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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

Email: clerk@melkshamwithout-pc.gov.uk

Web: www.melkshamwithout-pc.gov.uk

Monday 6th October 2025

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, John Doel (Acting Vice-Chair of Council) David Pafford (Acting 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 October 2025 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=81083189581>

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:**
 - a. [PL/2025/07391](#) - **Land South of Western Way, Melksham, Wiltshire**
Approval of reserved matters: 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: 24th October 2025**

Melksham Neighbourhood Plan 2 site allocation policy 7.3 refers
 - b. [PL/2025/07355](#) **Wilds Farm, Sandridge Lane, Bromham, Chippenham, SN15 2JN**
Householder Application: Proposal: Replace modern rear additions with a new two storey rear extension and single storey side extension including improved parking provision.
Applicant Name: Mr & Mrs Hood **Comments By: 17th October 2025**
 - c. [PL/2025/07236](#) - **BEANACRE MANOR, BEANACRE, MELKSHAM, SN12 7PT**
Householder Application: Essential repairs and upgrading of existing Barn to Garden Pavillion
Applicant Name: Mr Peter Hood **Comments By: 14th October 2025**
 - d. [PL/2025/07476](#) - **BEANACRE MANOR, BEANACRE, MELKSHAM, SN12 7PT**
Listed building consent: Essential repairs and upgrading of existing Barn to Garden Pavillion
Applicant Name: Mr Peter Hood **Comments By: 14th October 2025**
 - e. [PL/2025/07504](#) - **LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU**
Consent under Tree Preservation Orders: T1 London Plane - Pollarding up to 6m framework to retain tree in a safe manner.
Applicant Name: Mrs Clara Trounson **Comments By: 16th October 2025**

- f. [PL/2025/07415](#) - **4 Valiant Close, Bowerhill, Melksham, SN12 6SW**
Householder Application: Proposed front double storey extension and rear build over extension (first floor only)
Applicant Name: Mr & Mrs Gavazzi **Comments By: 21st October 2025**
- g. [PL/2025/07349](#) - **Land at Studley Farm, Atworth, Melksham**
Removal/variation of conditions: Variation of condition 3 (Layout changes), condition 14 (Changes to noise condition) and conditions 4, 5 and 7 (Minor wording changes) relating to application PL/2021/08690.
Applicant Name: Melksham Calne Green Ltd **Comments By: 31st October 2025**
(Note: application is outside of the parish, but cable connection will be in the parish)

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/2025/05856](#) - **Land North of Melksham Substation, Near Melksham, Wiltshire**
Planning Application for the laying of underground electricity cables in association with Wick Solar Farm (LPA Reference: 20/06840/FUL) and Studley Solar Farm (LPA Reference: PL/2021/08690).
Applicant Name: Mr Tom O'Hare **Comments By: 19th October 2025**

To note feedback from site visit (Whitley) and discussion on proposed cable routes to Studley Solar Farm with DNO Consulting and to consider formal response.

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

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

To note new comments from Public Protections and Highways. To consider any response from Highways and Rights of Way following the council's previous comments.

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

To note Detailed Soft Landscape proposals.

- c. [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.

Melksham Neighbourhood Plan 2 site allocation policy 7.5 refers

To note response from Planning Officer on request for call-in application and to consider next steps.

- d. [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).

No new comments or documents to date.

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

To note Geophysical Survey report and comments from Archaeology.

- f. [PL/2025/03513](#) **Land North of Top Lane, Whitley, Melksham (E388633, N166527)**
Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

No new comments or documents to date

- g. [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

To note comments from other consultees and members of the public.

- h. [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

To note comments from Highways, Conservation, Urban Design and Public Open Space.

- i. [PL/2025/03212](#) **Roundponds Farm, Shurnhold, Melksham, SN12 8DF**
Full Planning Permission: The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment. Applicant: HC ESS3 LIMITED.

To note approval of the application.

9. **A365 Bath Road Holistic Review**

To receive feedback on progress of holistic review of A365 Bath Road request.

10. **Proposed Energy Installations**

- a. **Land South of Brockleaze ([PL/2025/05552](#))**

To note final version of Community Action Whitley and Shaw (CAWS) comments (supported by the parish council) and consider verbal update.

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b. Lime Down Solar

To note that the planning application has been submitted to the planning inspectorate as national infrastructure

11. Planning Policy:

a. Joint Melksham Neighbourhood Plan:

- i. To note that Melksham Town Council have approved the funding for the website update and the training by Place Studios.
- ii. Cooper Tires – Melksham Neighbourhood Plan Policy 7.1
To consider correspondence about demolition and receive update from Melksham Town Council on developer engagement
- iii. Land at Old Melksham Library Site
To receive feedback from meeting with developers

b. Wiltshire Council's Draft Local Plan Examination: To consider any updates
<https://www.localplanservices.co.uk/wiltshirelpexamination>

To note the publication of the programme and matters, issues and questions identified by the Inspectors for Stage 2 and Stage 3 hearings and to consider attendance.

12. Premises Licenses applications and decisions:

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

- a. Corsham Road Scottish and Southern Electricity Networks (SSEN) cabling works
- b. Westlands Lane traffic

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

a. Updates on ongoing and new S106 Agreements

- i. **Pathfinder Place:**
 - To note any update on Public Open Space
 - To consider response to request for update on footpath from Western Way to Burnet Close
 - To consider update on highway adoption
 - To note response from Taylor Wimpey confirming all cladding/fire wall issues have been resolved
- ii. **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- iii. **Bowood View**
 - To note correspondence regarding pathway adoption
- iv. **To note any S106 decisions made under delegated powers**

b. Contact with developers:

Copy to all Councillors



Joint Melksham Neighbourhood Plan 2

2020 – 2038

Referendum Version



Land South of Western Way, Bowerhill

Policy 7.3: Land South of Western Way Bowerhill

Land South of Western Way, Bowerhill, Melksham, as identified in figure 8, is allocated for development of:

- a. Up to 210 dwellings (class C3) including Affordable Housing, to meet identified local housing needs in conformity with JMNP2 Policy 6; and,
- b. a 70-bed residential care home (Class C2).

Any detailed application being submitted for the whole or part of the site must be in accordance with the approved parameters plans for development of the site.

Development of the site will:

Landscape, Green and Blue Infrastructure and Biodiversity

1. Be informed by arboriculture, landscape and ecology surveys and an approved management and construction management plan to secure the protection of existing and enhanced landscape features, priority species and ecology within and adjacent to the site.
2. Provide a scheme of site landscape, green and blue infrastructure and communal outdoor space that protects existing trees, contributes positively to resident health and wellbeing in accordance with JMNP2 Policies 12, 14, 17 and 18.
3. Deliver a minimum 10% net gain in on-site biodiversity.

Design

4. Include a site layout, built

form and scale that minimises visual impacts and safeguards the amenities of existing and new neighbouring residents, education and employment uses.

5. Provide a high standard of residential amenity and wellbeing by achieving design principles contained within recognised design guidance including "Buildings for a Healthy Life" (Homes England) and the Wiltshire Design Guide (2024).

6. Be of high quality design, appearance and materials in conformity with JMNP2 Policy 20 and demonstrating a positive response to the Melksham Design Guide and Codes (2023).

7. Address climate change through mitigation and adaptation and contribute to Wiltshire Council's carbon neutrality ambitions by including a significant use of low-carbon and renewable energy technologies, the re-use of the existing built fabric, and the application of the energy hierarchy.

continued overleaf

Flood Risk

8. Be supported by a proportionate flood risk assessment and strategy.

9. Include sustainable drainage to manage the discharge of surface water to mitigate flood risk within the site and neighbouring land.

10. Integrate measures to protect and enhance watercourses surrounding the site through appropriate buffers to allow for access and maintenance.

Access and Movement

11. Provide a new vehicular, pedestrian and cycle access from Maitland Place and an internal road network which will incorporate a bus loop.

12. Provide a secondary emergency highway access.

13. Create a pedestrian and cycle only access from Western Way and the Public Right of Way MELW42 to

the west of the site boundary and a pedestrian and cycle path network including a spine and orbital pedestrian route connecting with on-site green and blue infrastructure and neighbouring communities, schools and facilities;

14. Fund provision of a new signal controlled 'Toucan' crossing of Western Way.

15. Create a 2 metre wide footway connection along the southern side of Western Way adjacent to the site boundary.

16. Contribute towards provision of public transport and enhancement of facilities within less than 5 minutes easy walk of all residents and contributions to provide a viable service.

17. Implement resident and visitor parking and servicing in conformity with Wiltshire Council parking standards.

18. Provide ultra-low emission

vehicle (ULEV) charging infrastructure in line with JMNP2 Policy 4.

19. Provide resident and employee travel plans to encourage sustainable travel.

Infrastructure

20. Make appropriate and relevant financial contributions to infrastructure, which may include proportionate contributions to:

- Early years education where appropriate.
- On or off-site healthcare capacity to meet the needs created by the development.
- Measures to positively support walking, wheeling and public transport use between the site, Melksham town centre and Melksham railway station and linking into existing networks.

Land South of Western Way, Bowerhill

The reason for the policy

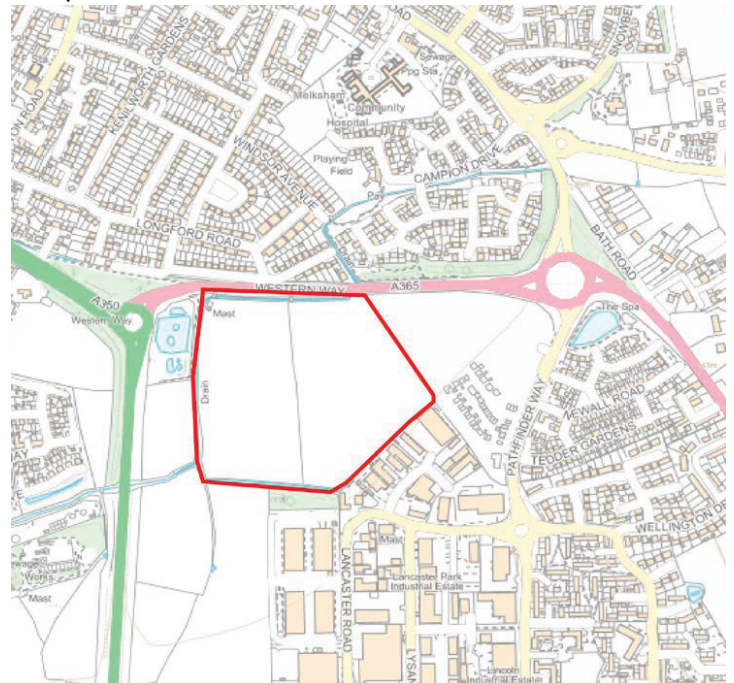
4.8.37 The 10.25 hectare greenfield site located to the south of Melksham, north-west of Bowerhill and east of Berryfield has been made available for allocation by JMNP2. In late 2023 outline planning permission granted on appeal established the principle for development of 210 dwellings and a 70 bed care home, with vehicle access from Maitland Place and broad landscape, layout and density parameters. Further “reserved matters” planning consents will be required to establish the precise layout, housing mix and design of the development.

4.8.38 The allocation addresses these new circumstances to ensure the development of the site is both best managed to protect the amenity of neighbouring residents and employers, and also secure optimum benefits for the community.

4.8.39 The proposed allocation of the site therefore seeks to:

- Regularise the consented housing development within JMNP2 to account for the 210 homes it enables;
- Plan positively to influence and set the layout, design and mix of future detailed housing proposals to meet local needs and expectations.

Figure 8: Land South of Western Way (approximate area/not to scale)



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**Meeting with representatives of Barratt Homes regarding land South of
Western Way held on Tuesday, 6th May 2025 at 11.30am at Melksham Without
Parish Council Offices at Melksham Community Campus**

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer

Alex Winter, Design and Planning Manager – Barratt Homes
Charlotte Counsell, Technical Co-ordinator - Barratt Homes
Sean Hindes, Lead Designer, Pegasus Group

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Alex, Charlotte and Sean to the meeting and introduced those present.

Charlotte provided the following summary of the meeting:

Hi Teresa,

Thank you very much for your time meeting us regarding the proposed development south of Western Way. I have summarised the points raised below which will be considered as we develop our proposals.

- *There are concerns regarding access to the site. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development.*
- *'What counts as an emergency access point needs' to be confirmed specifically in relation to the need to access the care home.*
- *It was requested that there could be additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. During the meeting it was explained that we are only able to carry out works within the boundary of our development, During the meeting it was explained that we are only able to carry out works within the boundary of our development.*

- *Location and layout of two attenuation ponds are to be detailed within RM applications.*
- *With regards to the MUGA (Multi-use games area), it was requested to include a 'Teen shelter' within this area. The intention of this is to draw older youth away from the LEAP area and other public open space. As the northern pond area is being reduced in size, the location of the MUGA could be proposed in an alternative location away from the care home and allotments.*
- *It was confirmed that the specification of street tree pits and the selection of tree species would be considered during the design process to ensure that long term health of trees can be promoted whilst safeguarding the adjacent properties from root damage and soil heave.*
- *The Affordable housing mix has been provided within the agreed S106, The Parish would like to see the inclusion of affordable bungalows. We can confirm that the S106 requires 2x Bungalows to be provided as part of the Affordable mix.*
- *The Parish expressed the desire for 'starter homes' (Smaller homes targeting first-time buyers). Barratt confirmed that, within the open market mix, they would be looking to provide a mix of 2 bed and smaller 3 bed homes to meet this need.*
- *The industrial estate to the south of the development will be considered as part of the reserved matters application, with the support of our specialist consultant.*
- *The Parish raised the point about historic Wessex comments regarding foul capacity. Parish to forward Wessex Water consultation response to local plan submission. Barratt to make contact with all utility providers regarding capacity.*
- *Parish raised concerns regarding the management of the POS during the period from completion to handover of the POS areas including play areas. Barratt confirmed that these areas will be maintained by our in-house adoption management team until such time that they can be handed over to the management company.*
- *The Parish requested that an area for a parish notice board was included within the proposals. The board would be installed by the Parish.*
- *The Parish provided a printed list of requirements they would like to see considered as part of developments in their area. Barratt will review and seek to include where possible.*

We propose to come and present the developed design prior to RM submission and to demonstrate how we have incorporated your comments. If you could suggest a convenient date after the 9th June, we can get something in the diary.

The following additional points were discussed at the meeting:

- Members expressed the need for a robust construction management plan.
- Members expressed a desire for additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. While Barratt cannot carry out works outside the boundary of their development, they did offer to build a spur, at an appropriate break in the tree line, to link with the neighbouring development.
- The Barratt team commented that the Care Home will be developed separately by a specialist company still to be identified. It is expected that the Care Home will be completed within the overall timeframe for the residential build.
- The distance to the nearest shop/pub was noted to be significant. The Barratt team responded that, as shops/pubs were not included in the outline plan, they could not be added at this stage

Meeting closed at 13.15pm



30th June 2025

Melksham without Parish Council – Summary of actions

Following on from our previous meeting on 6th May 2025, please find below a summary of the points which were raised and discussed, which have been considered as part of the design development for the proposal:

- *There were concerns regarding access to the site. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development.* This is something that we are actively looking to use as part of construction. Details of construction access using this proposed Emergency access point will be submitted as part of the Reserved Matters application and will be subject to approval by the Council.
- *'What counts as an emergency access point needs' to be confirmed specifically in relation to the need to access the care home.* The emergency access point would only be used in the event the main access to the site (Pathfinder Way) is blocked and cannot be accessed by emergency service vehicles. The Emergency access point will have Locked bollards and restrict access.
- *It was requested that there could be additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. During the meeting it was explained that we are only able to carry out works within the boundary of our development, During the meeting it was explained that we are only able to carry out works within the boundary of our development.* At the west of the site, we have reviewed and will not be adding a link, due to the river being parallel to the boundary. This means that any adjacent landowner will need to install a bridge to join onto any footpaths within our boundary - If they are not prepared to do this, then our footpath would remain redundant. Access from the west of the development will be to the north entrance via the proposed footpaths.

To the east of the site, we are proposing to install a footpath link to the boundary, and further action will fall to Taylor Wimpey to connect at this point. This path link is included on the documents submitted as part of the application.

- *Location and layout of two attenuation ponds are to be detailed within RM applications.* Confirmed- all associated details will be submitted as part of the application.
- *With regards to the MUGA (Multi-use games area), it was requested to include a 'Teen shelter' within this area. The intention of this is to draw older youth away from the LEAP area and other public open space. As the northern pond area is being reduced in size, the location of the MUGA could be proposed in an alternative location away from the care home and allotments.* Further to this discussion, we have repositioned the MUGA away from the care home area, and located next to the now smaller attenuation pond.



- *It was confirmed that the specification of street tree pits and the selection of tree species would be considered during the design process to ensure that long term health of trees can be promoted whilst safeguarding the adjacent properties from root damage and soil heave. Details of the landscaping proposal will be submitted as part of this application.*
- *The Affordable housing mix has been provided within the agreed S106, The Parish would like to see the inclusion of affordable bungalows. We can confirm that the S106 requires 2x Bungalows to be provided as part of the Affordable mix. Details of these plots will be submitted as part of the Layouts and House type booklet.*
- *The Parish expressed the desire for 'starter homes' (Smaller homes targeting first-time buyers). Barratt confirmed that, within the open market mix, they would be looking to provide a mix of 2 bed and smaller 3 bed homes to meet this need. There is also proposed to be a block of 1-bedroom flats allocated to the councils as part of the 'First Homes' scheme.*
- *The industrial estate to the south of the development will be considered as part of the reserved matters application, with the support of our specialist consultant. We can confirm that as part of the application, we will be submitting documents produced by specialist consultants, such as lighting engineers and acoustic surveyors, which will detail any surrounding constraints that need to be considered as part of the development.*
- *The Parish raised the point about historic Wessex comments regarding foul capacity. Parish to forward Wessex Water consultation response to local plan submission. Barratt to contact all utility providers regarding capacity. After the Reserved matters application has been submitted, we will review any consultee comments received and can address these. The scheme has been carefully considered by our Civil Engineering Consultant, and foul drainage and existing diversions through the site are detailed within the application.*
- *Parish raised concerns regarding the management of the POS during the period from completion to handover of the POS areas including play areas. Barratt confirmed that these areas will be maintained by our in-house adoption management team until such time that they can be handed over to the management company. Confirmed – This is Barratt and DWH standard protocol prior to Management company handover.*
- *The Parish requested that an area for a parish notice board was included within the proposals. The board would be installed by the Parish. Further to your request we are looking to include a notice board within the proposal.*
- *The Parish provided a printed list of requirements they would like to see considered as part of developments in their area. Barratt will review and seek to include where possible. This document has been considered as part of the proposal and implemented where possible. Including circular pedestrian routes, clear definition of shared surfaces and the provisions of bird and bat boxes.*

Meeting with representatives of Barratt Homes regarding land South of Western Way held on Tuesday, 30th June 2025 at 11.30am at Melksham Without Parish Council Offices at Melksham Community Campus

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor John Glover (Chair of Council)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris (Planning Committee Member)
Councillor Martin Franks (Planning Committee Member)

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk

Charlotte Counsell, Technical Co-ordinator - Barratt Homes
Sean Hindes, Lead Designer, Pegasus Group

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Charlotte and Sean to the meeting.

Sean explained that following the last meeting they had developed responses to the questions raised. Charlotte provided copies of the responses (scanned version in document titled "30 June 25 Barratt answers to previous MWPC questions"). Sean also presented an updated version of the site plan.

The following points were discussed about the plan and the responses provided:

- It was clarified that the brook around the edge of the site will be retained.
- It was noted that the high-voltage electricity pylons will be removed and the cables buried.
- It was noted that the water riser main will be diverted.
- It was noted that the telecommunications mast near the north-west corner of the site is outside the boundary and will be unaffected. It was also noted that maintenance vehicles, for the mast, park on the public footpath and can block it.

