulted, how, the main issues raised and how representations have been had regard to so far.
7 April 2027	Consultation on proposed local plan content and evidence start date (Regulation 23(1)(a)) <ul style="list-style-type: none"> Date consultation on proposed Local Plan content and evidence begins.
19 May 2027	Consultation on proposed Local Plan content and evidence end date (Regulation 23(4)) <ul style="list-style-type: none"> Date consultation on proposed Local Plan content and evidence ends and comments must be received by.
N/A (Prior to next round of consultation)	Publish summary of consultation on proposed Local Plan content and evidence (Regulation 24) <ul style="list-style-type: none"> Publish document setting out who was consulted, how, the main issues raised and how representations have been had regard to so far.
15 September 2027	Gateway 2: Seek observations and advice from Gateway Assessor (Regulation 26) <ul style="list-style-type: none"> Seek observations and advice from the Planning Inspectorate on aspects of the proposed plan at that stage.
N/A	Gateway 2: Publish observations and advice from Gateway Assessor (Regulation 26) <ul style="list-style-type: none"> Once received 'Gateway 2' advice and observations will be published.
15 March 2028	Consultation on proposed Local Plan start date (Regulation 27(1)(a)) <ul style="list-style-type: none"> Date consultation on proposed Local Plan, including policies and site allocations alongside evidence gathered, begins.
10 May 2028	Consultation on proposed Local Plan end date (Regulation 27(4)) <ul style="list-style-type: none"> Date consultation on proposed Local Plan ends and comments must be received by.
N/A (Prior to next round of consultation)	Publish summary of consultation on proposed local plan (Regulation 30)

	<ul style="list-style-type: none"> • Publish document setting out who was consulted, how, the main issues raised and how representations have been had regard to so far.
1 August 2028	<p>Gateway 3: Seek observations and advice from Gateway Assessor (Regulation 31)</p> <ul style="list-style-type: none"> • Seek observations and advice from the Planning Inspectorate on the version of our plan we intend to submit for examination and other supporting documents, including our completed statement of compliance. The gateway assessor will decide whether the plan is ready to be submitted for examination.
N/A	<p>Gateway 3: Publish observations and advice from Gateway Assessor (Regulation 31)</p> <ul style="list-style-type: none"> • Once received 'Gateway 3' advice and observations will be published.
31 October 2028	<p>Submit for Examination (Regulation 34)</p> <ul style="list-style-type: none"> • Date Local Plan and associated documents will be submitted to the Secretary of State for independent examination.
30 April 2029	<p>Local Plan adoption (Regulation 39)</p> <ul style="list-style-type: none"> • Date Local Plan will be considered for adopted.

Updating the Timetable and Schedule of Amendments

In accordance with Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2026 the Local Plan Timetable is reviewed monthly and updated if necessary.

These updates will include when key milestones are reached, for instance when observations or advice received from Gateways 2 and 3 are published and when the recommendations and reasons provided by an examiner when undertaking independent examination of the local plan are published.

A Schedule of Amendments will be prepared and maintained when appropriate setting out the updates made to the Local Plan Timetable since its initial publication.

Supplementary Plans

There is currently no intention to prepare any supplementary plans. If it is decided to prepare any in the future, this timetable will be updated with the details and timetable for their preparation.

Document availability and further information

In line with Regulation 88 of The Town and Country Planning (Local Planning) (England) Regulations 2026, the Wiltshire Local Plan timetable and Statement that the Wiltshire Local Plan timetable is to have effect is published on the Council's website at <https://www.wiltshire.gov.uk/wiltshire-local-plan-timetable> and made available at the following locations:

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Email: StrategicPlanning@wiltshire.gov.uk

Post:

Strategic Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Any questions regarding the Wiltshire Local Plan should also be directed to Strategic Planning.

Teresa Strange

From: CAWS <whitley.and.shaw@gmail.com>
Sent: 06 July 2026 16:40
To: strategicplanning@wiltshire.gov.uk
Cc: Thomas, Nic; Teresa Strange; phil.alford@wiltshire.gov.uk; nick.holder@wiltshire.gov.uk; andrew.griffin@wiltshire.gov.uk; John Doel; Chris Griffiths; Tony Hemmings; CAWS
Subject: Local Plan Call for Sites

Dear Strategic Planning Team,

I have been reviewing the information recently published in relation to the preparation of the new Wiltshire Local Plan and, in particular, the forthcoming Call for Sites.