- Sean confirmed that no discussions had taken place yet with Wiltshire Council about using an access point from the A365 Western Way during the construction phase. Melksham Without Parish Council (MWPC) strongly oppose Maitland Place being used for construction traffic.
- MWPC stressed the importance of ensuring that all contractors and sub-contractors adhere to the Construction Environmental Management Plan (CEMP). Large 'no access to construction traffic' signs will be needed on Maitland Place.
- The CEMP should specify left turn only into the site and left turn only from the site onto Western Way.

- MWPC should request that there should be no right-turn into or out of Maitland Place onto Pathfinder Way when they comment on the Reserved Matters application. Wiltshire Councillor Holder advised that this had been agreed for the future school that is planned for Pathfinder Way.
- It was clarified that, after construction, the emergency access point from the A365 Western Way would only be used by emergency vehicles if access via Maitland Place was blocked.
- It was confirmed that the green strips on the plan are mown paths.
- The management company for the site (not yet appointed) will be responsible for maintenance of the trees.
- It was confirmed that there will be a water supply at the allotments.
- MWPC stressed that a teen shelter is needed near the MUGA.
- It was noted that a life buoy would be needed on each attenuation pond and that these should be the responsibility of the management company.
- Questions were asked about the housing mix as it was not easy to interpret from the plan.
- It was confirmed that although there were 2 bungalows on the plan, these would not be sold on the open market.

After the meeting, the following information was provided about the housing mix (Combined Private and affordable units – Total 210 units)

- 1 Bedroom – 20 units / 10%
- 2 Bedroom – 26 units / 12%
- 3 Bedroom – 71 units / 34%
- 4 Bedroom – 81 units / 38%
- 5 Bedroom – 12 units / 6%

This can be broken down further as detailed below:

Private units only – (147 units / 70% of total units)

- 3 Bedroom – 57 units
- 4 Bedroom – 78 units
- 5 Bedroom – 12 units

Affordable units only – (63 units / 30% of total units)

- 1 Bedroom – 20 units
- 2 Bedroom – 26 units
- 3 Bedroom – 14 units
- 4 Bedroom – 3 units

- MWPC restated their preference to take responsibility for the allotments, Local Equipped Area for Play (LEAP) and Multi-Use Games Area (MUGA). It was noted that MWPC would need to have a right of vehicular access to the LEAP and MUGA for maintenance.

- Potential locations for a MWPC noticeboard were discussed and should be added to the plan.
- MWPC requested that a public access defibrillator be included.
- MWPW expressed a preference for continuing the RAF theme for street naming.

Sean confirmed that the plans were confidential at this time as they will be updated before the Revised Matters submission. The Revised Matters submission is expected within 1-2 weeks.

Meeting closed at 12.30pm

Fiona Dey

From: Teresa Strange
Sent: 30 June 2025 16:34
To: nick.holder@wiltshire.gov.uk; Alan Baines; David Pafford; John Glover; Mark Harris; Martin Franks; Peter Richardson; Richard Wood
Cc: Fiona Dey
Subject: FW: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

As requested earlier....

From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Sent: 30 June 2025 15:05
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Teresa,

Thank you all for meeting both myself and Sean today – it was very useful to go through the layout we have produced, and your comments regarding this.

As promised, please see below breakdown of the total number bedrooms per plot proposed with this application:

(Combined Private and affordable units – Total 210 units)

1 Bedroom – 20 units / 10%
2 Bedroom – 26 units / 12%
3 Bedroom – 71 units / 34%
4 Bedroom – 81 units / 38%
5 Bedroom – 12 units / 6%

This can be broken down further as detailed below:

Private units only – (147 units / 70% of total units)

*3 Bedroom – 57 units
4 Bedroom – 78 units
5 Bedroom – 12 units*

Affordable units only – (63 units / 30% of total units)

*1 Bedroom – 20 units
2 Bedroom – 26 units
3 Bedroom – 14 units
4 Bedroom – 3 units*

The housetype information is as per the site layout that will be submitted as part of the application.

Kind Regards,

Charlotte Counsell

Technical Co-ordinator - Barratt Homes Bristol

Email: charlotte.counsell@barratthomes.co.uk

Mobile: 07775 227791

Barratt Homes Bristol | 710 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD

Please note my working days are Monday – Thursday

From: Winter, Alex <alex.winter@barratthomes.co.uk>

Sent: 10 June 2025 13:43

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Good afternoon Teresa,

Thanks for getting in touch. Yes, I can confirm that we will be able to attend your offices at 11.30 on Monday 30th June.

We will send over an invitation shortly.

Thanks,

PLEASE NOTE: Effective immediately, please send all invoices with a 'HM' PO code to Invoices@barratt-developments-plc.rossum.app for processing and copy me in.

Alex Winter ARB RIBA
Design and Planning Manager
Barratt Homes Bristol

Email: alex.winter@barratthomes.co.uk
Landline: 01454 628024
Mobile: 07760784365

BARRATT HOMES BRISTOL, Barratt House, 710 Waterside Drive, Aztec West, Almondsbury, Bristol BS32 4UD

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

Sent: 10 June 2025 11:55

To: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Charlotte

Just wanted to confirm a meeting with you on Monday 30th June, as you propose.

Can we go for 11.30am?

I have invited Wiltshire Councillor Nick Holder, Bowerhill Ward too, and a representative of the neighbouring Melksham Town Council (joint Neighbourhood Plan) too.

With kind regards,
Teresa

From: Teresa Strange
Sent: 03 June 2025 17:47
To: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Charlotte

We will come back to you later next week with a suitable time on the 30th June, after the councillors meet on Monday evening (its an easier way to arrange a time!)

Please also be aware that Wiltshire Council issued their Decision Statement on the review of Joint Melksham Neighbourhood Plan (2) on 21st May 2025, and it is proceeding to Referendum on 31st July 2025.

They are published on Wiltshire Council's website. <https://www.wiltshire.gov.uk/planning-neighbourhood-latest-news#M%20-%20N>

We will be sending out a communication to the mailing list in due course, and updating our own website, but just wanted to let you know now as you site is an allocation in the reviewed Plan.
With kind regards, Teresa

From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Sent: 21 May 2025 16:49
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Afternoon Teresa,

Thank you for your response and offering to meet with us again - Would you have any availability to meet with us on 30th June, as we will have finalised our draft Reserved Matters pack and can provide all layouts that will be submitted at this point?

Kind Regards,

Charlotte Counsell

Technical Co-ordinator - Barratt Homes Bristol

Email: charlotte.counsell@barratthomes.co.uk

Mobile: 07775 227791

Barratt Homes Bristol | 710 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 20 May 2025 17:37
To: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Charlotte

Further to your recent email, the parish council would be happy to meet with you w/c 9th June – Tuesday 10th or Weds 11th June would be best for the parish council – if you are able to suggest some times?

I am trying to tie in with another meeting for the planning committee those two days, so if you have a couple of times available that we could work with, that would be great.

Also attached are the notes from our meeting, which were approved by the Planning Committee last night, and will form part of their minutes.

Many thanks, Teresa

From: Teresa Strange
Sent: 15 May 2025 18:21
To: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Charlotte

Thank you for your email..... we are in the post election period, and the planning committee were only agreed on Monday evening at our Annual meeting.

They meet on Monday evening and we will come back to you with some time and dates then..... their next Planning meeting is then 9th June and 30th June.

Kind regards, Teresa

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

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From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>

Sent: 15 May 2025 12:26

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

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Teresa,

Following on from my email last week, please could you let us know when you will be meeting in June.

We would like to meet with you again to discuss our proposal and how we have incorporated your comments into the design. I look forward to hearing from you in due course.

Kind Regards,

Charlotte Counsell

Technical Co-ordinator - Barratt Homes Bristol

Email: charlotte.counsell@barratthomes.co.uk

Mobile: 07775 227791

Barratt Homes Bristol | 710 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD

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From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>

Sent: 08 May 2025 08:06

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

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Teresa,

Thank you very much for your time meeting us regarding the proposed development south of Western Way. I have summarised the points raised below which will be considered as we develop our proposals.

- There are concerns regarding access to the site. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development.
- 'What counts as an emergency access point needs' to be confirmed specifically in relation to the need to access the care home.
- It was requested that there could be additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. During the meeting it was explained that we are only able to carry out works within the boundary of our development, During the meeting it was explained that we are only able to carry out works within the boundary of our development.
- Location and layout of two attenuation ponds are to be detailed within RM applications.
- With regards to the MUGA (Multi-use games area), it was requested to include a 'Teen shelter' within this area. The intention of this is to draw older youth away from the LEAP area and other public open space. As the northern pond area is being reduced in size, the location of the MUGA could be proposed in an alternative location away from the care home and allotments.
- It was confirmed that the specification of street tree pits and the selection of tree species would be considered during the design process to ensure that long term health of trees can be promoted whilst safeguarding the adjacent properties from root damage and soil heave.
- The Affordable housing mix has been provided within the agreed S106, The Parish would like to see the inclusion of affordable bungalows. We can confirm that the S106 requires 2x Bungalows to be provided as part of the Affordable mix.
- The Parish expressed the desire for 'starter homes' (Smaller homes targeting first-time buyers). Barratt confirmed that, within the open market mix, they would be looking to provide a mix of 2 bed and smaller 3 bed homes to meet this need.
- The industrial estate to the south of the development will be considered as part of the reserved matters application, with the support of our specialist consultant.
- The Parish raised the point about historic Wessex comments regarding foul capacity. Parish to forward Wessex Water consultation response to local plan submission. Barratt to make contact with all utility providers regarding capacity.
- Parish raised concerns regarding the management of the POS during the period from completion to handover of the POS areas including play areas. Barratt confirmed that these areas will be maintained by our in-house adoption management team until such time that they can be handed over to the management company.
- The Parish requested that an area for a parish notice board was included within the proposals. The board would be installed by the Parish.
- The Parish provided a printed list of requirements they would like to see considered as part of developments in their area. Barratt will review and seek to include where possible.

We propose to come and present the developed design prior to RM submission and to demonstrate how we have incorporated your comments. If you could suggest a convenient date after the 9th June, we can get something in the diary.

Kind Regards,

Charlotte Counsell

Technical Co-ordinator - Barratt Homes Bristol

Email: charlotte.counsell@barratthomes.co.uk

Mobile: 07775 227791

Barratt Homes Bristol | 710 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD

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

Sent: 29 April 2025 14:07

To: Winter, Alex <alex.winter@barratthomes.co.uk>

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>;
Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Perfect!

Thank you so much for accommodating.

The meeting will be at the Melksham Without Parish Council offices, see attached.

Here is the parish council's pre app meeting protocol

https://www.melkshamneighbourhoodplan.org/_files/ugd/da341b_98a68c0eabc446bf896fc6e062079926.pdf
for your information.

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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From: Winter, Alex <alex.winter@barratthomes.co.uk>

Sent: 29 April 2025 14:03

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

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Not a problem Teresa,

I will amend the meeting invitation now. Would you just confirm the location of the meeting so that we know where we are headed.

Thanks,

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Alex Winter ARB RIBA
Design and Planning Manager
Barratt Homes Bristol

Email: alex.winter@barratthomes.co.uk

Landline: 01454 628024

Mobile: 07760784365

BARRATT HOMES BRISTOL, Barratt House, 710 Waterside Drive, Aztec West, Almondsbury, Bristol BS32 4UD

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

Sent: 29 April 2025 13:16

To: Winter, Alex <alex.winter@barratthomes.co.uk>

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Alex

Sorry to mess you about, I met with the councillors last night, and they are struggling with other commitments on Weds 7th.

Is there anyway you could come on Tuesday 6th May, at 11.30am?

Kind regards, Teresa

From: Winter, Alex <alex.winter@barratthomes.co.uk>

Sent: 24 April 2025 14:45

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

Cc: Sean Hinds <sean.hinds@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>

Subject: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Teresa,

Thanks for getting back to me. We would be delighted to attend on Wednesday 7th May at 2pm to discuss our emerging plans get your views on the consented parameters.

Kind regards,

PLEASE NOTE: Effective immediately, please send all invoices with a 'HM' PO code to Invoices@barratt-developments-plc.rossum.app for processing and copy me in.

Alex Winter ARB RIBA
Design and Planning Manager
Barratt Homes Bristol

Email: alex.winter@barratthomes.co.uk
Landline: 01454 628024
Mobile: 07760784365

BARRATT HOMES BRISTOL, Barratt House, 710 Waterside Drive, Aztec West, Almondsbury, Bristol BS32 4UD

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 14 April 2025 11:47
To: Winter, Alex <alex.winter@barratthomes.co.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>;
Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Subject: *EXTERNAL:Re: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Dear Alex

Thank you for getting in touch.

The parish council are always keen to meet developers at pre-app stage and are happy to do that in a closed session and then report back in the public domain at their public planning committee meeting - we find its an easier way to discuss applications in a less formal setting than a public meeting. We also tend to invite the Wiltshire Council Ward Member as well, which at present is Cllr Nick Holder; and a representative from the neighbouring Melksham Town Council.

We have a joint Melksham Neighbourhood Plan with Melksham Town Council, adopted in July 2021, and have reviewed the Plan, which is just at the end of its Examination. The Land South of Western Way is an housing allocation which I hope that you are aware of! <https://www.melkshamneighbourhoodplan.org/> Policy 7.3 in NHP2.

There are elections for Wiltshire on 1st May, although all the parish councillor who are restanding are returned uncontested, and so although we are in the period of heightened political sensitivity we could meet before then, or early May - after Monday 12th May works better for us as the new Planning Committee will be in place, and we will know who the Wiltshire Councillor is, but its business as usual, so not critical.

Suggested dates:

Thurs 24 th April	between 2 and 4pm
Monday 28 th April	between 11am and 4pm
Weds 7 th May	between 11am and 4pm
Tues 13 th May	between 2 and 4pm
Weds 14 th May	between 11am and 4pm
Thurs 15 th May	between 11am and 4pm

Hope the dates are a good starting point.

Kind regards,
Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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From: Winter, Alex <alex.winter@barratthomes.co.uk>
Sent: Thursday, April 10, 2025 17:03
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Bond, David J <david.j.bond@barratthomes.co.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Subject: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Good afternoon,

I hope this finds you well. Barratt Bristol have acquired an interest in the land South of Western Way, Melksham and intend to submit a reserved matters application in the coming months following the consent at appeal of the Outline PL/2022/08504.

We would appreciate the opportunity to come and meet with you at this early stage to discuss the consented parameters and get your views on our initial layout? I would be happy attend one of your meetings if you thought that would be appropriate?

If you would let me know any potential dates and we can arrange something.

I look forward to meeting with you and the members.

Kind regards,

Alex Winter ARB RIBA
Design and Planning Manager
Barratt Homes Bristol

Email: alex.winter@barratthomes.co.uk
Landline: 01454 628024
Mobile: 07760784365

BARRATT HOMES BRISTOL, Barratt House, 710 Waterside Drive, Aztec West, Almondsbury, Bristol BS32 4UD

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Teresa Strange

From: Paul Gray <paul.gray@dnoc.co.uk>
Sent: 30 September 2025 13:58
To: Peter Richardson
Cc: Teresa Strange; Fiona Dey; Lee Mason; Andy Neofitou
Subject: Future cabling works in the highway

Hello Peter,

Thanks for your prompt reply.

We accept that utilising Top Lane will be a challenge. We will be taking a walk through this Friday with our contractor to take a closer look. Collaborative working maybe an option for part of the route – the section on Westlands Lane for instance which will require a road closure. However, the new SSE 132Kv reinforcement service does require careful consideration in terms of proximity to our 32kv service. We will shortly be carrying out some trial holes to assess the ground conditions along the route which will help us better understand those implications. The ground conditions and the proximity to other electrical services can affects the cable rating and its functionality.

The ideal scenario would have been to trench share but given that the Aereos's trench is 900mm wide and ours is planned to be 750mm plus we would need a minimum of 2m separation – maybe more, means that we would effectively take up the whole of one lane and more which is not really an option along Corsham Road. The area fronting the school and the route around the lights is a particular challenge.

If we did use top lane it would be in short sections. We have done this before and understand the implications of working in narrow residential roads – it's certainly not ideal but we feel with careful planning we can reduce the effect on local residents. The bus service however is something we would need to discuss further with the operator and transport unit.

We did speak to Craig Plumadore of Aureos on site last week and mentioned to him the possibility of working under their road closure on Westlands Lane. This is something we also need to discuss with our client.

You are more than welcome to join us on Friday. It would certainly be useful to have someone who is familiar with the area. We will be meeting on Bath road at the layby entrance to Studley Farm at 10.30am.

Regards

Paul Gray
Streetworks and Highways
DNO Consulting Limited
Unit 6A
Broad Quay Road
Felnex Industrial Estate
Newport
NP19 4PN

Company registered in England number 04935263

Office: 01793 861482
Mobile: 07968 124777
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From: Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>

Sent: 30 September 2025 13:20

To: Paul Gray <paul.gray@dnoc.co.uk>

Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: Future cabling works in the highway

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

Hi Paul

I am one of the Parish Councillors for Shaw and Whitley and your email from earlier today has been forwarded to me as I am very familiar with the SSEN works and the planning application for your cable run.

Top Lane is very narrow in places and is also a fairly busy bus route. Also this is heavily used by pedestrians and there is not a pavement in place for much of its length. The housing density on and off Top Lane is significant too (higher than Corsham Road) and so will create an issue regarding driveway access and noise/disruption. Using Top Lane would therefore be a real challenge.

Is there an option for you to collaborate with Aureos to use their trench for your cables? It strikes me that this would be a cost-effective solution for you (and Aureos) and one that minimises the impact on residents. I will float the idea with Aureos when I meet them later today. Another option might be to use farmland - I think there is a way of getting to A to B this way although it might carry with it complications regarding getting landowners approvals.

Very happy to meet up to meet up or chat on the phone.

Regards

Peter Richardson
07500989556

Teresa Strange

From: Teresa Strange
Sent: 07 October 2025 09:56
To: paul.millard@wiltshire.gov.uk
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey
Subject: FW: MWPC comments on highway comments for 24/10345 Land north of A3102 (New Road Farm) Melksham
Attachments: 24 10345 new Road Melksham Hway recommendations on rev submissions REDACTED.docx; bus16_v1_1.pdf; bstrat_0.9.pdf

Hi Paul
My sentence below didn't make sense! It was late!

There are several comments, under the RoW section, about the connections to **the New Road**, and also about the train station with pedestrian access.
Hope that makes sense,
Teresa

From: Teresa Strange
Sent: 06 October 2025 18:48
To: Millard, Paul <paul.millard@wiltshire.gov.uk>
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: MWPC comments on highway comments for 24/10345 Land north of A3102 (New Road Farm) Melksham

Hi Paul
Hope you are well

The parish council have made some comments on the Right of Way suggestions for the s106, which differ from yours (as the RoW in town to be possible extinguished).
Just wanted to put you in the loop because Highways have asked for the same thing again, since our comments.

There are several comments, under the RoW section, about the connections to the Train station, and also about the station with pedestrian access.

Just wondered if you were able to have a look and support the requests?
Many thanks, Teresa

From: Teresa Strange
Sent: 24 September 2025 17:28
To: Developmentmanagement <developmentmanagement@wiltshire.gov.uk>; Wiltshire, Mark <mark.wiltshire@wiltshire.gov.uk>; O'Donoghue, Ruaridh <ruaridh.o'donoghue@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; CEO <ceo@melksham-tc.gov.uk>; Committee Clerk <committee.clerk@melksham-tc.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Nick.Holder@wiltshire.gov.uk
Subject: MWPC comments on highway comments for 24/10345 Land north of A3102 (New Road Farm) Melksham

Dear Development Management, Mark and Ruaridh
Copy to: Melksham Town Council & Wilts Cllr Nick Holder (Ward Member)

Melksham Without parish council met on Monday evening as a parish council, and they considered the latest Highway Officer comments that were uploaded on Monday.

The parish council have previously made comments on highway/s106 aspects, and so for ease of reference, they have put their comments in red on the Highway Officer comments. Ruaridh some of these are new, some of them we have previously sent.

Hope you find it useful.

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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Fiona Dey

From: Teresa Strange
Sent: 25 September 2025 11:58
To: Wise, Isobella; phil.alford@wiltshire.gov.uk
Cc: Fiona Dey
Subject: RE: PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm)

Thanks Isobella

Glad you are in ongoing discussions with the agent, we have heard nothing from Alison at RAW since March time.

The parish council feel strongly that the communities of Shaw and Whitley have had their say on where they want to see the housing allocation of the draft Local Plan, by way of the NHP, and therefore don't want to see this application block the future development of that site allocation.

Kind regards, Teresa

From: Wise, Isobella <Isobella.Wise@wiltshire.gov.uk>
Sent: 25 September 2025 11:39
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; phil.alford@wiltshire.gov.uk
Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm)

Good morning, Teresa,

Thank you for CC'ing me in your email.

For transparency: Call-in requests for PL/2024/09725 to be decided by committee would have needed to be sent to us last year (within 21 days of circulation of the weekly list). Therefore, notwithstanding that the application has not yet been decided, any call-in requested made this month will not be possible to accept. Your most recent comment on the scheme has been noted, however, and there are ongoing discussions happening with the agent.

Kind regards,

Isobella Wise
Senior Planning Officer
Development Management

Wiltshire Council



Tel: 03004560114

Email: isobella.wise@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 25 September 2025 11:26
To: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Cc: Wise, Isobella <Isobella.Wise@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm)

Hi Phil

At the Melksham Without Parish Council meeting on Monday evening, they resolved to request that this application is now called in please.

They do this reluctantly, as the site is an allocation in the NHP2, but there has still been no movement from the applicant to recognise the larger site allocation in NHP2 that the parish council are aware of. They were made aware at the beginning of September that the parish council were moving to OBJECT to this application, and they replied to say they would look at, but there has been no further communication.

This application would effectively block the development of the wider site, and therefore directly conflicts with Policy 7.5.

Many thanks, Teresa

From: Teresa Strange
Sent: 04 September 2025 14:22
To: Developmentmanagement <developmentmanagement@wiltshire.gov.uk>; isobella.wise@wiltshire.gov.uk
Cc: phil.alford@melksham-tc.gov.uk; Abi Leeder <absleeder@hotmail.co.uk>; Alison Whalley <alison@rawplanning.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm)

Dear Development Management / Isobella Wise

[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.

Comments:

In December 2024, the parish council had no objection to this development with a number of provisos, including that the proposal should secure the means of access to enable further development on adjoining land. For example, by inclusion of a road access point provided from this proposal site into land to the east of the site. At that time the site was allocated in the emerging Melksham Joint Neighbourhood Plan 2.

The Melksham Joint Neighbourhood Plan 2 was 'made' on 4th August 2025. Policy 7.5 within the Plan (Land at Middle Farm, Corsham Road, Whitley) requires "a single comprehensive masterplan, phasing and delivery strategy for the development must be prepared and then approved by the local Planning Authority, as part of, or in advance of any planning application being submitted for the whole or part of the allocated site. This must take account of this policy and the principles shown within the concept plan. Detailed Planning applications must be in accordance with the approved masterplan."

As the developers have not provided a masterplan for the site and have made no amendments to their plans to reflect the comments made by the parish Council in December 2024 or to conform to the requirements of Policy 7.5 of the adopted Melksham Joint Neighbourhood Plan 2, Melksham Without Parish Council are now changing their stance on this application to OBJECT as the application conflicts with the made Neighbourhood Plan.

When the parish council met with the applicant and agent in June 2024, they advised that if the wider "Plot B" site was carried forward in the revised Neighbourhood Plan 2 and was allocated and supported through the

next round of consultation then they would submit a scheme for the wider area, for some 58 dwellings. This has not been done which is disappointing as it's not been done further to the conversation with the applicant in March 2025 to ask for additional evidence that this would happen, to present to the Neighbourhood Plan Examiner.; and since the Neighbourhood Plan 2 Referendum on 31st July and the Plan being made on 4th August, which has been communicated to the applicant and agent.

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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w/c 15th September

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The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03212
Decision Date: 30/09/2025

Applicant:	HC ESS3 LIMITED C/O Pegasus Planning Group Ltd, Pavilion Court, Green Lane, Garforth, Leeds, LS25 2AF
Particulars of Development:	The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment.
At:	Roundponds Farm, Shurnhold, Melksham, SN12 8DF

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Layout Drawing Ref: SOP 103 Rev. I

Site Location Plan Drawing Ref: SOP 100 Rev. C

Drawing ref. SOP 110_2 Rev. A – MV Station Layout

Drawing ref. SOP 110_1 Rev. A – Battery Station Layout

Firewater Management Plan SFN-IMS-FRM-064 Rev.2

Construction Environmental Management Plan SFN-IMS-FRM-065 Rev.1

Drainage Assessment Report SFN-IMS-FRM-046 Rev.0

Smoke Plume Analysis Report Rev.1

BESS Risk Management Plan SFN-IMS-FRM-057 Rev.1

Planning Design and Access Statement ref. R001v4

Covering Letter ref. L001v4

Fire Risk Assessment SFN-IMS-FRM-045 rev.1

Noise Impact Assessment First Issue

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The 4.5m high acoustic barrier shall be retained as per section 2.0 of the hereby approved Noise Impact Assessment dated 20 March 2025 by parkerjones acoustics.

REASON: In the interests of protected the amenities of the area and living conditions of residential receptors.

- 4 Should at a future date the battery containers and associated equipment no longer be required for the purpose of storing electricity, then within 3 months of the date of the final shut-down they shall be removed from the site.

REASON: To avoid unnecessary development remaining at the site in the interests of amenity.

- 5 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development.

- 6 The development shall be carried out and operated in accordance with the hereby approved BESS Risk Management Plan SFN-IMS-FRM-057 Rev.1 and the Firewater Management Plan SFN-IMS-FRM-064 Rev.1.

REASON: In the interests of minimising and mitigating the impacts from the development including in the event of fire at the site.

- 7 The development shall be carried out and implemented in accordance with the hereby approved Construction Environmental Management Plan SFN-IMS-FRM-065 Rev.1.

REASON: To prevent pollution of the water environment in line with paragraph 187 of the National Planning Policy Framework.

- 8 Notwithstanding, Drainage Assessment Report SFN-IMS-FRM-046 Rev.0, prior to installation of battery energy storage system units on the site, a final scheme to dispose of surface water for the battery storage area/s in the event of a fire shall be submitted to, and approved in writing by, the local planning authority. The final drainage design must demonstrate that in the event of a battery fire, all firefighting effluent can be retained on site with no discharge to surface or ground waterbodies. The scheme shall be implemented as approved.

REASON: To ensure that any potentially contaminated effluent in the event of a pollution incident does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

- 9 The development hereby permitted shall not be commenced until such time as a detailed method statement and emergency plan for pollution control in the event of, and remediation following, a battery fire incident has been submitted to and approved in writing by the local planning authority. The scheme shall include, but not necessarily be limited to:

- The pollution control methods used in case of a fire, such as how and when valves will be closed to ensure firewater is stored on site and ensuring there is sufficient capacity within the system if needed.
- How and where contaminated surface water, materials and drainage infrastructure will be sampled, managed and remediated/replaced following a fire incident to ensure no contamination enters the environment when normal operation resumes.

The scheme shall be implemented as approved in the event of a fire incident and any subsequent amendments shall be agreed in writing with the local planning authority.

REASON: To ensure that the any potentially contaminated effluent does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

Informative

- 10** Sealed drainage limits the amount of potential contamination (and subsequent remediation required) of the soil and gravel by firefighting runoff, as well as reduces the risk to the wider environment in the event of a fire. The developer should engage with the Fire Rescue Service to make sure there is an adequate supply of water for the maximum expected duration of a fire.

Informative

- 11** The applicant will also need to comply with relevant Building Regulations in Part B. They require applicants to provide suitable access for the fire service. Applicants should also refer to guidance published by The Department for Energy Security and Net Zero: Health and safety in grid scale electrical energy storage systems, which provides guidance on a number of topics related to health and safety including on 'Design and planning' that provides guidance on battery technology, site selection, site layout and emergency planning. It also includes a section on 'Decommissioning and end of life', including dealing with batteries that have come to the end of their use in the BESS.

Informative

- 12** Battery energy storage systems (BESS) facilities are not currently regulated under the Environmental Permitting Regulations regime. However, battery storage falls within the scope of the UK's producer responsibility regime for batteries and other waste legislation. This creates additional lifecycle liabilities which must be understood and factored into project costs. Batteries have the potential to cause harm to the environment if stored inappropriately e.g. subject to a fire as the chemical contents escape from the casing. When a battery within a battery storage unit ceases to operate, it will need to be removed from site and dealt with in compliance with waste legislation. The party discarding the battery will have a waste duty of care under the Environmental Protection Act 1990 to ensure that this takes place. Many types of batteries are classed as hazardous waste which creates additional requirements for storage and transport.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)

DELEGATED REPORT

APPLICATION REFERENCE: PL/2025/03212
APPLICATION TYPE: Full planning application

SITE ADDRESS: Roundponds Farm, Shurnhold, Melksham SN12 8DF
PROPOSAL: The proposal has been described as *“The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment.”*
RECOMMENDATION: Permission subject to conditions

PROPOSAL

Procedural matter:

This application was initially submitted and validated as a section 73A variation of condition application. However, following review of the application by the case officer and discussion with the applicant the proposal has been revised and re-registered as a full planning application.

Furthermore, this is an application that has been subject to other changes in terms of revised plans submissions and additional information being provided. The application has been assessed, as agreed with the applicant, on the basis of:

List of all current plans:

Site Layout Drawing Ref: SOP 103 Rev. I
Site Location Plan Drawing Ref: SOP 100 Rev. C
Drawing ref. SOP 110_2 Rev. A – MV Station Layout
Drawing ref. SOP 110_1 Rev. A – Battery Station Layout

List of all current documents:

Firewater Management Plan SFN-IMS-FRM-064 Rev.2
Construction Environmental Management Plan SFN-IMS-FRM-065 Rev.1
Drainage Assessment Report SFN-IMS-FRM-046 Rev.0
Smoke Plume Analysis Report Rev.1
BESS Risk Management Plan SFN-IMS-FRM-057 Rev.1
Planning Design and Access Statement ref. R001v4
Covering Letter ref. L001v4
Fire Risk Assessment SFN-IMS-FRM-045 rev.1
Noise Impact Assessment First Issue

Development proposals:

This is a proposal to replace gas fuelled generators with (single-storey) battery energy storage system (BESS) on an existing enclosed infrastructure compound in the countryside to the north of Melksham. It is understood that the development has commenced (28 November 2024) with the removal of the gas fuelled generators. Upon site inspection on 25 June 2025 there was no development activity.

The gas fuelled generators would be replaced with 6x battery stations (reduced from initial 8 proposed) and 3x MV stations (reduced from initial 4 proposed) and a 4 metre wide internal access. As part of the revisions the proposal has also been amended to include 6x 20 ton fire water tanks, and a firewater retention underground tank. Otherwise, the compound development, including 4.5 metre high acoustic fencing will be unchanged.

The MV stations consist of equipment on an area of hard standing around 6 metres in length, 2.5m in width and up to 3m in height. The battery stations are similar in scale and appearance.

SITE DESCRIPTION/CONTEXT

The application site is an existing operational energy storage/generation facility. It is enclosed by high acoustic barriers on all sides and sited immediately to the west of agricultural buildings within an agricultural context. To the east is Melksham and to the west is an operational solar farm (see figure 1).

The compound currently includes BESS facilities that have been shacked to create 2 storeys.

Figure 2 illustrates the active farming context around the energy infrastructure compound including the dwelling to the far east of the buildings and the edge of open storage facilities (caravan storage) to the north. The site has a utilitarian appearance. The compound itself is enclosed by high acoustic fencing.

The access track is an unadopted road that is a designated public right of way for some of its length (MELK28). This joins Shurnhold approximately 580 meters to the north-east at the Blenheim Care Home. There are a number of rights of way running near site, most closely is BGIF34/MELW118 which is over a 100m to the south.



Figure 1: Satellite image from Google Maps dated 2025 showing the site and its position within the wider context.



Figure 2: Satellite image from Google Maps dated 2025 showing the site on the western edge of the farm operations.

PLANNING HISTORY

15/08809/FUL – Proposed standby generator compound to include steel acoustic lined containers, external fuel tanks, transformers and acoustic fencing, in order to provide backup power to the National Grid – Approved on 17/03/2016

17/02159/VAR – Variation of Condition 6 of 15/08809/FUL in relation to layout and design of the site. – Approved on 21/04/2017

17/08614/FUL – Erection of battery storage facility within approved standby generation compound – Approved on 07/12/2017

19/03879/FUL - Minor material amendment to the battery storage facility including increase in battery containers on site and associated layout updates – Approved on 19/09/2019

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Development Plan:

Wiltshire Core Strategy, adopted 2015 (WCS)

CP1: Settlement Strategy

CP2: Delivery Strategy

CP15: Spatial Strategy for Melksham Community Area

CP41: Sustainable Construction and Low Carbon Energy

CP42: Standalone Renewable Energy Installations

CP50: Biodiversity and Geodiversity

CP51: Landscape

CP55: Air Quality

CP57: Ensuring High Quality Design and Place Shaping

CP62: Development Impacts on Transport network

CP67: Flood Risk

Joint Melksham Neighbourhood Plan 2020-2026, made 2021 (MNP)

Policy 1: Sustainable Design and Construction

Policy 2: Local Renewable and Low Carbon Energy Generation
Policy 3: Flood Risk and Natural Flood Management
Policy 13: Biodiversity
Policy 17: Landscape Character
Policy 18: Locally Distinctive, High Quality Design
Policy 19: Local Heritage

Any other material considerations:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Clean Power 2030 Action Plan, December 2024

Wiltshire Climate Strategy, adopted 2022

Grid Scale Battery Storage System planning – Guidance for FRS, NFCC (Version 1.0 November 2022)

Battery Energy Storage Systems (BESS) Position Statement, NFCC

Draft NFCC Grid Scale Energy Storage System Planning – Guidance for Fire and Rescue Services (July 2024 Revision)

ISSUES

- Principle of development
- Character and appearance of the area
- Highway safety and public rights of way
- Ecology and Biodiversity net gain
- Drainage and Flood Risk
- Noise and the impact on the area's amenity
- Any other material considerations

CONSULTATION

Melksham Town Council:

No objection.

Melksham Without Parish Council:

Comments:

Initial consultation response:

"MWPC are concerned about another application for a Battery Energy Storage System (BESS). However, they agreed that it was better to utilise the existing site rather than developing a greenfield site. The main concern was related to the safety of BESS and particularly fire risk and the ability of Dorset and Wiltshire Fire Brigade to be able to effectively deal with fires (especially as Melksham Fire Station relies on retained firefighters).

Comment: Object, unless a fire safety report including the following is provided:

- research/evidence that, given the numbers of battery containers on site, the proposed onsite water supply reserved for a fire incident is appropriately scaled up from the minimum NFCC guidance level of only 1900 litres per minute for 2 hours for schemes of 1 MW;*
- evidence to support the sizing calculation for any on-site ponds to be provided, that will be able to collect and hold secure any and all of the contaminated firewater;*
- the risks and effects on these calculations when considering the possibility of simultaneous fires in multiple containers, whether they start independently or as a part of a chain reaction (viz. thermal*

runaway), the assumptions made and the appropriate justification of those assumptions;

- evidence that the Fire and Rescue Service (FRS) have been consulted, and that they confirm that they are capable of responding appropriately to an incident, including thermal runaway;
- evidence that the FRS also have the capacity to respond to any other concurrent BESS related incident in its region;
- the rationale for container spacing, given the minimum spacing suggested by NFCC guidance is six metres;
- a statement on whether the developer proposes to adopt NFPA 855, noting that an update to that specification is expected in 2026;
- a copy of all relevant safety certificates, or the process to obtain them, including an explanation of the relevance of UL9540A testing;
- a copy of the Fire Safety Management Plan.

Refer to Policy 2 Local Renewable and Low Carbon Energy and associated infrastructure of the emerging Joint Melksham Neighbourhood Plan (referendum date 31st July 2025)”

Final consultation response:

“Members feel that this is a very problematic application. Whilst at first sight the development is of a relatively modest size, members feel that the risks are still significant. It only takes one fire in one container to create a potential catastrophe.

Many of the generic points in the CAWS (Community Action Whitley and Shaw) Brockleaze submission (PL/2025/05552) apply to this application including the renewable and low-carbon credentials, safety risks, environmental and hydrology risks, noise and cumulative impact. Additionally, and specifically for this application:

Secondary A aquifer

The Environment Agency has confirmed there is an aquifer at the site. The risk of contamination from firewater is significant (see below). There have been two appeal cases recently that cite risk to water supplies from a BESS safety incident, and these are highly relevant to this application. They are both in Devon and in the same area: appeal refs APP/U1105/W/23/3319803 dated 16 February 2024 and APP/U1105/W/24/3351691 dated 26 August 2025.

Hydrology

The site is extremely close to Flood Zone 3 exacerbating the risk to the environment from contamination (firewater or other).

Container Spacing

Whilst the augmentation containers appear to be spaced correctly, the original site is not. The original site is not relevant to this application (as that was subject to a previous application) except that a safety incident such as a fire on the augmentation site might mean that it could spread more easily to the original site.

Firewater Requirements

The developer states that they are exceeding NFCC guidance for 1900 litres per minute for 2 hours (which is equivalent to 228,000 litres). The developer’s calculation is unclear as they are claiming to deliver 230.4m³ (230,400 litres) also at a rate 1900l/min for 2 hours (page 3 of the Firewater Management Plan). The claim of exceeding the NFCC guidance is potentially misleading as the difference in the total delivered is de minimus.

The NFCC guidance is for 1 MW facilities and above, and there is a strong expectation that water requirements should be scaled up depending on the circumstances including the size of the facility. This augmentation scheme will make the overall BESS a 20 MW/40 MWh facility and CAWS research suggests that firewater requirement should be closer to 4 million litres for a facility of this size.

It is worth noting that the 20MW/10MWh BESS fire at Liverpool used between 1.9 million and 6 million litres of water over a 59-hour period.

The developer is relying on getting the water to the site via a hydrant in Shurnhold. It is unknown whether that hydrant has the necessary capacity or not (NB hydrant capacity issues at the Neston Glove Factory Fire). It is also not clear whether use of water from this hydrant would impact on local residences and the nearby care home, Blenheim House. We note that on the Brockleaze BESS application (PL/2025/05552) they have changed from the use the hydrants to water tanks.

Water is not just used to cool a container fire. It is also used to cool adjacent containers to prevent the fire spreading. It is not clear if the developer has accounted for this in his calculations

Firewater Containment

All used firewater needs to be contained, especially given the aquifer that runs under the site. The proposed tanks are judged insufficient to contain that water (as the calcs are based on the 1900 Litres per minute for 2 hours only). The developer says it will use “a” mobile tanker to empty the firewater container tanks, presumably during an incident to provide additional capacity, and after to move the contaminated firewater for treatment. This grossly underestimates the tanker requirement. In one of the above appeals for a similar quantity of water the developer estimated 210 tanker trips would be required, and the Action Group estimated the number at 498. The likelihood of being able to secure vehicles to this extent is, in our opinion, minimal. Even if they did manage to acquire these vehicles, the impact on the highway would be significant (see comments about Transport Plan below).

Type of Battery

The developer proposes LFP batteries for the augmentation site. These are being touted as safer than Li-ion batteries because, inter alia, they have a higher thermal runaway threshold. No substantive independent data have been found to verify this claim.