Having read the published timetable and supporting information, I would be grateful if you could clarify how the Call for Sites relates to the Council's assessment of housing need and the development of the Local Plan strategy.

The published material explains that the Call for Sites is intended to help inform the emerging spatial strategy and the Council's evidence base. However, it is not clear whether Wiltshire Council has yet determined its overall housing requirement, how that requirement will be distributed across the county, or the level of growth anticipated for individual settlements.

My query relates particularly to Melksham.

The Joint Melksham Neighbourhood Plan 2 (JMNP2), prepared with input and review from Wiltshire Council and independently examined and approved by referendum, already forms part of the statutory Development Plan. My understanding is that JMNP2 allocates housing significantly in excess of the requirement identified through the previous Local Plan process.

If that understanding is correct, it would seem that the evidential starting point should be to establish whether those existing allocations remain sufficient to meet Melksham's future housing requirement before inviting further housing sites. Unless the Council has already concluded that the housing requirement has increased materially, or that the existing allocations are unlikely to be delivered, I am struggling to understand the planning purpose served by inviting and assessing additional housing sites within the Melksham area at this stage.

I fully appreciate that a Call for Sites is an evidence-gathering exercise and that submission of a site does not imply that it will ultimately be allocated. However, where an adopted neighbourhood plan may already provide sufficient development capacity, it seems reasonable to ask whether the need for additional sites should first be demonstrated. Otherwise, there is a risk that the sequence of plan-making becomes reversed, with the identification of potential sites preceding the establishment of any evidence that additional land is actually required.

I would therefore be grateful if the Council could clarify:

- Has Wiltshire Council now determined the overall housing requirement for the new Local Plan?
- Has that requirement been distributed, or provisionally distributed, between the county's principal settlements?
- Has the Council assessed whether the allocations contained within JMNP2 remain sufficient to meet Melksham's anticipated housing requirement?

- If those assessments have not yet been completed, what is the planning rationale for inviting and assessing additional housing sites before establishing whether any additional allocations are likely to be required?

I ask these questions because neighbourhood plans represent a significant investment of time and public resources by local communities, neighbourhood planning groups and the Council itself. Where such plans have been recently adopted and already allocate substantial levels of development, it would seem appropriate for any need for additional allocations to be clearly evidenced before further land promotion is invited.

I hope you will appreciate that these questions are asked in the interests of understanding the Council's approach and ensuring that the Local Plan process remains transparent, evidence-led and consistent with the principles of the plan-led system.

I look forward to your response.

Yours faithfully,

Peter Richardson

Chair

Community Action: Whitley & Shaw (CAWS)

Teresa Strange

From: Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>
Sent: 01 July 2026 10:00
To: Teresa Strange; Noyce, Mary; Wilcock, Lance
Subject: RE: West Wilts Recreation DPD

Hi Teresa

Good to hear from you – and yes, the withdrawal of the LPR has delayed the work on raising standards within the Wiltshire Open Space Assessment (WOSA).

Mary, Lance from Public Open Space and I met yesterday on our feed-into Strategic Planning on this and looking at renewing the WOSA.

I think it would be worth a joint call to discuss with Mary, Lance, and I – I am happy to set up a Teams if you give me some days/time you are free?

We can then stay on and talk about the 3G. I think the Football Foundation expect parking for a full size 3G at 45-50 spaces – but we can clarify that, it's certainly in that region.

Speak soon

Danny

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 01 July 2026 09:45
To: Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>
Subject: West Wilts Recreation DPD

Hi Danny,
Hope you're well and enjoying the sunshine!

I've been thinking about the West Wiltshire Recreation DPD. Does the withdrawal of the Local Plan mean that, for housing developments approved moving forward, the Section 106 recreation contributions still have to be calculated using the existing DPD, which gives lower contributions than other parts of Wiltshire? I mentioned it to Georgina Clampitt-Dix in Spatial Planning yesterday and she wasn't aware of the position, so I just wanted to check with you before I raised it with Planning, if that's the right place, to see whether there's anything that can be done rather than waiting at least another 30 months for a new Local Plan.