Fire Suppression System

The developer references fire suppressant systems in the original and augmentation sites, but it is not clear from the documentation what sort of fires these are provided to protect against. Initial reading implies a thermal runaway event, but by reference to the developer’s own words that cannot be the case - “...most appropriate extinguishing agent for a battery fire is water...” and ... “when you have run out of water, you’ve run out of fire suppression power”.

Proximity to Residents

The site is approx. 500m from Blenheim Care Home. Lime Down Solar implied that the proximity standard (and the one they are using at Hullavington) is 900m.

Monitoring/Key Holder

Safety monitoring is remote, but the document does not appear to say where it is. This is a significant issue, as in the case on the Liverpool fire the monitoring was in Denmark and there were communication delays. It is not crystal clear who the key holder to the site will be and again, in the case of the Liverpool Fire, the Fire and Rescue Service could not access the fire through the gate for a few hours. It is not 100% clear if the isolation valve in the firewater containment tanks will be closed manually or remotely.

Compliance with NFCC Guidance

In addition to some of the points discussed above, overall compliance with NFCC Guidelines is judged to be weak. It is noted that there are a number of significant comments submitted on the application from Dorset and Wiltshire Fire and Rescue Service.

Construction Management Plan (CMP)

The CMP is brief. The proposed working hours are too long and should be reduced.

Transport/Traffic Management Plan (TMP)

A TMP has not been provided despite the need to deliver heavy/wide loads during construction, and the logistical challenges to be overcome in the event of a safety incident.”

Broughton Gifford Parish Council:

No objection.

Dorset and Wiltshire Fire & Rescue:

Comments:

First consultation response:

“Whilst Dorset & Wiltshire Fire and Rescue Service would not object in principle to the lawful development of a Battery Energy Storage System (BESS) or other alternative energy site it is recognised that these installations pose some specific hazards in the event of fire. Any fire involving grid scale Li-ion battery storage would be treated as a hazardous materials incident in order that specialist technical advice can be obtained at the earliest opportunity.

Since these sites generally fall outside the requirements of Building Regulations due to the temporary nature of the structures, the Fire and Rescue Service (FRS) are not generally in a position to comment or make representation regarding the design of the site. We take this opportunity to make early observations and provide comments or recommendations in line with current guidance to influence the development.

We are keen to work with developers to ensure we understand the new technology and potential impact it may have on the surrounding area.

The Regulatory Reform (Fire Safety) Order 2005 is limited in its application to such developments due to the low life risk during normal occupation. Process fire risk is generally regulated by the HSE but in the absence of regulation under COMAH there is an expectation that fire and rescue services will initiate an emergency response in the event of an incident, in conjunction with the site operator's own plans.

Research is ongoing to determine the most suitable method to extinguish a fire within Li-ion battery cells although current guidance recommends copious (and significant) volumes of water for a prolonged period.

Our response crews have been provided with additional training and awareness in the hazards and risk management of BESS installations and as such the risk to them is considered to be controlled, although it would be true to say that the risks cannot be eliminated completely.

The following recommendations should be considered at the design stage and early contact with the FRS for site familiarisation and exercising of emergency plans is strongly advised. The proposed safety measures should cover the construction, operational and decommissioning phases of the project. Any development should not negatively impact on the Service's ability to respond to an incident. The Responsible Person must carry out and regularly review the Fire Risk Assessment and Risk Management Plan.

It is our recommendation that before planning permission is granted, the layout, access and provision of a suitable water supply comply as far as is reasonably practicable with the minimum requirements under B5 of Approved Document B, The Building Regulations 2010. Please also consult the latest guidance - NFCC BESS Planning Guidance Document (currently out for consultation).”

Technical recommendations and design considerations followed.

Second consultation response:

“We acknowledge the early engagement, as well as the recent meeting with the relevant developers and site designers for this proposal.

We acknowledge that emergency secondary access is designated via the North West gate, as indicated in

the plans. However, it appears that access to the emergency water supply is currently unavailable from this location. The only current access to the site is in a downwind location when considering prevailing wind. We would recommend a plume analysis to inform your emergency response plan taking into account the proximity to nearby community receptors.

DWFRS expectation would be that roadways and access tracks should be designed to ensure that vehicles do not have to leave assessed hardstanding. We recognise that vehicle dimensions are subject to change and an element of flexibility should be designed into applications. Please see current DWFRS vehicle dimensions <https://www.dwfire.org.uk/business-fire-safety/building-regulations/vehicle-dimensions/>

The site layout currently provides only a single internal access track, restricting movement for emergency vehicles. Whilst we recognise that the location of the emergency water supply should negate the need for fire service vehicles to access the internal compound, a turning head for fire appliances should be considered.

The inclusion of drenchers or fire service inlets to battery modules may be a design consideration.

Appropriate coupling arrangements to emergency water supplies for firefighting purposes should be provided in compliance with BS 9990.

We note the proximity to neighbouring agricultural buildings. Individual site location and design will mean that distances between BESS units and site boundaries will vary. Proposed distances should consider risk and mitigation factors. Current guidelines state a minimum clearance of 25 metres before implementing any mitigation measures. This distance applies to potential fire spread in both directions, to or from the BESS compound.

The container spacing has been reviewed and is deemed compliant with the latest NFCC Guidance on Grid-Scale Battery Energy Storage Systems.

Sites should be maintained in order that the risk of potential fire spread between units is reduced. This will include ensuring that combustibles are not stored adjacent to units and access is clear and maintained. Areas within 10 metres of BESS units should be cleared of combustible materials and vegetation.

The potential for contaminated fire water runoff is acknowledged as an area for further consideration, although the type and level of contamination is not easily quantifiable. Our default position is therefore one of containment where possible although this is very difficult to achieve for large volumes of water during a dynamic incident. We acknowledge that the developer will engage with a suitable company to manage contaminated fire water and that engineering controls are proposed to manage this.

Consideration should also be given to engaging with the Environment Agency in relation to protection of water sources or aquifers in the event of fire water runoff and any pollution control measures as may be appropriate.”

Final consultation response:

“Further to previous comments the issue of proximity to adjacent structures, including agricultural barn/ animal housing to the east and existing battery infrastructure to the west of the development site, appear to be unresolved. Potential for fire spread either into or from the development site must be assessed as part of the fire risk assessments for the whole site.

Site-specific layouts will result in varying distances between BESS units and nearby buildings or site boundaries. Proposed separations should be determined with consideration of risk levels and potential mitigation measures. As a baseline, a minimum distance of 25 metres is recommended prior to the installation of any protective features such as blast walls. In lower-risk contexts, such as rural areas, reduced distances may be acceptable.

The secondary access track is noted on the plans and should be assessed to ensure appropriate load bearing capability and turning capability if required.

At this stage, we have no further comment. We welcome the developer's early engagement and recognition of the NFCC Guidance on Grid Scale Battery Energy Storage Systems in their assessment of the site.

We strongly encourage the local authority to apply planning conditions where appropriate, ensuring that the development is designed and managed effectively and in line with best practice."

Environment Agency:

No objection:

"We note the previous applications at the site 17/08614/FUL (varied under 17/02159/VAR) for the initial BESS use, and the subsequent application 19/03879/FUL for a similar proposal to this application. We were not consulted on these applications at the time, therefore, we have concerns that the environmental risks from the BESS have not been fully considered.

*As the BESS use has already been established on site for a number of years, it is proportionate to raise **no objection** to the proposed development, subject to the following conditions being included with any planning permission granted."*

Final consultation response:

"The comments contained within our previous response letter dated 04 August 2025 (Ref: WX/2025/139143/01-L01) remain relevant, but we wish to make the following comments in respect to the new documents submitted.

Construction Environmental Management Plan (CEMP)

The submitted CEMP by Safon Limited (Dated: 17 August 2025, Rev: 0) needs to include plant nappies to absorb any leaks/ spillages causing pollution. Once this has been addressed, we are satisfied that this document can be conditioned as compliance, and we do not need to discharge.

Firewater Management Plan

Regarding the submitted Firewater Management Plan by Safon Limited (Date: 30 July 2025, Rev: 1), if the underground firewater retention tank is to be used as part of the rainfall management system, it must be thoroughly cleaned if it has contained any firewater runoff before it is returned to normal use. Once this has been addressed, the document is suitable for use to support a final drainage scheme.

Closing Note

In accordance with the planning practice guidance, please notify us by email of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome."

Wiltshire Council climate: No comments received.

Wiltshire Council highways:

No objection:

"I note the replacement of the gas powered generators with a Battery Energy Storage System. The previous generators gained consent under 15/08809/FUL, to which, this Highway Authority raised no objection. I see no reason why the replacement of this infrastructure would create any new highway safety concerns and therefore, I recommend that no Highway objection is raised."

Wiltshire Council public protection:

“Having read the Noise Impact Assessment (20/03/25) we raise no concern regarding predicted noise levels from the BESS plant operating in place of gas generators. Please ensure that the 4.5m high acoustic barrier is retained as per section 2.0 of the report.”

REPRESENTATIONS

The application has been advertised through neighbour letters, the erection of a site and publication on the council's website. No comments received have been received in response.

ASSESSMENT

Principle of Development:

The proposal represents the current intentional shift from fossil fuel generating forms of energy to renewable energy generation and associated storage solutions. In this case the gas fired generators allowed the swift and responsive generation of electricity from stored gas with the resultant electricity fed into the grid. This is being replaced with cleaner power. The replacement is battery storage which is a form of short-duration energy storage that can be deployed at points of high energy demand when renewable energy generation is less. The electricity is often stored from renewable sources without the need for fossil fuels.

It is important to note from the planning history that similar evolution has occurred at the site with replacement of gas fuelled generators having already been replaced by battery storage at the site. Consistency in decision making is a fundamentally important aspect of the planning system and there has been little material change in planning policy in the intervening time, other than a more positive approach to the planning system supporting the net zero transition. Additionally, it is noted that there has been the publication of guidance for fire and rescue services.

A main issue that has arisen in the consultation responses on this application relates to the risks of fire and the consequent risks in such an event. This is clearly a matter that ought to be managed and mitigated in the development. It is very concerning that the even the National Fire Chiefs Council acknowledge in their position statement that whilst local FRSs are being engaged by BESS developers as part of local authority planning processes, this is inconsistent across the country and NFCC holds concerns that there are no duties on the bodies receiving FRS comments to respond, or to demonstrate how any FRS concerns have been satisfied or addressed. Creating an overarching framework and UK standard for the safe deployment and operation of BESS is just one of the recommendations that they make. In short, it is apparent that BESS is not well regulated and whilst planning guidance exists there is no clear policy stance specific to BESS. This cannot be addressed in the course of determining a single planning application.

The most up to date guidance from the National Fire Chiefs Council is also clear that the aim is to limit the content to such matters that directly relate to facilitating a safe and effective response, by the fire and rescue service, to a fire or vapour cloud release involving a BESS installation. This includes factors such as facilities for the fire and rescue service, and design factors that contribute to reducing the escalation in the severity of an incident.

The planning application has been subject to negotiation and amendments in order to try and best address the guidance from the National Fire Chiefs Council so far as practically possible noting this is not a greenfield site. It is an established site already with approved BESS facilities with no mitigation for fire risk considerations. Indeed those facilities do not have the spacing proposed on this scheme, have units stacked on top of each other, have no water provision, and have no built-in fire suppression systems. The comments of Melksham Without Parish Council are noted where they have set out that they view it *better to utilise the existing site rather than developing a greenfield site*. Furthermore, the proposals through offering water storage on site offer an enhancement to the existing facilities. Arguably this presents a slight betterment to the existing situation with the proposed batteries including their own fire suppression facilities as well as water to suppress a fire on the existing batteries.

Whilst noting this context (net zero transition) and concerns (of a fire and impacts in such an event), the starting point for planning decisions is the development plan.

CP42 sets out that “proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints”. Whilst this proposal is not a form of renewable energy specifically, it is a crucial part of the UK energy strategy providing short-duration energy storage for electricity. Electricity provision within the UK is now being increasingly met by renewable sources such as solar PV and wind.

Policy 1 states that “....development and infrastructure proposals that contribute to Wiltshire becoming carbon neutral by 2030 will be supported”. This is a proposal for energy infrastructure that is integral to the transition to net zero and supporting the aims for carbon neutrality in Wiltshire.

Policy 2 addresses renewable and low carbon energy generation that is led by or benefits local communities. There is no information here to indicate that this is the case in this proposal beyond tangential local benefits from supporting the national grid that provides the local community. Furthermore, it is understood from site inspection that the site provides a rental income for a local farmer. Such diversification is important to farming businesses which help to manage the countryside supporting local environmental and social objectives. Whilst the policy intention at Policy 2 does not specifically support this type of proposal nor does it present grounds for objection to the scheme.

The UK government published Clean Power 2030 Action Plan in tandem with the latest version of the NPPF. This sets out that short-duration storage (such as proposed here) are scalable solutions that can be deployed relatively quickly in order to support the delivery of clean power in 2030. Figure 3 illustrates the level of growth required in short-duration storage solutions, which is significant. This proposal will make a modest positive, but early contribution to the 2030 targets and this weighs positively in favour of granting planning approval. The original proposals would have provided a 20MW of short-duration energy storage (i.e. 0.02 GW). This is likely to have been reduced slightly as a result of the revisions to address safety concerns.

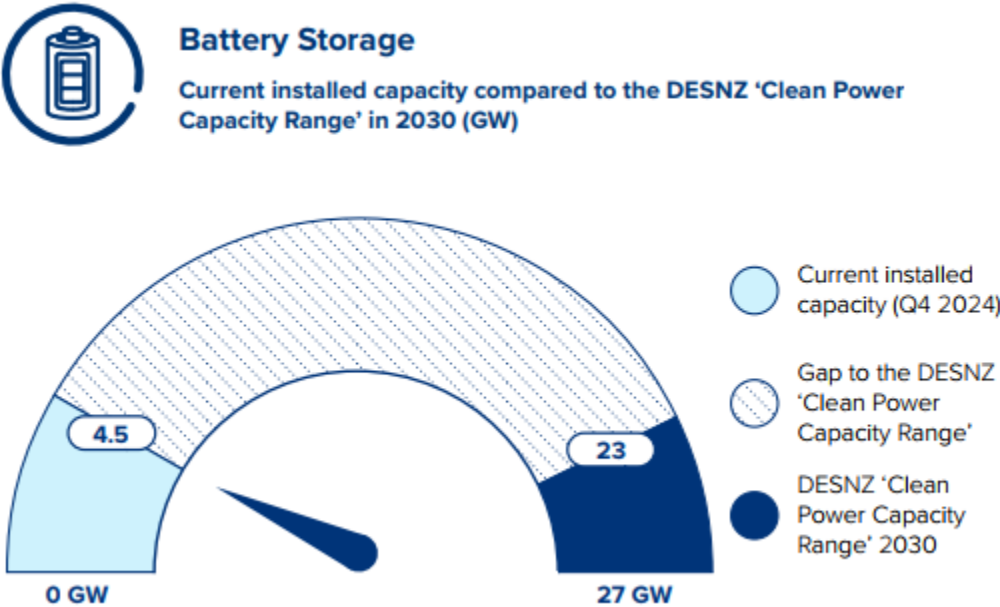


Figure 3: Extract from Clean Power 2030 Action Plan, Dec 2024 (UK Government p95)

The action plan goes hand in glove with the latest iteration of the NPPF which has for the first time referenced the statutory requirements to hit net zero by 2050. The NPPF states at paragraph 161 that “the

planning system should support the transition to net zero by 2050 and take full account of all climate impacts....". Furthermore, paragraph 168 is clear that "when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure local planning authorities should....give significant weight to the benefits associated with... the proposal's contribution to a net zero future".

Finally, the Wiltshire Climate Strategy is a material consideration as it's a document that has been through public consultation and has been formally adopted by Wiltshire Council. It therefore sets a context for what Wiltshire Council has committed to through the exercise of its statutory and non-statutory functions. The Strategy commits to supporting the county of Wiltshire becoming carbon neutral by 2030. A highly ambitious timeframe.

In summary, this is considered to be a form of development that is acceptable in principle having regard to the development plan policies and then any other material considerations. Significant weight is attached to the benefit of this proposal in supporting the transition to net zero. However, it remains necessary to assess the detailed implications of the development in much the same way as required by CP42 of the development plan.

Character and appearance of the area including landscape and heritage considerations:

The application site is located within an existing energy infrastructure compound that is enclosed by very high acoustic fencing and bound to the east by a large cattle barn. This would entirely screen the proposed infrastructure from view. Furthermore, other than the existing BESS within the compound other BESS development is located some distance to the north of the application site. For a combination of these reasons the proposals would not have any cumulative impact on the landscape.

Even if this fencing did not exist the development would be seen in the context of similar development that is twice as high. It would be in scale and keeping with the existing infrastructure development appearing subservient to the existing. Furthermore, the wider compound is located adjacent to a utilitarian farm environment so that the compound is seen within, against or obscured by other development.



Figure 4: Site visit phot from the west showing the existing acoustic fencing that surrounds the compound and the double height BESS that is already approved at the site. This also shows the secondary access.

For these reasons the proposal is not considered to cause any harm to the character and appearance of the area or the wider undesignated landscape individually or cumulatively with other similar development. Furthermore, there are no designated heritage assets within the vicinity. As such, the proposal is considered to be a neutral consideration in these terms demonstrably according with CP51, CP57, CP58 and Policy 17, Policy 18, and Policy 19 of the development plan.

Highway safety and public rights of way impacts:

The proposal would be located along a track that is not an adopted highway but is a designated public right of way for the first half of its length. This is the route that would be used to access the site from Shurnhold (the nearest public highway) for the sake of construction, maintenance, emergency reasons and decommissioning.

At the point where the track meets Shurnhold the junction is wide such as to allow vehicles to pass each other and has suitable visibility splays. Along the length of the track there are informal passing spaces and good forward visibility. There is also space for pedestrians using the right of way to step off the track onto the grass verge.

In terms of the construction phase of this development it is noted that the gas fuelled generation has been decommissioned without any known issues to the highway or rights of way. Furthermore, the existing BESS within the compound has been provided without any known issues at the construction phase. These developments are likely to have had comparable impacts during construction.

During the operational phase the BESS is replacing an existing gas fuelled generation system that would likely have resulted in similar movements and activities compared to the proposal. In the event of an emergency at the site it will be necessary for emergency services to reach the site. It is clear that the track has some potential shortcomings in this regard given its width, length and materials. Additionally, despite there being a secondary gate to the compound there is no alternative direction of approach. However, this has not been an issue with previous approved energy development at the site. On balance, given the mitigation measures in place and the planning history this is not considered to be a planning reason for refusal.

Highway officers have raised no objection.

In conclusion, despite some residual concerns with access in the event of a fire the proposals are considered to accord with CP62 of the development plan and would not be likely to represent a highway safety hazard.

Ecology and Biodiversity Net Gain:

CP50 seeks to ensure that development provides biodiversity enhancement and Policy 13 expects development proposals to deliver at least 10% improvement on biodiversity value. However, this is a brownfield site used as an infrastructure compound. The existing biodiversity value is likely to be low to zero and no enhancement has been proposed. But both CP50 and Policy 13 are not requiring enhancement and are more of a supporting and encouraging remit. So, any limited conflict with the aims of these policies is of less significance, noting the proposal would cause no harm to ecology.

Furthermore, the scheme is considered to be exempt from statutory Biodiversity Net Gain (a requirement that has been set since CP50 and Policy 13 became extant) by virtue of the de minimis category because the proposal is on existing hard standing and does not impact on any habitats. In this context the limited conflict with Policy 13 is considered to have very limited weight.

Drainage, Flood Risk, Pollution and Fire Risk:

The application site is located within fluvial flood zone 1, the lowest probability of flood risk (see figure 5). Nor is the site identified as experiencing surface water flood risks. Based on information within the 2024

Strategic Flood Risk Assessment there is data to indicate that this is a location where ground waters are close to the surface and subsurface assets. In addition, this is a location with groundwater vulnerability constraint.

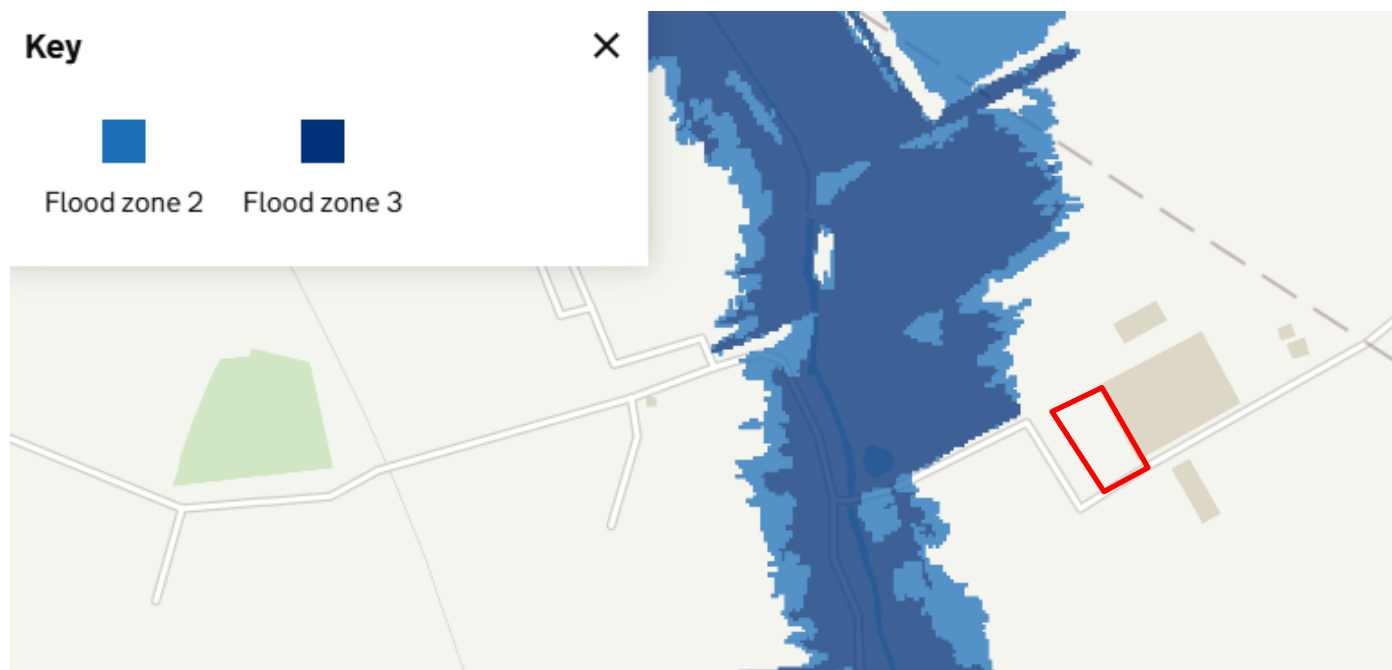


Figure 5: Most up to date fluvial flood risk from the Environment Agency. Approximate location of site in red outline.

The Environment Agency have been consulted on this application and they have raised no objection in light of the planning history for the site, but seek conditions to address their residual concerns. In light of their comments further information has been provided and a further consultation has been carried out. They have replied to indicate that they have no issues subject to minor changes to the CEMP and Firewater Management Plan. These amendments have been received. In light of this expert technical advice it is considered that the potential pollution risks in the event of a fire and indeed risk associated with the construction are being suitably managed and mitigated so far as practically possible. Nonetheless, the conditions suggested by the Environment Agency are imposed here giving weight to their technical expert opinion on the proposals.

Concerns in terms of pollution of groundwaters has been addressed by the applicant for this development including through the Firewater Management Plan. It is not reasonable as part of this development to retrospectively address the existing approved BESS facilities. The development itself would pose a threat to groundwaters in the event of a fire though. The applicant has produced documentation to demonstrate that they are taking reasonable and proportionate steps to minimise the chance of a fire event. They are also demonstrating that they have applied the principles set out by the National Fire Chiefs Council so far as practically possible in the context of this being a development at an existing facility. The standards are not a requirement, but best practice and they are evolving. It is clear that the National Fire Chiefs Council are advocating for a required standard rather than ad-hoc application of guidance. This is not an issue that can be resolved within a s78 planning application for one site in Wiltshire.

It should also be noted that the concerns exist in the event of a fire and not through the routine operation of the BESS facility.

Whilst the concerns regarding a fire event and the implications for planning interests are understandable there is no current clear policy to require the development to be carried out in any particular way. Guidance available has been noted, but is clearly most applicable to a greenfield context rather than the situation

here. Nonetheless, the applicant has responded to the issue with revised plans and additional documentation. Neither the Environment Agency nor the Dorset & Wiltshire Fire Rescue Service have concluded to object to the proposals or present reasons for refusal.

The site is considered to experience a very limited risk of flooding. The elevated groundwater flood risks are noted, but the proposal would be on an existing area of hard standing and the subterranean features would be enclosed. Furthermore, this is a replacement of gas fired generators with BESS rather than a form of greenfield development. In light of this the risks of flooding are not a significant concern.

MWPC has maintained their concerns and objections through the provision of additional and revised information from the applicant. The main thrust of their concerns appears to relate to issues from a fire event. The applicant has provided responses to each of their points in their final consultation response. On balance, whilst the concerns are noted it is not considered that clear planning reasons for refusal have been presented, the applicant has taken steps to manage and mitigate the issues raised so far as practically possible and neither the Environment Agency or the Fire Rescue Service have provided grounds for refusal.

As such, this is a proposal seeking to replace gas fuelled generators with BESS within an existing established infrastructure compound, supplementing existing BESS facilities already within the compound. The information provided has amended the scheme to help minimise and manage the risks in terms of flooding, pollution and fire. There is no clear conflict with policy, but the residual concerns are considered to weigh against the proposal in any planning balance.

Noise and the impact on the amenity of the area:

The application has been submitted with a Noise Impact Assessment that has been reviewed by colleagues in environmental protection. They raise no objection to the proposals in light of this assessment subject to the retention of the existing acoustic barrier at the site. The assessment identifies likely betterment compared to the situation with the gas fuelled generators operational instead of the BESS.

It is noted that residential properties including Blenheim Care Home are located within circa 600m of the application site. However, given that this is a proposal to replace gas fuelled generators within a compound that already has BESS facilities within it then there is no likely harm to residential amenity from the development. Impacts in the event of a fire are not likely to present a risk to life, although pollution could be a transient issue at the time depending on the direction of the wind. However, this is little different to any normal risks of fire in any context.

The construction period may result in some modest impacts that can be considered to be transient; these would be managed through the CEMP which includes working hours that accord with Wiltshire Council's environmental protection guidance.

In light of this and noting the distances to sensitive noise receptors, and noting that the acoustic barriers retention can be conditioned as part of approving the Noise Impact Assessment then this is considered to be a broadly neutral consideration in any planning balance. The proposals are considered to be acceptable under policy CP57 of the development plan and there are no other material considerations to justify a different conclusion.

Any other material considerations:

The proposals would not impact any best and most versatile agricultural land (BMVAL) being within an existing site that can be considered as previously developed land. Furthermore, the surrounding agricultural land is grade 4 which is not BMVAL.

Given the scale of the development and the planning history it is not considered that it is necessary to require a construction management plan or decommissioning plan though.

PLANNING BALANCE AND CONCLUSION

The proposals are considered to be in accordance with the development plan when read as a whole. There are some areas of concern in relation to a lack of ecology improvement and risks of flooding from groundwater sources. Moreover, the risks associated with a fire event and potential contamination and pollution. However, these are tempered by the fact that this is a previously developed site and an operational energy compound facility. Furthermore, not only are they being managed and mitigated as far as practically possible within the limitations of this existing compound this approach reduces the potential need for similar greenfield development.

The residual concerns are in the circumstances clearly outweighed by the benefits of supporting a transition to net zero objectives on an existing energy compound site. The NPPF directs that the delivery of projects that support the transition to net zero should be given significant weight in any planning balance.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:*

1.
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Layout Drawing Ref: SOP 103 Rev. I
Site Location Plan Drawing Ref: SOP 100 Rev. C
Drawing ref. SOP 110_2 Rev. A – MV Station Layout
Drawing ref. SOP 110_1 Rev. A – Battery Station Layout
Firewater Management Plan SFN-IMS-FRM-064 Rev.2
Construction Environmental Management Plan SFN-IMS-FRM-065 Rev.1
Drainage Assessment Report SFN-IMS-FRM-046 Rev.0
Smoke Plume Analysis Report Rev.1
BESS Risk Management Plan SFN-IMS-FRM-057 Rev.1
Planning Design and Access Statement ref. R001v4
Covering Letter ref. L001v4
Fire Risk Assessment SFN-IMS-FRM-045 rev.1
Noise Impact Assessment First Issue

REASON: For the avoidance of doubt and in the interests of proper planning.

3.
The 4.5m high acoustic barrier shall be retained as per section 2.0 of the hereby approved Noise Impact Assessment dated 20 March 2025 by parkerjones acoustics.

REASON: In the interests of protecting the amenities of the area and living conditions of residential receptors.

- 4.

Should at a future date the battery containers and associated equipment no longer be required for the purpose of storing electricity, then within 3 months of the date of the final shut-down they shall be removed from the site.

REASON: To avoid unnecessary development remaining at the site in the interests of amenity.

5.
No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development.

6.
The development shall be carried out and operated in accordance with the hereby approved BESS Risk Management Plan SFN-IMS-FRM-057 Rev.1 and the Firewater Management Plan SFN-IMS-FRM-064 Rev.1.

REASON: In the interests of minimising and mitigating the impacts from the development including in the event of fire at the site.

7.
The development shall be carried out and implemented in accordance with the hereby approved Construction Environmental Management Plan SFN-IMS-FRM-065 Rev.1.

REASON: To prevent pollution of the water environment in line with paragraph 187 of the National Planning Policy Framework.

8.
Notwithstanding, Drainage Assessment Report SFN-IMS-FRM-046 Rev.0, prior to installation of battery energy storage system units on the site, a final scheme to dispose of surface water for the battery storage area/s in the event of a fire has been submitted to, and approved in writing by, the local planning authority. The final drainage design must demonstrate that in the event of a battery fire, all firefighting effluent can be retained on site with no discharge to surface or ground waterbodies. The scheme shall be implemented as approved.

REASON: To ensure that any potentially contaminated effluent in the event of a pollution incident does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

9.
The development hereby permitted shall not be commenced until such time as a detailed method statement and emergency plan for pollution control in the event of, and remediation following, a battery fire incident has been submitted to and approved in writing by the local planning authority. The scheme shall include, but not necessarily be limited to:

- The pollution control methods used in case of a fire, such as how and when valves will be closed to ensure firewater is stored on site and ensuring there is sufficient capacity within the system if needed.
- How and where contaminated surface water, materials and drainage infrastructure will be sampled, managed and remediated/replaced following a fire incident to ensure no contamination enters the environment when normal operation resumes.

The scheme shall be implemented as approved in the event of a fire incident and any subsequent amendments shall be agreed in writing with the local planning authority.

REASON: To ensure that the any potentially contaminated effluent does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

Informative:

Sealed drainage limits the amount of potential contamination (and subsequent remediation required) of the soil and gravel by firefighting runoff, as well as reduces the risk to the wider environment in the event of a fire. The developer should engage with the Fire Rescue Service to make sure there is an adequate supply of water for the maximum expected duration of a fire.

Informative:

The applicant will also need to comply with relevant Building Regulations in Part B. They require applicants to provide suitable access for the fire service. Applicants should also refer to guidance published by The Department for Energy Security and Net Zero: Health and safety in grid scale electrical energy storage systems, which provides guidance on a number of topics related to health and safety including on 'Design and planning' that provides guidance on battery technology, site selection, site layout and emergency planning. It also includes a section on 'Decommissioning and end of life', including dealing with batteries that have come to the end of their use in the BESS.

Informative:

Battery energy storage systems (BESS) facilities are not currently regulated under the Environmental Permitting Regulations regime. However, battery storage falls within the scope of the UK's producer responsibility regime for batteries and other waste legislation. This creates additional lifecycle liabilities which must be understood and factored into project costs. Batteries have the potential to cause harm to the environment if stored inappropriately e.g. subject to a fire as the chemical contents escape from the casing. When a battery within a battery storage unit ceases to operate, it will need to be removed from site and dealt with in compliance with waste legislation. The party discarding the battery will have a waste duty of care under the Environmental Protection Act 1990 to ensure that this takes place. Many types of batteries are classed as hazardous waste which creates additional requirements for storage and transport.

Teresa Strange

From: Teresa Strange
Sent: 03 October 2025 16:06
To: david.lear@wiltshire.gov.uk
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey
Subject: Planning applications on the A365 Bath Road Bowerhill

Hi David

I wonder if you might be a good person for us to talk to please, from Melksham Without Parish Council.

We can see that you have commented on the Gompels and Old Loves Farm application, but can't yet see any comments on the Local Plan site allocation.

Please see below. I haven't had a response from Mark to date.

Kind regards, Teresa

From: Teresa Strange
Sent: 01 October 2025 18:04
To: 'Wiltshire, Mark' <mark.wiltshire@wiltshire.gov.uk>
Subject: RE: S106 highway improvements relating to Buckley Gardens, David Wilson development, land east of Semington Road

Thanks Mark, I have had an email from him about the improvement to MELK40 (Western Way to Burnet Close) with s106 funds, but nothing else ie not the use of the s106 funds for developments on Semington Road.

I also wanted to find out who best to talk to about the 3 live planning applications for major development on the same stretch of the A365 Bath Road at Bowerhill – the parish council keep repeating that they want them to be considered holistically and not individually but want to understand who best to talk to – we see you respond on some, but others too. We currently have one for 50 dwellings, 205 dwellings, and the Gompels warehouse (and the proposed route of the Melksham bypass) all very close and want to understand if there is any oversight on them being looked at together. We have funding approved for Atkins to look at this whole stretch, paid for by the parish council, but am holding off due to the live planning applications. There are also LHFIF improvements to ghost lanes to Hornchurch Road, with evidence of need from covert cameras in the summer, all in the mix. From your job title on your email signature is that you?

Same for Semington Road, with funding for an Atkins review, to ensure that the traffic calming put in when the road was bypassed is now fit for purpose due to 4 new major developments on that road, and want to widen the scope to include the s106 funding as there is currently s106/conditions in direct conflict with the LCWIP – hence the request to discuss with someone – is that for Spencer now?

Hope my questions make sense, happy to chat on the phone if easier, and even available now if you were working still 0744 3220329 (as switchboard now closed).

Many thanks, Teresa

From: Wiltshire, Mark <mark.wiltshire@wiltshire.gov.uk>
Sent: 01 October 2025 17:45
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: S106 highway improvements relating to Buckley Gardens, David Wilson development, land east of Semington Road

Teresa,

Teresa Strange

From: Rose, Martin <martin.rose@wiltshire.gov.uk>
Sent: 30 September 2025 15:42
To: Teresa Strange
Subject: RE: Next steps on LHFIG issue 09-24-12 A365 Devizes Road/Hornchurch - Holistic review of planning application on this stretch of road

Thanks for keeping me the loop Teresa, I was not aware of this.

Speaking to the planning team re. a live application isn't easy, as experience tells they are even reluctant to speak to

Officers from other teams. That said, the dedicated planning officer is Russell Brown, so it may be worth dropping him a line.

russell.brown@wiltshire.gov.uk

Regards

Martin Rose IEng, FIHE, MCIHT, CMgr MCMI
Principal Engineer – Traffic Engineering
Highway Asset Management and Commissioning
Wiltshire Council ,
County Hall, Bythesea Road
Trowbridge BA14 8JN

Wiltshire Council

Email: martin.rose@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

Highways Fault? Report it here:

<http://www.wiltshire.gov.uk/mywiltshire-online-reporting>

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BA14 8JN

Find the office on [Google Maps](#)

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Postcode for satnav: BA14 8JN

Visitor parking is at the front of the main building for 2 hours. Please input your car registration details on arrival. There are several pay and display car parks within a 5-minute walk of County Hall.

Travelling by Rail

Trowbridge railway station is, approximately, a 10-minute walk from County Hall.

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

Sent: 23 September 2025 11:24

To: Rose, Martin <martin.rose@wiltshire.gov.uk>

Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Alan Baines <alan.baines@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: Next steps on LHFIG issue 09-24-12 A365 Devizes Road/Hornchuch - Holistic review of planning application on this stretch of road

Hi Martin

Just to let you know that we have another planning application for this area too, it's on the other side of the road with 50 dwellings planned at Old Loves Farm. From our knowledge, these planning applications are now all live, there are no more to come.

PL/2025/06105

Site Address

Land at Bowerhill Lane, Bowerhill, Melksham

Proposal

Erection of up to 50 No. dwellings and associated works

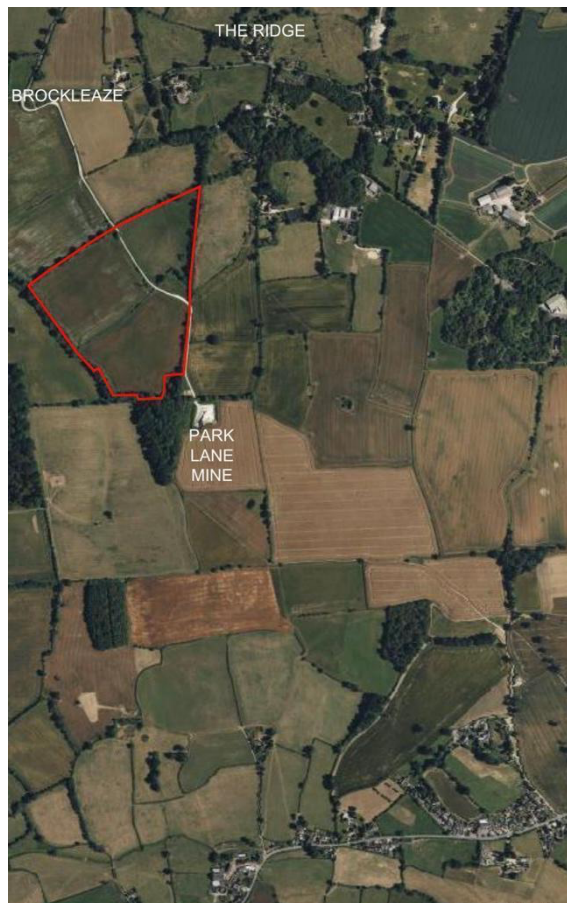
<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000FYAcDIAX/pl202506105>

I am going to see who we can talk to at Wiltshire Council planning for highways so that an holistic approach to all the planning applications on this stretch of the A365 at Melksham Oak school is looked at, as they may be looked at by different officers and don't seem to be taking the others into account. Do you know who the best person to talk to is? We can see comments on applications from Mark Wiltshire, David Lear?

Any advice would be useful please, I can see from the notes that you were going to talk to Planning?
thanks, Teresa



Brockleaze BESS



Second Addendum to CAWS Document Dated 22 August 2025

PL/2025/05552

Battery Energy Storage System with associated infrastructure

03 October 2025

1. Introduction

1.1. Community Action: Whitley and Shaw (CAWS) made its initial submission to planning application PL/2025/05552 on 22 August 2025. It subsequently submitted a first addendum to that submission on 02 September 2025 containing a compliance matrix demonstrating that the application is largely non-compliant with known planning policies.