Secondly, we recently met with a couple of play area companies about refurbishing one of our play areas. They mentioned that Wiltshire Council may have a new specification for play areas. If that's the case, would you be able to let me have a copy, please? It would be really useful for us to understand what's being requested on new developments, as we're also in discussions with developers about new play provision.

Finally, you were copied into the recent email exchange with Simon Russell from Wiltshire FA about Bowerhill Sports Field, the potential for a 3G pitch, and why Oakfields is currently considered the more preferable location.

We may be looking at increasing the car parking provision at Bowerhill Sports Field to support the facilities we already have. Simon was going to see if he could find any parking standards or guidance based on the number

of pitches, but I wondered whether Wiltshire Council has any guidance, standards or specifications for parking provision at sports facilities that you could share.

Many thanks.

Teresa

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

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Want to keep in touch?

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

On X: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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

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Teresa Strange

From: Teresa Strange
Sent: 07 July 2026 13:37
To: 'spatialplanning@wiltshire.gov.uk'
Subject: FW: Question on the policy validity of the Bypass for the east of Blackmore Farm planning application

Hi Spatial Planning

I wonder if you are able to give us an answer on this query which relates to the withdrawal of the Local Plan please.

We have not had a response from the planning officer.

With many thanks Teresa

From: Teresa Strange
Sent: 22 June 2026 16:39
To: Wise, Isobella <isobella.wise@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Nick.Holder@wiltshire.gov.uk
Subject: Question on the policy validity of the Bypass for the east of Blackmore Farm planning application

Hi Isobella

At its last Planning Committee meeting, Melksham Without Parish Council resolved that Wiltshire Council be asked to provide its views on the impact of the proposed Melksham bypass on the development land east of Blackmore Farm, prior to the Parish Council's consideration of the application.

The Parish Council notes that the now-withdrawn Wiltshire Local Plan Pre-Submission Draft included Policy 17: Melksham Market Town, which stated that development at Melksham should **"not undermine the delivery of an A350 bypass to the east of the town"**.

Given that the draft Local Plan has now been withdrawn, the Parish Council would be grateful for Wiltshire Council's clarification on the following points:

1. What weight, if any, is now given to the former Policy 17 wording in the consideration of this planning application?
2. If the bypass route is not formally safeguarded, what is Wiltshire Council's current position on how planning applications on land affected by the previously proposed route should be assessed?
3. Was the proposed A350 Melksham bypass a factor in determining the extent of the draft Policy 18 "Land east of Melksham" site allocation, including why the whole of SHELAA site 3553, particularly the eastern part, was not included within the draft site allocation?

Kind regards,
Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700

AGENDA ITEM 15c ([GOV.UK](https://www.gov.uk))

Government Consultation on Permitted Development Rights:

Schools, Assets of Community Value, Defence, and Conservation

Clerk's Note:

For Melksham Without Parish Council, the main areas that could affect the parish are:

1. Assets of Community Value — most directly relevant

This is the clearest parish/community issue. The Government proposes that Assets of Community Value, and future Sporting Assets of Community Value, should be removed from the permitted development right that currently allows certain demolitions without a full planning application. In practical terms, if a listed community asset was proposed for demolition, a planning application would be required, giving the local planning authority and community the chance to consider the impact. ([GOV.UK](https://www.gov.uk))

This could be helpful for village halls, pubs, community buildings, recreation/sports facilities and other locally valued assets. It may also be relevant to any future discussions around village halls, because ACV status would potentially carry more practical protection than just the right to bid.

Suggested parish view: support this change, because it strengthens community protection and ensures demolition of valued local assets is considered through the planning process rather than being dealt with as permitted development.

2. Environmental Delivery Plans / Nature Restoration Fund — potentially relevant locally

The consultation proposes new permitted development rights for Natural England and those acting on its behalf to deliver conservation measures within Environmental Delivery Plans. These could include ponds, wetlands, ditches, bunds, river works, flooded meadows, footpaths, cycleways, bridleways, wildlife structures, fencing, drainage works, and SANG-related access and parking.

SANG means **Suitable Alternative Natural Greenspace**.

In plain English, it is land provided as an attractive place for people to walk, exercise dogs and spend time outdoors, so that pressure is reduced on more sensitive protected wildlife sites.