1.2. This document is the second addendum to the CAWS submission dated 22 August 2025 responding to the documents in the developer's further submission on 17 September 2025, and including:

- Risk Management Plan
- Preliminary Site Layout
- Fire Strategy Plan
- Fire Safety Technical Note
- Water Tank Elevations

1.3. This second addendum should be read in conjunction with the previous CAWS submission referenced above.

2. Risk Management Plan

2.1. The revised Risk Management Plan is a generic document, and is not specific to Brockleaze. The plan should therefore be afforded little weight in the assessment of the application.

2.2. It is noted that the developer confirms that there is no specific legislation regarding the design and safety of BESS facilities. Their stance supports para 5.3.1 of CAWS 22 August 2025 submission, which states that BESS systems are largely unregulated.

2.3. CAWS is disappointed that, despite its previous submission, the developer continues to reference only the BESS fire at Liverpool in 2020, and to disregard the more recent fires at Tilbury (February 2025), Rothienorman (February 2025) and Cirencester (March 2025). Omission of these more recent safety events in the Risk Management Plan undermines the developer's position that the fire safety of BESS equipment is improving. The Risk Management Plan fails to consider any lessons that they might take from these more recent events that might help them mitigate some of the risks of their projects, including the one at Brockleaze.

2.4. The plan only recognises "nearby" risks to the public. This assessment is inappropriate, given the wider risk to the public from toxic clouds and contaminated firewater runoff. CAWS notes that, whilst the developer makes reference to a plume analysis discussion with DWFRS, a detailed analysis has not been included in the updated documents. CAWS continues to assert that the developer's calculations for firewater and firewater runoff are insufficient (see below).

2.5. CAWS notes the site selection criteria in the Risk Management Plan, and draws attention to various comments submitted by it and others regarding the proximity of a school, care home, housing, natural habitats, water courses, ground water, and pylons etc. CAWS therefore submits that the site fails the developer's own selection criteria.

2.6. CAWS remains concerned about the developer's approach to NFCC Guidance, and the revised document offers little comfort with regard to the points raised in its NFCC Compliance Matrix; particularly those points covering site-access, container-spacing, water requirements and firewater runoff risks.

3. Preliminary Site Layout

3.1. The only change to the original plan seems to be the inclusion of two small water tanks (1.75m x 7.45m, holding only about 75,000 litres). It is noted that these are located to the northeast and southeast of the site and that, if there were to be an incident, the locations would be impacted by risks associated with the prevailing wind and access.

4. Fire Strategy Plan

4.1. This revised document fails to address comments made regarding the original plan. The inclusion of two new water tanks is noted, but the size of these tanks (75,000 litres, each) is not discussed in the plan and Ref 2 in the table only references fire hydrants. The utility of these tanks cannot therefore be determined from the Fire Strategy Plan.

5. BESS Fire Safety Technical Note

5.1. The developer's assertion that the BESSs store electricity from renewable sources is highly misleading in this case. The developer has already recognised that it cannot select renewable energy to charge the BESS, and that renewable energy forms no part of their plan. Para 4.2.4 of the CAWS submission dated 22 August 2025 refers.

5.2. As the developer has chosen to reference the EPRI database, it seems reasonable that the recent fires cited at para 2.3 above should be included in the Risk Management Plan.

5.3. The developer states that "Given the boundary cooling approach to handling a fire escalation, whereby no water is sprayed onto a burning unit, contaminated firewater runoff is not anticipated". CAWS is extremely concerned by this statement as cooling water will likely pass through the toxic plume and, depending on wind direction etc, will likely spray burning containers. Hydrogen Fluoride is extremely dangerous; it will cause critical injury on contact with exposed skin and could be lethal if breathed in, even momentarily. Exposure may not cause immediate pain, but serious damage can occur hours later. It is considered to be one of the most dangerous chemicals that we use in our industries.

5.4. The developer's statement that they provide two static Water Tanks with a capacity of 120,000 litres each is misleading. Based on the developer's Water Tank Elevation drawing, the tanks would appear to have a capacity of about 75,000 litres each ($1.75 \times 7.45^2 \times \pi / 4 = 76 \text{ m}^3$). If the developer intends to bury part of the tanks underground, with 1.75m showing above ground, that is not clearly set out in the submitted documentation, and would be of concern in any event, with the close proximity of underground mine workings and the SPZ2. Even if the tanks could be demonstrated to have a 120,000 litre capacity, we note that this is far below the quantity of water needed to control a fire as set out in the CAWS 22 August 2025 submission.

5.5. Comments regarding the generic risk management plan, plume analysis, firewater supply and runoff have already been set out in the CAWS submission dated 22 August 2025 and in this addendum (see above).

6. Summary

6.1. The only material change in the revised documents is the inclusion of two water tanks, in the same location as, and replacing, two fire hydrants. With questions regarding the size and location of these tanks given the prevailing wind and access, these revised documents make no material change to the conclusions reached in CAWS previous submissions.

6.2. CAWS therefore continues to assert that the Brockleaze BESS application is unsafe, environmentally damaging, misleading in its claims, and premature. It lacks proper safety, transport, drainage and cumulative impact plans. Community consultation has been ineffective, and no local benefits are proposed. CAWS therefore urges Wiltshire Council to refuse the application.



Brockleaze BESS



Third Addendum to CAWS Document Dated 22 August 2025

PL/2025/05552

Battery Energy Storage System with associated infrastructure

“Why Brockleaze Will Not Contribute to Net Zero”

06 October 2025

1.1 Community Action: Whitley and Shaw (CAWS) made its initial submission to planning application PL/2025/05552 on 22 August 2025. It subsequently submitted a first addendum to that submission on 02 September 2025 containing a compliance matrix demonstrating that the application is largely non-compliant with known planning policies, and a second addendum on 03 October 2025 responding to the documents in the developer's further submission on 17 September 2025.

1.2. This third addendum provides further evidence to support the previous CAWS submissions, and specifically to counter the developer's repeated assertions that the BESS will store electricity from renewable sources and contribute to net zero targets. Those assertions are highly misleading. This additional evidence is set out at Annex A in the CAWS paper "Why the Proposed Brockleaze BESS in Wiltshire Will Not Contribute to Net Zero Targets".

1.3. This further evidence also demonstrates why any generic national or local policies regarding BESS deployments need to be tempered by reference to the circumstances of the proposed scheme, local facts and community feedback. In that respect, we note the recent Wiltshire Council recommendation that application PL/2025/03212 "The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment" be granted, even though there is no evidence that that scheme will support a transition to net zero objectives either. That decision should not therefore be used as precedent.

1.4. This third addendum should be read in conjunction with the previous CAWS submissions referenced above.

Annex A



Why the Proposed Brockleaze BESS in Wiltshire Will Not Contribute to Net Zero Targets

Abstract

The Brockleaze Battery Energy Storage System (BESS), proposed under planning application PL/2025/05552, is a 450 MW / 1,800 MWh facility designed to connect to the Melksham substation approximately 3.5 km away, “as the crow flies”. Unlike renewable-coupled storage projects, this facility will draw power directly from the National Grid, a system still heavily reliant on fossil fuel generation. This paper evaluates the project’s lifetime carbon footprint, the inefficiencies of charging from a mixed-carbon grid, and the physical and systemic limitations that prevent it from contributing meaningfully to the UK’s net zero ambitions.

1. Introduction

Battery energy storage is frequently presented as a cornerstone of decarbonisation, enabling greater renewable penetration by balancing variable supply and demand. However, the environmental value of a BESS depends critically on its integration with renewable generation, round-trip efficiency, and whole-life emissions. The Brockleaze BESS lacks these enabling conditions.

2. Technical Characteristics of the Proposed System

- **Rated capacity:** 450 MW
- **Storage:** 1,800 MWh (\approx 4 hours discharge duration)
- **Location:** Land south of Brockleaze, Neston, Corsham, Wiltshire
- **Grid connection:** Melksham substation, \sim 3.5 km away
- **Charging source:** Directly from the grid (no co-located renewable generation)

3. Life-Cycle Carbon Footprint of Large-Scale BESS

3.1 Manufacturing and Materials

- LiFePO batteries require resource-intensive mining of lithium, and other rare earth metals.
- Estimated embodied emissions of grid-scale batteries: **60–100 kg CO₂e per kWh of storage capacity**.
- For 1,800 MWh (1.8 million kWh), this equates to **\sim 108,000–180,000 tonnes CO₂e** embedded before operation.

3.2 Operation and Efficiency Losses

- Typical round-trip efficiency: **80–85%**, meaning 15–20% of the electricity will never delivered be to the grid; it is immediately lost to the atmosphere, as heat.
- If charging from a fossil-intensive grid mix, each cycle effectively increases carbon intensity per unit of delivered electricity.

3.3 End-of-Life and Recycling Limitations

- Recycling technologies for lithium batteries remain limited, with high energy costs and incomplete material recovery.
- Additional emissions are generated from transport and processing at end-of-life.

4. Grid Connection and Carbon Intensity

The Brockleaze BESS will charge directly from the National Grid, rather than from a renewable source. Key implications:

- The **UK grid is not carbon-free**; in 2024 it averaged ~180 gCO₂e/kWh, with periods of much higher intensity during periods of low renewable output.
- Every unit of electricity stored in the BESS carries the grid's carbon intensity **plus storage losses**, effectively raising delivered carbon per kWh.
- With 15–20% efficiency losses, the delivered electricity from Brockleaze BESS will **always be more carbon-intensive** than direct grid consumption.

5. Distance from Substation and Infrastructure Impacts

- Although the 3.5 km cable route is not excessive, construction of high-voltage cabling, trenching, and ancillary works add embodied carbon.
- Electrical losses along the line further reduce system efficiency, compounding emissions.

6. Contribution to Net Zero Targets

For a project to contribute to net zero, it must:

1. Enable additional renewable integration.
2. Reduce fossil generation reliance.
3. Deliver net carbon savings over its lifetime.

The Brockleaze BESS fails on all three counts:

- **No renewable coupling**: It does not increase renewable penetration, but simply arbitrages grid electricity.
- **Inefficiency penalty**: Round-trip losses guarantee higher carbon intensity, compared to direct grid consumption.
- **High embodied carbon**: Manufacturing emissions (~150,000 tonnes CO₂e) may never be offset, given the absence of renewable pairing.

7. Conclusion

The proposed Brockleaze BESS in Wiltshire is not aligned with the UK's net zero strategy. Its embodied carbon emissions, inefficiency and reliance on a fossil-inclusive grid mean that it will increase, **not decrease**, the carbon intensity of electricity consumed. While BESS can be a vital enabler of decarbonisation when paired with renewable generation, the Brockleaze scheme's design ensures it will **never contribute to net zero targets**. Instead, it risks becoming a stranded, carbon-intensive asset with limited climate benefit.

This is a CAWS document

Version 1, 2025

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Lime Down Solar Project

Project information

Latest update - 24 September 2025

We received the application on 19 September 2025.

The application documents will be published if the application is accepted for examination.

You cannot make comments on the application yet. You will be able to register to have your say if the application is accepted. We will let you know when you can register to have your say.

Read more about the application process in our [guidance \(https://national-infrastructure-consenting.planninginspectorate.gov.uk/decision-making-process-guide\)](https://national-infrastructure-consenting.planninginspectorate.gov.uk/decision-making-process-guide)

[View all updates.](#)

About the project

Type of application: Generating Stations

Name of applicant: Lime Down Solar Park Limited

Lime Down Solar Project comprises inverters, transformers, a battery energy storage system, an online substation, site access, cable connections, security fencing and CCTV monitoring equipment, construction compound and any required landscaping.

The Scheme will comprise a 500MW export connection, 250MW import connection and 1,000MWh battery.

[View the developer's website \(https://www.limedownsolar.co.uk/\)](https://www.limedownsolar.co.uk/)

Project stage

This project is at the **acceptance** stage.

The decision whether to accept the application for examination will be made by 17 October 2025.

If the application is accepted, we will publish:

- the acceptance decision
- the consultation representations received from the local councils

If the application is not accepted, we will:

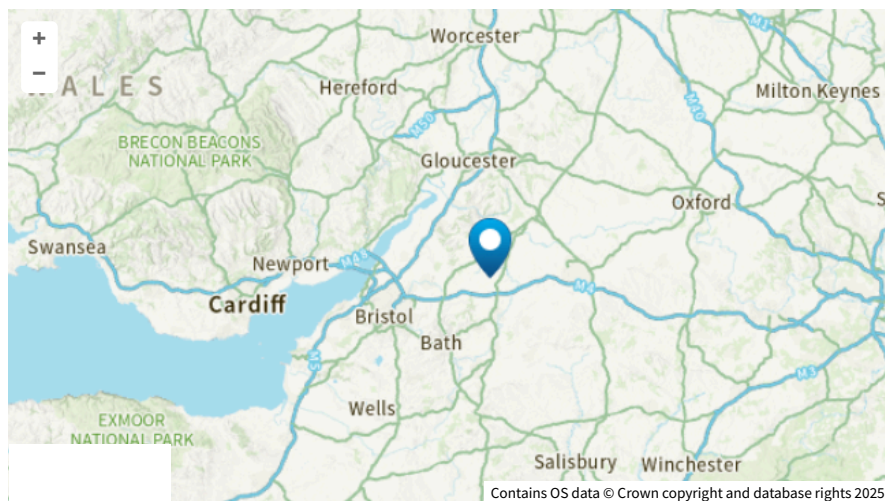
- publish the reasons why it was not accepted
- remove any documentation that has been published from this project page

There is no opportunity to make comments on the application at this stage.

► Pre-application	Completed
▼ Acceptance	In progress
<p>This is when the applicant sends us their application documents. We check if we can accept the application for examination. We have 28 days to make this decision.</p> <p>How the acceptance stage works and what happens next. (/decision-making-process-guide/review-of-the-application)</p>	
► Pre-examination	Not started
► Examination	Not started
► Recommendation	Not started
► Decision	Not started
► What happens after the decision is made	Not started

Project location

Land north of Hullavington, Wiltshire.



Get updates

Enter your email address to receive:

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Teresa Strange

From: Taylor, James <James.Taylor@wiltshire.gov.uk>
Sent: 07 October 2025 08:38
To: Teresa Strange
Cc: CEO; saffi.rabey@melksham-tc.gov.uk; Committee Clerk
Subject: RE: PL/2025/07169 Cooper Tire Demolition & Joint Melksham NHP 2 policies

Hi Teresa

I'll pass on this email chain with the attachment and links and ask them to reach out to you.

Best wishes, James

James Taylor BA(Hons) MA MRTPI
Principal Planning Officer
Development Management



01225 716727

james.taylor@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 06 October 2025 18:33
To: Taylor, James <James.Taylor@wiltshire.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Committee Clerk <committee.clerk@melksham-tc.gov.uk>
Subject: FW: PL/2025/07169 Cooper Tire Demolition & Joint Melksham NHP 2 policies

Hi James again,
Just wondered if you are able to share the Agent's name/contact details so we can approach regarding the master planning aspects of the NHP site allocation.
Or ask them to make contact if restricted.
Many thanks, Teresa

From: Teresa Strange
Sent: 06 October 2025 18:15
To: 'Taylor, James' <James.Taylor@wiltshire.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Committee Clerk <committee.clerk@melksham-tc.gov.uk>
Subject: RE: PL/2025/07169 Cooper Tire Demolition & Joint Melksham NHP 2 policies

Thanks for the update James.

Are you aware of this Heritage Assessment that was undertaken by Goodyear as part of their due diligence docs for the sale particulars? Its forms part of the evidence docs for the site allocation in the NHP2. It identified a lot of non-designated heritage within the complex, with I think the idea that the identified assets should be retained or recorded prior to loss or removal (to be re-used as heritage cues in any future scheme). Good to hear that the new owners have undertaken a heritage assessment too.

Link to all the Cooper Tires evidence docs here <https://www.melkshamneighbourhoodplan.org/np2-evidence-base>

All the best, Teresa

From: Taylor, James <James.Taylor@wiltshire.gov.uk>
Sent: 06 October 2025 16:14
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Committee Clerk <committee.clerk@melksham-tc.gov.uk>
Subject: RE: PL/2025/07169 Cooper Tire Demolition & Joint Melksham NHP 2 policies

Hi Teresa

Whilst the MNP2 policies were not something I was able to consider formally under the prior notification for demolition I did have them in my mind and Cllr Alford reminded me of them too.

The demolition is not for every structure at the site, although the majority. They excluded the grade II listed buildings and buildings physically attached. They excluded the former canteen as a local non-designated asset. They excluded the half of a semi-detached pair on Beanacre Rd given its physical attachment to an occupied home. They also excluded 'building 40' within the south-east corner nearest the town bridge (anecdotally I have been told it was the R&D building) because it has a bat roost.

Additionally, those buildings that were approved for demolition are limited to the superstructure only. So above ground. There will be no breaking out of the slabs and no changes to the existing site drainage and pollution controls beyond some phase specific pollution prevention matters. This was in the interests principally of contaminated land interests but was also beneficial for drainage and pollution control during the demolition.

As part of the background work they produced a heritage assessment (which they didn't have to submit) – but avoiding demolition of structures physically attached to the listed buildings and omitting the former canteen was an additional precaution we negotiated. Hopefully, this effectively defers assessment of these most sensitive structures until a planning application stage when we can consider more matters than the narrow considerations of prior notification for demolition.

I hope this helps.

Best wishes, James

James Taylor BA(Hons) MA MRTPI
Principal Planning Officer
Development Management

01225 716727

james.taylor@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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

Sent: 06 October 2025 10:28

To: Taylor, James <James.Taylor@wiltshire.gov.uk>

Cc: CEO <ceo@melksham-tc.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Committee Clerk <committee.clerk@melksham-tc.gov.uk>

Subject: PL/2025/07169 Cooper Tire Demolition & Joint Melksham NHP 2 policies

Morning James

Hope you have had a good weekend.

Whilst this is not in the parish, the former Cooper Tires site is an allocation in the newly made Melksham Neighbourhood Plan 2 (4th Aug 25), and I note that there are several clauses in NHP2 policies that could affect the demolition.

We can't see the prior notification application and its content to review.

Under the Heritage section of the Site Allocation Policy 7.1 are clauses relating to the requirement for a heritage assessment of the on site and neighbouring buildings and to investigate the presence and significance of archaeological remains in line with an initial based archaeological assessment.

Policy 21 Local Heritage includes a list of Locally Value Non-Designated Heritage Assets List of which Site 1 is the Avon Rubber Company Canteen (it's the 1930s Art Deco building).

I am sure it hasn't been missed, but just wanted to double check.

Apologies to my colleagues at Melksham Town Council if this has been covered/raised and we are just not aware.

With kind regards, Teresa

Reference:	PL/2025/07169 - Prior notification: Demolition
Site Location:	COOPER TIRE AND RUBBER COMPANY EUROPE LTD, BATH ROAD, MELKSHAM, SN12 8AA
Proposal:	Demolition of existing buildings at the former Cooper Tire and Rubber Company Site, with the exception of Avon House and its associated listed assets such as gate posts and railing which are to be retained
Applicant Name:	Melksham Development Company Limited
Officer Name:	James Taylor
Decision Date:	30 September 2025

Decision:	Prior Approval Granted
------------------	------------------------

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: Newman, Louise <louise.newman@wiltshire.gov.uk>
Sent: 03 October 2025 12:42
To: Westbrook, Jennie; Teresa Strange; ceo@melksham-tc.gov.uk
Subject: RE: Former Melksham Library, Lowbourne - consultation
Attachments: Lowborune Library site drop in session advert_131x190mm.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Teresa, Hayley and Cllr Westbrook,

By way of an update, the attached is the advert that has been submitted for inclusion in the Melksham News.

Best wishes,
Louise.

Louise Newman
Residential Development Project Manager
Residential Development

Wiltshire Council

Tel: 01225 713536
Email: louise.newman@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Newman, Louise
Sent: 02 October 2025 15:11
To: Westbrook, Jennie <Jennie.Westbrook@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; ceo@melksham-tc.gov.uk
Subject: RE: Former Melksham Library, Lowbourne - consultation

Hi Teresa, Hayley and Cllr Westbrook,

I just wanted to update you regarding the proposed Lowbourne development.

I have been liaising with our contractor who has confirmed that the designs are progressing well and that they are on course to present to the Town Council at the Economic Development and Planning Committee meeting on the 14th October.

Our contractor is also confident that we will be in a position to undertake the public consultation shortly after, and I have confirmed a date of Monday 20th October 2025. The consultation will take place at Melksham Community Campus in the 'party room' (I'm sure you're all aware that this is the room on the other side of the café). It will be an informal drop in session between 2:30pm – 6:30pm.

An advert will go out in the Melksham News on the next print run, which is due for print on the 9th October.

I will provide confirmation of the wording for the advert once this has been sent through from our Comms team shortly.

If you have any queries relating to this or the project, please let me know.

Best wishes,
Louise.

Louise Newman
Residential Development Project Manager
Residential Development

Wiltshire Council

Tel: 01225 713536

Email: louise.newman@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Westbrook, Jennie <Jennie.Westbrook@wiltshire.gov.uk>

Sent: 23 September 2025 10:29

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Newman, Louise <louise.newman@wiltshire.gov.uk>;
ceo@melksham-tc.gov.uk

Subject: Re: Former Melksham Library, Lowbourne - consultation

Hi Louise,

I was hoping to be able to get away from my conference early but I've just been told I have to be here for the keynote speech.

I know we've gone through everything but it would be good to catch up after this meeting so discuss and concerns or issues raised.

Again I'm so sorry I can't be there and I look forward to catching up again.

Teresa, if you have any questions for me just let me know.

DRAFT HEARINGS PROGRAMME - as at 25 September 2025

Please note that this hearings programme could be subject to change. It is the responsibility of all participants to keep up to date with the hearings programme and agendas as they evolve. Details of any subsequent changes will be posted on the examination website.

EXAMINATION HEARINGS STAGE TWO

Examination Hearings Week 2: Week commencing 10 November 2025

Venue: Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ

Date & Time	Matters / Issues
Mon 10 November 2025	Not sitting
Tues 11 November 2025 10:00 am (all day)	Matter 1: Legal Compliance (continued following focussed hearings on Duty to Co-operate)
Wed 12 November 2025 10:00 am (all day)	Matter 2: Meeting Wiltshire's Housing Needs
Thurs 13 November 2025 10:00 am (all day)	Matter 3: Meeting Wiltshire's Needs for Employment, Retail and Other Main Town Centre Uses
Fri 14 November 2025	Not sitting

Examination Hearings Week 3: Week commencing 1 December 2025

Venue: Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ

Date & Time	Matters / Issues
Mon 1 December 2025	Not sitting
Tues 2 December 2025 10:00 am (all day)	Matter 4: The Spatial Strategy and Distribution of Development
Wed 3 December 2025 10:00 am (all day)	Matter 4: The Spatial Strategy and Distribution of Development
Thurs 4 December 2025 10:00 am (all day)	Matter 5: Delivering the Spatial Objectives
Fri 5 December 2025	Not sitting

EXAMINATION HEARINGS STAGE THREE

Examination Hearings Week 4: Week commencing 9 February 2026

Venue: Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ

Date & Time	Matters / Issues
Mon 9 February 2026	Not sitting
Tues 10 February 2026 10:00 am (all day)	Matter 6: Site Allocations (The Approach to Site Allocations)
Wed 11 February 2026 10:00 am (all day)	Matter 6: Site Allocations (Chippenham Housing Market Area Site Allocations – including allocations in Chippenham, Calne, Corsham, Devizes, Malmesbury and Melksham)
Thurs 12 February 2026 10:00 am (all day)	Matter 6: Site Allocations (Salisbury Housing Market Area Site Allocations – including allocations in Salisbury, Amesbury, Boscombe Down, Laverstock, Mere, Porton Down, Shrewton, Tidworth and Ludgershall and Wilton)
Fri 13 February 2026	Not sitting

Examination Hearings Week 5: Week commencing 2 March 2026

Venue: Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ

Date & Time	Matters / Issues
Mon 2 March 2026	Not sitting
Tues 3 March 2026 10:00 am (all day)	Matter 6: Site Allocations (Swindon Housing Market Area Site Allocations – including allocations in Marlborough and Royal Wootton Bassett)
Wed 4 March 2026 10:00 am (all day)	Matter 6: Site Allocations (Trowbridge Housing Market Area Site Allocations – including allocations in Trowbridge, Bradford on Avon, Warminster and Westbury)
Thurs 5 March 2026 10:00 am (all day)	Matter 7: Design, Place Shaping and Environmental Considerations
Fri 6 March 2026	Not sitting

Examination Hearings Week 6: Week commencing 16 March 2026

Venue: Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ

Date & Time	Matters / Issues
Mon 16 March 2026	Not sitting
Tues 17 March 2026 10:00 am (all day)	Reserved Hearing Sessions (For Matters 1 to 7)
Wed 18 March 2026 10:00 am (all day)	Matter 9: Delivering the identified requirements over the plan period (supply and delivery of housing land and other uses)
Thurs 19 March 2026 10:00 am (morning)	Reserved Hearing Session (For Matter 9)
Thurs 19 March 2026 14:00 pm (afternoon)	Matter 8: Monitoring Close of Hearings

Philip Mileham
INSPECTOR

Gareth Wildgoose
INSPECTOR

25 September 2025

END

Wiltshire Local Plan Examination

Matters, Issues and Questions identified by the Inspectors

Inspectors Matters, Issues and Questions

Introduction

Following the conclusion of the Stage 1 hearings which considered the Duty to Cooperate (DtC) this document sets out our Matters, Issues and Questions (MIQs) relating to the remaining aspects of legal compliance and soundness of the Wiltshire Local Plan (the Plan). These MIQs should be read in conjunction with the separately published guidance note for people participating in the Examination. Inspectors have already received written and oral evidence in respect of the DtC under Matter 1. As a result, it is not proposed to revisit the DtC.

Prior to the forthcoming hearing sessions, responses are invited from participants on the following MIQs raised by the Inspectors. The MIQs do not intend to cover every policy criterion in the Plan. Instead, the MIQs are based on the Main Issues relevant to these hearing sessions as identified by the Inspectors and taking account of the views of the Council and other representations.

In order to support an effective examination in respect of meeting Wiltshire's housing needs and particularly housing land supply (Matters 2 and 9) and additional to the responses to these MIQs, we request that the Council provides an update to the supporting housing permissions and completions evidence. This should include evidence up to the end of the 2024/25 financial year in order that the Inspectors have the most up to date data possible.

In addition, the updated completions and permissions information set out above should also be used to provide the examination with updated tables for the distribution of housing growth (Tables 4.2, 4.4, 4.6, 4.8, 4.10, 4.12, 4.14, 4.16) providing the latest evidence to the end of the 2024/25 financial year. The tables showing completions and commitments should be dated to start from 2023 to coincide with the calculation of the standard method for identifying housing need for the area and include the updated housing completions and permissions evidence through to 1st April 2025.

The Council should also identify whether any of the site allocations have been granted planning permission or are under construction since the Plan was submitted. We also request updated Policies Map extracts to accompany this updated data.

If this information is not available to coincide with the receipt of hearing statements, the Council should advise the Inspectors of when this will be provided.

Further information about the Examination, hearing sessions and the format for written statements is provided in the accompanying Guidance Note, and the Planning Inspectorate's Procedural Guide which should be read alongside the MIQs.

The deadlines for submitting statements in response to these MIQs is set out in the guidance note and at the end of the Stage 2 and Stage 3 MIQs sections of this document. Please note, that interested parties should only respond to questions below which are relevant to your representations on the Wiltshire Local Plan (submission version). Responses in hearing statements should also indicate whether there are any potential modifications to the policy and/or the reasoned justification that would be necessary to achieve soundness. Hearing statements are not an opportunity to introduce additional points that had not previously been raised in your representations on the Plan.

EXAMINATION HEARINGS STAGE TWO

Matter 1 - Procedural, legal and other requirements (continued)
--

Issue 1

Whether the preparation of the Plan has complied with the relevant procedural, legal and other requirements.

Questions

Plan preparation

- 1.1 Has the Plan been prepared in accordance with the Council's Statement of Community Involvement and met the minimum consultation requirements in the Town and Country Planning (Local Planning) (England) Regulations?
- 1.2 Has the preparation of the Plan been carried out in accordance with the Local Development Scheme?
- 1.3 Is the Plan sufficiently clear whether there are any policies from the existing development plan that would **not** be superseded by its adoption?

Habitats Regulations Assessment

- 1.4 How was the Habitats Regulations Assessment (HRA) carried out and was the methodology appropriate?
- 1.5 What potential impacts of the Plan were considered?
- 1.6 What were the conclusions of the HRA and how has it informed the preparation of the Plan?
- 1.7 How has the conclusion at paragraph 6.165 of the HRA that an adverse effect on water quality on the River Avon SAC, Avon Valley SPA and Ramsar site and Kennet and Lambourn Floodplain SAC cannot be ruled out been addressed in the submitted plan?
- 1.8 Have any concerns been raised regarding the HRA and if so, what is the Council's response to these? How has Natural England been involved?

Sustainability Appraisal

- 1.9 Does the Sustainability Appraisal (SA) meet the requirements for a Strategic Environmental Assessment?
- 1.10 How has the SA informed the preparation of the Plan at each stage and how were options/reasonable alternatives considered?
- 1.11 What were the conclusions of the SA and how has it informed the preparation of the Plan?
- 1.12 Are the likely environmental, social and economic effects of the Plan adequately and accurately assessed in the SA?

Climate Change

- 1.13 Does the plan accord with s19(1A) of the Planning and Compulsory Purchase Act (2004) (as amended) by including policies that are designed to secure that the development and use of the land in the area contribute to the mitigation of, and adaptation to, climate change?

Equality and Diversity

- 1.14 Having regard to the Equality Impact Assessment [SD/36 and SD/36A], in what way does the Plan seek to ensure that due regard is had to the three aims expressed in Section 149 of the Equality Act 2010 in relation to those who have a relevant protected characteristic?

Other matters

- 1.15 Is the submitted plan explicit as to which policies are to be regarded as 'strategic policies' as required by paragraph 21 of the National Planning Policy Framework (the Framework)?
- 1.16 Document WC1D sets out the policies from other development plan documents which the Council proposes to 'retain through the Wiltshire Local Plan review'. For soundness, should these policies be identified as 'not superseded' and remain elsewhere as part of the development plan? Is there any potential conflict between the expectations for these sites in the existing development plan documents and the submitted Plan?

Matter 2 - Meeting Wiltshire's Housing Needs

Issue 1

Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to meeting housing needs.

Relevant Policies - 2, 3, 76, 77, 78, 79, 80, 82

Questions

Housing needs overall

- 2.1 Has the calculation of Local Housing Need (LHN) been undertaken correctly?
- 2.2 Has the correct median workplace-based affordability ratio been used to undertake the LHN calculation having regard to the date of submission of the Plan?
- 2.3 Are there any exceptional circumstances which justify an alternative approach to using the LHN standard method? If so, what are they, and what should the housing requirement be?
- 2.4 Would the submitted housing and delivery strategy policies look forward 15 years from the anticipated adoption date of the Plan? If not, what is the justification for the approach taken?
- 2.5 What is the justification for commencing the Plan period prior to the calculation date of the LHN?
- 2.6 Should the Plan period be altered? If so, what should the overall housing requirement be?
- 2.7 Is the stepped housing requirement phasing in Policy 2 justified?
- 2.8 Is the proposed identification of reserve sites justified having regard to the stepped housing requirement?

Issue 2

Whether the Plan will deliver an appropriate mix of housing to meet the various housing needs over the Plan period and whether these are justified, effective and consistent with national policy.

Policy 76 - Providing affordable homes

2.9 Is Policy 76; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Are the requirements for affordable housing, including proposed tenure splits, justified?
- b) Is the requirement for a minimum affordable housing percentage justified and will it be viable?
- c) Does the use of a minimum percentage of affordable housing provide sufficient certainty of when compliance with the policy would be achieved, and will it be effective?
- d) Is the proposed tenure mix justified?
- e) Does the policy's expectation that tenure will be reviewed and negotiated on a site-by-site basis to reflect the nature of the development and local needs provide sufficient certainty for decision-making and is it justified?
- f) Are the proposed modifications to Policy 76 set out in document SD/41A necessary for soundness?

Policy 77 - Rural exceptions sites

2.10 Taking each of the criteria in Policy 77 in turn, are these justified and consistent with national policy?

2.11 Are the proposed modifications to Policy 77 set out in document SD/41A necessary for soundness?

Policy 78 - Meeting Wiltshire's housing needs

2.12 Is Policy 78; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) What evidence is there to support the inclusion of the Nationally Described Space Standards? Has it been subject to viability testing and what was the outcome?
- b) Is the requirement for a minimum of 7% of all housing to be built to Building Regulations M4(3) standard and all housing to be built to M4(2) standard justified? Is it viable?
- c) Is the policy sufficiently clear on the expectations for housing sizes and types required in particular parts of the area, and is the approach justified?
- d) Is the policy sufficiently clear what the Local Housing Need Assessment requires, and should this be set out within the policy?
- e) Is the policy sufficiently clear on the need for older persons accommodation and is the policy positively prepared, justified and effective as a result?
- f) What is the justification for requiring housing for vulnerable people only in the top two tiers of the settlement hierarchy, and is it supported by specific evidence?

Policy 79 - First Homes exception sites

2.13 Reflecting on each criterion in turn, is Policy 79 justified, effective and consistent with national policy?

Policy 80 - Self and custom build housing

2.14 Is Policy 80; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) What is the extent of need for people in Wiltshire who wish to commission or build their own homes?
- b) Are the thresholds and percentages relating to the scale of development proposals and the serviced plots to be made available, linked to the extent of need (including the Self and Custom Build Register)? Have they been subject to viability testing?
- c) Is the approach towards the provision of custom and self-build housing, justified by specific evidence and would it be effective and consistent with national policy?

Policy 82 - Housing in the countryside

2.15 Reflecting on each criterion in turn, is policy 82 justified, effective and consistent with national policy?

Other

2.16 How would the Plan meet the needs of Gypsies, Travellers and Travelling Showpeople if the proposed Wiltshire Gypsy and Traveller Development Plan Document was significantly delayed or not progressed?

Matter 3 - Employment, retail and other main town centre uses
--

Issue 1

Whether the plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to employment and retail development, and other main town centre uses.

Relevant Policies - 64, 65, 67, 68

Questions

Employment overall

- 3.1 Is the overall amount of employment land identified in the Plan justified and supported by evidence?
- 3.2 How has the employment land evidence assessed the need for additional sites for logistics development? Is the evidence sufficiently up to date? Is it positively prepared in regard to logistics?
- 3.3 Do the Plan's strategic policies clearly articulate the overall amount of new employment land required to be identified? Does the approach taken in the submitted plan accord with paragraph 20 of the Framework? Is the plan positively prepared as a result?

- 3.4 Are the approaches to employment development (as defined in Policies 64 and 65) - justified, effective and consistent with national policy, having regard to the inclusion of Class E(g) (i-iii) and the sequential test applied to planning applications for main town centre uses?

Retail and other main town centre uses overall

- 3.5 Does the Plan identify any changes in the amount of floorspace for retail and other main town centre uses to be provided for in the area?
- 3.6 How does the Plan address the changes in floorspace for retail and other main town centre uses alongside the proposals for town centre opportunity sites?
- 3.7 How has the retail hierarchy been defined? Is it justified and supported by evidence?
- 3.8 Are the town centre boundaries justified? Are they based on up-to-date evidence? Will they be effective?
- 3.9 Do the submitted policies provide sufficient guidance on the 'areas of opportunity'? Are the areas of opportunity justified and will they be effective?
- 3.10 Is the Plan sufficiently clear whether any local retail floorspace would be provided within any of the site allocations?

Issue 2

Whether the detailed policies for employment and retail development are justified, effective and consistent with national policy

Policy 64 - Additional employment land

- 3.11 Is the approach to proposals for employment development on unallocated sites in Policy 64 justified and sufficiently clear in terms of whether it is appropriate to the role and function of a settlement, and how that should be assessed?
- 3.12 Are the circumstances set out in Policy 64 where employment development will be supported elsewhere, sufficiently clear to be effective?
- 3.13 Are the criteria that will be used to assess proposals for national and regional logistics development adjacent to M4 Junction 17 in Policy 64 justified?
- 3.14 Are the other requirements of development proposals in Policy 64, particularly with respect to the effects on delivery of strategic employment allocations and the local transport network - justified, effective and consistent with national policy?
- 3.15 Does the policy devolve assessment to documentation that is not part of the development plan (e.g. Department for Transport advice)?

Policy 65 - Additional employment land

- 3.16 Is the intention of Policy 65 that 'all land in employment use should be retained for employment purposes' justified and consistent with national policy, given that it goes on to set out specific circumstances where employment land may be lost?
- 3.17 Are the specific circumstances set out in Policy 65 where loss of employment land may be accepted, justified and effective with respect to the evidence required to demonstrate:
- a) that the site is no longer suited for current or future business needs?
 - b) that the site has been unsuccessfully marketed?

- 3.18 Taking each of the other criteria in turn, is Policy 65 justified and consistent with national policy?
- 3.19 Are there any requirements set out in the reasoned justification which are not reflected in the policy wording?

Policy 67 - Sequential test and retail impact assessment

- 3.20 Is Policy 67 sufficiently clear in terms of whether or not the requirement of a sequential test for main town centre uses would apply to development proposals for uses that also fall within the definition of 'employment development' for the purposes of other parts of the Plan?
- 3.21 Is the threshold for requiring applicants to prepare a retail impact assessment justified and supported by evidence?
- 3.22 Is the wording of Policy 67 sufficiently clear in terms of how proposals will be assessed in relation to maintaining and enhancing the vitality and viability of a town centre?

Policy 68 - Managing Town centres

- 3.23 Is Policy 68 a strategic policy?
- 3.24 Is the approach to uses within Class E of the Use Classes Order consistent with the provisions of that Order in relation to changes within the use class?
- 3.25 Is the approach in Primary Shopping areas where works do not require planning permission consistent with the Framework? Would it conflict with the Use Classes Order in respect of active frontages? Is this approach justified and supported by evidence?
- 3.26 Does Policy 68 devolve the detail for decision-making in relation to 'the kinds of uses that are accepted within different areas of the town centre' to strategies whose requirements are not included within Plan policies?
- 3.27 Are there any requirements for development set out in the reasoned justification to Policy 68 which are not reflected in the policy wording?

Matter 4 - The Spatial Strategy and the distribution of development
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Issue

Whether the Spatial Strategy and the distribution of development are justified.

Relevant policies – Policies 1, 2, 3, 5, 6, 9, 21, 22, 39

Questions

Spatial Strategy overall

- 4.1 Is the spatial distribution of development across the borough justified and what factors influenced the Spatial Strategy, for example physical and environmental constraints, effects on the highway network, the capacity of infrastructure to accommodate the proposed amount development?
- 4.2 What alternative options for the spatial strategy were considered?