In this consultation, SANGs are mentioned as one possible type of conservation/mitigation measure that could be delivered through Environmental

Delivery Plans — for example, with paths, access, parking, cycle parking and related works

This could be relevant to the parish because of local flood-risk areas, public open spaces, rights of way, biodiversity enhancement, and possible strategic mitigation linked to future housing/infrastructure. There are safeguards proposed, but some are weaker than a normal planning application. For example, landscaping in Flood Zones 2 or 3 that is likely to divert or obstruct floodwater would require prior consultation with the Environment Agency, but this is not the same as full prior approval by the local planning authority.

Suggested parish view: broadly support nature recovery, but ask for safeguards so that parish councils and local communities are consulted where works affect public access, rights of way, flood risk, drainage, heritage assets, highway access, parking, or land that has been identified locally for recreation/community use.

3. SANGs, access and parking — worth noting

The proposals would allow Natural England to provide a single vehicular access, up to 10 car parking spaces, cycle parking, height barriers and pay-and-display machines in connection with an EDP SANG. Prior approval would be required for transport, highways and access impacts before a vehicular access or car park is created. ([GOV.UK](https://www.gov.uk))

This may matter if SANG or mitigation land comes forward in or near the parish. The parish may want to ensure that small rural lanes, classified roads, level crossings, existing rights of way, drainage and local parking pressures are properly considered.

4. RAAC schools — probably limited parish impact

The proposal is to extend the existing temporary permitted development right for schools affected by RAAC until 24 October 2028. It allows temporary buildings on school land, subject to limits such as height, floor area, no increase to published admission number, and distance from residential boundaries. ([GOV.UK](https://www.gov.uk))

This is only likely to affect the parish if a local school has RAAC-related temporary buildings. Otherwise, it is probably not a key issue for MWPC. I don't think there are any in the parish.

RAAC stands for **Reinforced Autoclaved Aerated Concrete**.

It is a lightweight form of concrete that was used in some public buildings, including schools. The issue is that it can deteriorate and become structurally unsafe, particularly where it has been exposed to moisture or has not been properly maintained.

5. Closed defence sites — probably not a parish priority unless a local MOD site is affected

The consultation proposes expanding permitted development rights on closed defence sites, including higher floorspace thresholds, changes to prior approval triggers, extensions/alterations within 15 metres of the site perimeter, and increasing some building heights from 12m to 18m where more than 25m from the site perimeter. ([GOV.UK](#)) ([GOV.UK](#))

Suggested parish view: Unless there is a relevant defence site affecting the parish, this is probably not worth a parish response beyond a general point that communities should still be consulted where there are impacts on landscape, highways, amenity, heritage or flood risk – this could cover anything closing and being redeveloped at Box/Corsham.

Permitted Development Rights: Schools, Assets of Community Value, Defence, and Conservation

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The government is seeking views on proposals for new and amended permitted development rights.

The consultation contains proposed changes to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. It covers the following areas:

- extending the existing temporary permitted development right for schools affected by Reinforced Autoclaved Aerated Concrete (RAAC)
- removing assets of community value from the demolition permitted development right
- changes to the permitted development right that allows development by the Crown on closed defence sites
- new permitted development flexibilities to enable the development of conservation measures within Environmental Delivery Plans

The consultation closes on 5 August. If you have any questions, please contact:
pdrconsultation2026@communities.gov.uk

Find out more and respond to the consultation [here](#).

https://www.gov.uk/government/consultations/permitted-development-rights-schools-assets-of-community-value-defence-and-conservation?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=2fd6b4fb-a12f-4f61-931f-617316b8a6b1&utm_content=daily

Open consultation

Permitted development rights: schools, assets of community value, defence and conservation

From: [Ministry of Housing, Communities and Local Government](#)

Published 10 June 2026

Summary

We are seeking views on proposals for new and amended permitted development rights.

This consultation closes at
11:59pm on 5 August 2026

Consultation description

This consultation contains proposed changes to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

It covers the following areas:

- extending the existing temporary permitted development right for schools affected by reinforced autoclaved aerated concrete (RAAC)
- removing assets of community value from the demolition permitted development right
- changes to the permitted development right that allows development by the Crown on closed defence sites
- new permitted development flexibilities to enable the development of conservation measures within environmental delivery plans

Teresa Strange

From: PlanningAppeals <PlanningAppeals@wiltshire.gov.uk>
Sent: 07 July 2026 14:59
To: Teresa Strange
Cc: Fiona Dey
Subject: RE: Land to rear of Chapel Lane, Beanacre

Hi Teresa,

Thank you for checking. Unfortunately, we are in the same boat as you, without any additional information.

I think this appeal has probably been caught up in the Inspectorate transformations. They have really tried to push a faster service since the new Manage Appeals system came in place so the older appeals from the early transition aren't as quick as some of the more recent appeals.

We will just have to wait and see, although I can't imagine it would take too much longer. Sorry I can't provide more than this.

Kind Regards,

Janine Mead
Planning Appeals
Development Services

Wiltshire Council

Tel: 0300 456 0114

Email: planningappeals@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 07 July 2026 14:10
To: PlanningAppeals <PlanningAppeals@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Land to rear of Chapel Lane, Beanacre

Hi Janine

Just wondered if you had any news/info on this appeal, it seems to be a long time hanging around and we have much more recent ones with decisions.

No great concerns, just wondering as we have the neighbouring properties asking for updates now and then. All the best, Teresa

Appeal closed for comment

Awaiting site visit

Appeal reference	6001365
Appeal type	Planning
Appeal procedure	Written
Appeal site	Land to the rear of 52e C
Applicant	Ian Taylor and John Lee
Local planning authority	Wiltshire
Application number	PL/2023/05883

The deadline for comment was 9 December 2025.

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

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Teresa Strange

From: Teresa Strange
Sent: 07 July 2026 11:16
To: 'West-Webbe, Adene'
Cc: Rogers, Richard; Ashdown, David; Dickerson, Kirsty; Fiona Dey
Subject: RE: Request for teams meeting with Melksham Area Board w/c 13 July

Hi Adene

Thank you for this message.

Please see here for the parish council's Pre application protocol

<https://www.melkshamneighbourhoodplan.org/developers-jmnp2>

Our usual way of working for pre app is to invite the Wiltshire Council ward member – for this it would Cllr Nick Holder.

We have a joint Neighbourhood Plan with Melksham Town Council and – and so invite a rep from the town council too – so that they are aware.

Are you happy that we do this for this meeting too?

We already have a developer meeting in person on Tuesday 14th July at 12.30 -1.30 with a possible site visit after, and so the councillors will be in the parish council meeting room. Our preference is always face to face – we are based in the Melksham Community Campus – but if you are only offering a Teams meeting can we go for 11.30 on Tues 14th and the councillors can do together from our meeting room via Teams.

With many thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
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Wiltshire, SN12 6ES
01225 705700
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From: West-Webbe, Adene <adene.west-webbe@wiltshire.gov.uk>

Sent: 06 July 2026 17:18

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

Cc: Rogers, Richard <Richard.Rogers@wiltshire.gov.uk>; Ashdown, David <David.Ashdown@wiltshire.gov.uk>; Dickerson, Kirsty <Kirsty.Dickerson@wiltshire.gov.uk>

Subject: Request for teams meeting with Melksham Area Board w/c 13 July

Good afternoon Teresa

I am contacting you following Louise Cary's recent email confirming we are moving forward with our public engagement plans relating to the new Melksham Central Area Depot project. Our intention is for the public engagement to commence on Monday 13 July for a period of three weeks, finishing on Friday 31 July. As part of the engagement plans we would like to arrange a teams meeting with Melksham Without Parish Council. We are hoping this will take place w/c 13 July, potentially Monday, Tuesday or Wednesday, if there's sufficient attendees or alternatively later that week. The meeting will last for a maximum 30 minutes during which time we will share the proposed plans and answer any queries you may have.

Would you be happy to approach Melksham Without Parish Council members to check their availability and arrange for such a teams meeting to take place? I'm happy to help as appropriate.

Kind regards

Adene

Adene West-Webbe
Communications and Engagement Business Manager (Regeneration)
Democracy, Customer and Communications

Wiltshire Council

Tel: 01225 718569

Mobile: 07971 451720

Email: adene.west-webbe@wiltshire.gov.uk

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