- 4.3 Why was the submitted approach chosen and is it an appropriate strategy having regard to reasonable alternatives?
- 4.4 What effect would the proposed spatial strategy have on the objectives of National Landscapes in the Plan area?
- 4.5 Does the Plan propose any new development within the Green Belt? If so, do exceptional circumstances exist to justify the release of land from the Green Belt?
- 4.6 Are the Plan's strategic policies sufficiently clear about the overall amount of new housing and employment development envisaged in each settlement/ Housing Market area?
- 4.7 Do the Plan's strategic policies set out a clear strategy for the identification of strategic economic growth in Wiltshire?
- 4.8 Is the Plan sufficiently clear how the requirements for strategic logistics and distribution will be addressed? Is the plan positively prepared as a result?
- 4.9 Does the submitted Plan's approach strike an appropriate balance between the identification of land for new homes and employment?
- 4.10 Is the settlement strategy set out in Policy 1 justified?
- 4.11 Taking the first three bullet points of Policy 2 in turn, are they justified? Will they be effective?
- 4.12 Is the proposed area of search for the Salisbury Area new community justified? Does Policy 21 provide sufficient specificity to guide the location of the proposed new settlement? Will it be effective? Is the reliance on contributions to housing within the Plan period from the proposed new settlement justified?
- 4.13 If the need for new homes from the proposed new settlement to contribute to housing delivery by 2038 is identified in the Plan's evidence base, why is establishing the need for the new settlement devolved to a future plan review?
- 4.14 Having regard to paragraph 22 of the Framework, should the Spatial Strategy look beyond 15 years post-adoption of the plan having regard to the larger scale growth proposed by the new settlement?
- 4.15 Is the overall approach to reserve sites justified? Will it be effective? Taking each of the requirements in turn, are bullets 1-3 of Policy 3 justified?
- 4.16 Is the approach to broad locations for future growth justified? What is intended by the requirement in Policy 3 for the identification of additional urban extensions in subsequent development plan documents?
- 4.17 Are the broad locations sufficiently clear? Are they identified on the key diagram/ policies map? Is the approach consistent with paragraph 23 of the Framework? Will it be effective?
- 4.18 Does the plan clearly set out the requirements for infrastructure including, transport, telecommunications, security, water supply, wastewater, flood risk, health, education and cultural infrastructure and energy as required by paragraph 20 of the Framework?
- 4.19 What are the likely impacts of the proposed scale and distribution of development on existing infrastructure?
- 4.20 Is there evidence of identified needs in terms of locational gaps and capacity issues relating to existing infrastructure that should be addressed in the Plan?
- 4.21 Which improvements to infrastructure are required and will they be critical to the delivery of the spatial strategy and how will they be brought forward and funded?

- 4.22 Is there any evidence of a need to include any additional infrastructure projects in the Plan?
- 4.23 Should the specific infrastructure projects that are required to support residential and other forms of development during the Plan period in Principal Settlements and Market Towns be identified in relevant policies?
- 4.24 Are the contributions expected from development proposals towards specific infrastructure projects sufficiently clear?
- 4.25 Is the Council's viability evidence proportionate and up-to-date having regard to relevant national policy and guidance, and has it taken full account of and influenced the policy requirements of the Plan?
- 4.26 Is there any clear evidence that the policy requirements of the Plan would affect the viability or deliverability of proposed site allocations or that any further changes are required to achieve soundness in those respects?
- 4.27 Does the viability assessment provide sufficient granularity when considering the effects of the Plan's policies on the development of sites of 6-49 dwellings?
- 4.28 Does the reasoned justification at paragraph 3.65 of Policy 5 include requirements for development to adhere to, which should be within the policy text?
- 4.29 Is the Plan's reliance on Neighbourhood Plans to bring forward sites in Large Villages and Local Service Centres, together with some sites in Principal Settlements and Market Towns, justified?
- 4.30 What provisions does the Plan make if Neighbourhood Plans do not allocate new residential sites as envisaged?
- 4.31 Do the Neighbourhood Area figures relate to designated Neighbourhood Areas or individual settlements?
- 4.32 How were each of the Neighbourhood Area designation housing requirements calculated? Are they justified?

Strategy for the Chippenham Housing Market Area

- 4.33 Is the strategy for the Chippenham Principal Settlement justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 6?
- 4.34 Why was a single large new allocation chosen as the preferred approach? What alternative options were considered and why were these rejected?
- 4.35 Is the requirement for the link to the A4 to the A350 justified? Are any site allocations dependent upon its completion/ implementation?
- 4.36 Is the proposed Chippenham Broad Location sufficiently clear in terms of its scale, timing and location? Is it justified?
- 4.37 Are the Principal Employment Areas identified in Chippenham by Policy 6 (Bumpers Farm Industrial Estate, Methuen Park and Parsonage Way Industrial Estate) justified?
- 4.38 Overall is the amount of employment land to be allocated at Chippenham justified?
- 4.39 Are policies CH1 and CH2 relating to existing plan allocations at Chippenham intended to be saved? If so, where is this set out in the submitted plan?

- 4.40 Does Policy 6 reflect the range of necessary infrastructure requirements as identified in the Infrastructure Delivery Plan (IDP)?
- 4.41 Overall, is the amount of new housing and employment development to be allocated at Calne Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 9?
- 4.42 Is the Principal Employment Area identified in Calne by Policy 9 (Porte Marsh Industrial Estate) justified?
- 4.43 Overall, is the amount of new housing and employment development to be allocated at Corsham Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 12?
- 4.44 Is the approach to the reserve site in Corsham (Land East of Leafield Trading Estate) clear, and is it justified and effective in terms of policy expectations in Policy 12 for any site-specific matters?
- 4.45 Are the Principal Employment Areas identified in Corsham by Policy 12 (Leafield Industrial Estate, and Five Ways Trading Estate) justified?
- 4.46 Overall, is the amount of new housing and employment development to be allocated at Devizes Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 14?
- 4.47 Are the Principal Employment Areas identified in Devizes by Policy 14 (Banda Trading Estate, Folly Road, Hopton Industrial Estate, Hopton Park, Le Marchant Barracks, Mill Road, Nursteed Industrial Estate and Police Headquarters) justified?
- 4.48 Overall, is the amount of new housing and employment development to be allocated at Malmesbury Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 16?
- 4.49 Would the reserve site 'Land off Park Lane and Sherston Close' have any effect on the setting of the National Landscape, and is the reserve site otherwise justified?
- 4.50 Are the Principal Employment Areas identified in Malmesbury by Policy 16 (Malmesbury Business Park, Dyson Site and Land North of Tetbury Hill) justified?
- 4.51 Overall, is the amount of new housing and employment development to be allocated at Melksham Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 17?
- 4.52 Where would the proposed Melksham Broad Location be sited? When would it be required and is it justified?
- 4.53 What is the status of the proposed bypass to the east of Melksham? What evidence is there to support its inclusion within the submitted plan? Is the proposed new housing contingent upon its construction and operation? Is it justified? Would it be viable? Is there a reasonable prospect that it would be built within the Plan period?
- 4.54 Are the Principal Employment Areas identified in Melksham by Policy 17 (Bowerhill Industrial Estate, Hampton Business Park, Avonside Enterprise Park, Intercity Industrial Estate, Upside Business Park, Challemead Business Park and Bradford Road Employment Area) justified?
- 4.55 Why is the indicative bypass corridor route shown on the concept plans, but not on the Policies Map?
- 4.56 Does the Policy 17 fully reflect the identified requirements for infrastructure improvements?

Strategy for the Salisbury Housing Market Area

- 4.57 Overall, is the amount of new housing and employment development to be allocated at the Salisbury Principal Settlement justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 22?
- 4.58 Are the Principal Employment Areas identified in Salisbury by Policy 22 (Old Sarum, Southampton Road and Churchfields Employment Area) justified?
- 4.59 Is there sufficient evidence to justify that the proposed level of growth in Salisbury would maintain the safety and function of the strategic road network and the surrounding local highway network throughout the Plan period?
- 4.60 Does Policy 22 reflect the identified requirements for infrastructure improvements and the relationship with heritage assets and the surrounding landscape?
- 4.61 Overall, is the amount of new housing and employment development to be allocated at Amesbury Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 36?
- 4.62 Are the Principal Employment Areas identified in Amesbury by Policy 36 (Solstice Park, London Road, Porton Down and High Post) justified when taking account of the employment land review?
- 4.63 Is there sufficient evidence to justify that the proposed level of growth in Amesbury would maintain the safety and function of the strategic road network and the surrounding local highway network throughout the Plan period?
- 4.64 Does Policy 36 reflect the identified requirements for infrastructure improvements and the relationship with heritage assets, including World Heritage Sites?
- 4.65 Overall, is the amount of new housing and employment development to be allocated at Tidworth and Ludgershall Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 39?
- 4.66 Does Policy 39 appropriately reflect Ludgershall's status as a settlement in the Salisbury Housing Market Area, insofar as it is not listed as a constrained settlement in the Plan?
- 4.67 Is the Principal Employment Area identified in Policy 39 (Castledown Business Park) justified?
- 4.68 Is there sufficient evidence to justify that the proposed level of growth in Tidworth and Ludgershall would maintain the safety and function of the strategic road network and the surrounding local highway network throughout the Plan period?

Strategy for the Swindon Housing Market Area

- 4.69 Overall, is the amount of new housing and employment development to be allocated at Marlborough Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 44?
- 4.70 Are the Principal Employment Areas identified in Marlborough by Policy 44 (Marlborough Business Park, Pelham Court Site and Wagon Yard) justified?
- 4.71 Is there sufficient evidence to justify that the proposed level of growth in Marlborough would maintain the safety and function of the strategic road network and the surrounding local highway network throughout the Plan period?

- 4.72 Overall, is the amount of new housing and employment development to be allocated at Royal Wootton Bassett Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 47?
- 4.73 Evidence in document CD/41A indicates that the housing requirement in Policy 47 as submitted for Royal Wootton Bassett Market Town may be incorrect. Taking account of the most up-to-date evidence available, what should the housing requirement be?
- 4.74 Are the Principal Employment Areas identified in Royal Wootton Bassett by Policy 47 (Whitehill Industrial Estate, Interface Industrial Estate and Coped Hall Business Park) justified?
- 4.75 Is there sufficient evidence to justify that the proposed level of growth in Royal Wootton Bassett would maintain the safety and function of Junction 16 of the M4 and the surrounding road network throughout the Plan period?
- 4.76 Does the Policy 47 reflect the identified requirements for infrastructure improvements and the relationship with heritage assets?

Strategy for the Trowbridge Housing Market Area

- 4.77 Overall, is the amount of new housing and employment development to be allocated at Trowbridge Principal Settlement justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 52?
- 4.78 Are the Principal Employment Areas identified in Trowbridge by Policy 52 (Canal Road Industrial Estate, White Horse Business Park, West Ashton Road, Bryer Ash Business Park and Bradford Road) justified?
- 4.79 Is the Trowbridge Broad Location for further housing and employment development and co-ordinated delivery of infrastructure justified and sufficiently clear in terms of its scale, timing and location?
- 4.80 Is there sufficient evidence to justify that the proposed level of growth in Trowbridge would maintain the safety and function of the A361, A363, A366, B3105 and the surrounding road network throughout the Plan period?
- 4.81 Are the expectations of Policy 52 seeking to balance additional growth in Trowbridge with respecting the individual identities of nearby villages, sufficiently clear to be evident how a decision maker should react to development proposals?
- 4.82 Does Policy 52 appropriately reflect the identified requirements for infrastructure improvements and the relationship with heritage assets and the Bath and Bradford on Avon Bats Special Area of Conservation?
- 4.83 Overall, is the amount of new housing and employment development to be allocated at Bradford on Avon Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 57?
- 4.84 Is the approach to the reserve site in Bradford on Avon (Land at the Former Golf Course) clear, and is it justified and effective in terms of policy expectations in Policy 57 for any site-specific matters?
- 4.85 Are the Principal Employment Areas identified in Bradford on Avon (Treenwood Industrial Estate and Elm Cross Trading Estate) justified?
- 4.86 Is there sufficient evidence to justify that the proposed level of growth in Bradford on Avon would maintain the safety and function of the local road network throughout the Plan period?

- 4.87 Does Policy 57 have sufficient regard to the relationship of development proposals with the Bath and Bradford on Avon Bats Special Area of Conservation?
- 4.88 Overall, is the amount of new housing and employment development to be allocated at Warminster Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 58?
- 4.89 Are the Principal Employment Areas identified in Warminster (Crusader Park, Warminster Business Park, Woodcock Road Industrial Estate and Northlands Industrial Estate) justified?
- 4.90 Is there sufficient evidence to justify that the proposed level of growth in Warminster would maintain the safety and function of the local road network, including the A36, throughout the Plan period?
- 4.91 Are the detailed expectations of Policy 58, including the extent of main town centre uses to be permitted, the infrastructure requirements required to support future development proposals and the relationships with the River Avon Special Area of Conservation and the Bore Hill Farm biodigester, sufficiently clear to be effective?
- 4.92 Overall, is the amount of new housing and employment development to be allocated at Westbury Market Town justified and capable of being delivered through a combination of existing allocations, small sites and other sources of supply as identified in Policy 60?
- 4.93 Are the Principal Employment Areas identified in Westbury (West Wiltshire Trading Estate, Brook Lane Trading Estate and North Acre Industrial Estate) justified?
- 4.94 Is there sufficient evidence to justify that the proposed level of growth in Westbury would maintain the safety and function of the local road network, including the A350 and A36, throughout the Plan period?
- 4.95 Are the expectations of Policy 60 in terms of the relationships with the surrounding landscape, including the nearby National Landscape, sufficiently clear to be effective?

Rural Areas

- 4.96 Is the strategy for the rural areas and the associated distributions of housing growth to Local Service Centres, Large Villages, and Small Villages justified?
- 4.97 Is the identification of Principal Employment Areas in rural areas – Fiveways Trading Estate in Rudloe; Marlborough Road, Pewsey; Salisbury Road Business Park, Pewsey; Manor Farm, Manningford Bruce; Hirata Site, Burbage; Porton Down; Downton Business Centre; and High Post, justified?
- 4.98 The Council have proposed in CD/41A to delete Broomcroft Road, Pewsey from the list of Principal Employment Areas as it is not considered to be available for employment uses following its recent redevelopment for housing. Would the deletion of the proposed allocation have any implications for the deliverability of employment growth in the Plan?

Matter 5 - Delivering the spatial objectives

Issue

Whether the detailed development policies for delivering the spatial objectives of the Plan are justified, effective and consistent with national policy.

Relevant Policies – 66, 69, 70, 71, 72, 73, 74, 75

Questions

Policy 66 - Military establishments

5.1 Is Policy 66; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Is the requirement that it is well related to an existing settlement in location and scale justified and effective?
- b) Should it address other issues such as accessibility to local services?
- c) Does it adequately reflect the purposes of national landscapes when considering the reuse of military establishments outside the designated settlement boundaries?
- d) Does it provide sufficient guidance where redundant military establishments may not be suitable for redevelopment for employment uses?

Policy 69 - Tourism

5.2 Is Policy 69; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Whether it provides sufficient flexibility for tourist proposals which may not be located in or close to locations in the settlement hierarchy?
- b) Whether it is consistent with national policy in terms of the approaches to the historic environment, valued landscapes and light, noise and odours.

Policy 70 - Sustainable Transport

5.3 Is Policy 70; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Is it a strategic policy?
- b) Are the listed requirements sufficiently clear to be effective for the purpose of decision taking, and consistent with national policy?
- c) Does the policy approach accord with the settlement hierarchy?
- d) Is the Plan, including Policy 70, sufficiently clear about the relationship between the transport strategies for the Principal Settlements and Market Towns and the Infrastructure Delivery Plan?

Policy 71 - Transport and New Development

5.4 Is Policy 71; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Is it consistent with the tests set out at paragraph 57 of the Framework where planning obligations are sought to mitigate the effects of development proposals?
- b) Are the relevant considerations identified otherwise justified, effective and consistent with national policy?
- c) Is the policy sufficiently clear to be justified and effective in terms of the circumstances when travel plans will be required from development proposals?
- d) Is the policy and the reasoned justification at paragraph 5.41 clear whether there are any local policies relating to Electric Vehicle charging which may be introduced?

Policy 72 - Development impacts on the primary and major road networks

5.5 Is Policy 72; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Does the policy apply to the Strategic Road Network (SRN) and if so, is it clear as to how any proposals which affect the SRN will be considered?
- b) If the reasoned justification at paragraph 5.42 is justified, should it be included in the policy wording?

Policy 73 - Transport: Demand management

5.6 Is Policy 73; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Is it a strategic policy?
- b) Is it sufficiently clear what types of development and of what scale it will apply to?
- c) How will the policy be implemented in respect to car park management and will it be effective?
- d) Is it justified to defer its implementation by referring to other documents that are not part of the development plan (e.g. The Local Transport Plan, LTP parking strategy, Local Cycling and Walking Infrastructure plans and LTP smarter choices strategy)?

Policy 74 - Movement of goods

5.7 Is Policy 74; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Whether it is a strategic policy?
- b) Is it consistent with the spatial strategy?
- c) Whether it is coterminous with the Plan's employment land allocations (including that Boscombe Down is accessed from a non-strategic A class road)?
- d) How will it safeguard land for rail freight interchanges and is that approach sound?
- e) Are the restrictions on lorry routes and requirements relating to freight movements and sustainable last mile delivery options positively prepared, how will they be implemented, and should they include clear thresholds for decision-making?

Policy 75 - Strategic Transport Network

5.8 Is Policy 75; positively prepared, justified, effective and consistent with national policy?

Responses should specifically address:

- a) Whether it is a strategic policy?
- b) Is the land identified for the station improvements listed in criteria 4a) to e) identified in the Plan and are they shown on the policies map?
- c) Are any improvements to, or development proposals for the listed railway stations identified in evidence base, and are they included in the Infrastructure Delivery Plan?

**DEADLINE FOR SUBMISSION OF HEARING STATEMENTS FOR EXAMINATION STAGE TWO
HEARINGS (MATTERS 1 to 5) - 5PM ON MONDAY 20 OCTOBER 2025**

EXAMINATION HEARINGS STAGE THREE

Matter 6 - The approach to Site Allocations

Issue

Whether the approach to the site allocations is justified, effective and consistent with national policy.

Questions

- 6.1 Is the site selection methodology justified? Is it appropriate?
- 6.2 How has the site selection methodology reflected the findings of the Heritage Impact Assessment (HIA)?
- 6.3 What approach was used in the identification of the reserve sites? Is it justified?
- 6.4 How have the site allocations been informed by the Strategic Flood Risk Assessment (SFRA)?
- 6.5 Having regard to the risk of flooding, has each of the site allocations passed the sequential approach to site selection? Is this clearly set out in evidence?
- 6.6 What effect has the stage 2 SFRA had on the site allocations, the accompanying policies and concept plans?
- 6.7 Is the Plan sufficiently clear on the measures that development of site allocations in Bradford on Avon, Calne, Devizes, Laverstock, Marlborough, Salisbury and Westbury are required to contribute to in relation to mitigating impacts on designated Air Quality Management Areas (AQMA's) and how those contributions will be calculated?
- 6.8 Can the site allocations in the Salisbury and Marlborough areas achieve nutrient neutrality? How is it envisaged this will be achieved?
- 6.9 What evidence is there to demonstrate that there is sufficient capacity in the local highway network to support the proposed site allocations?
- 6.10 What evidence is there to support the anticipated housing delivery rate for each residential site allocation?
- 6.11 Are the intended funding contributions to infrastructure as set out in the individual site allocation policies sufficiently clear to be effective, justified and consistent with national policy in terms of how the contributions would be calculated?
- 6.12 Is it justified that some site allocations in the Plan (Policies 7, 11, 18, 20, 23, 26, 27, 40, 48, 49, 51, 53, 55, 61 and 62) require that a single comprehensive masterplan, phasing and delivery strategy be prepared and approved by the local planning authority in advance of any planning application - and would such an approach conflict with other legislation?
- 6.13 For effectiveness, should Policies 6, 9, 12, 14, 16, 17, 22, 36, 39, 44, 47, 52, 57, 58 and 60 be modified to ensure that it is evident how a decision maker should react to development proposals, including within site allocations, in each of those areas?
- 6.14 Are the approaches to mitigation requirements required for site allocations, including with respect to biodiversity, protected species and hedgerows/trees, justified and consistent with national policy?
- 6.15 Do the policies of the Plan adequately make clear the infrastructure requirements for each of the allocated sites and the timing of provision of such infrastructure?

Questions

Chippenham Area Site Allocations

Relevant Policies - 7, 8, 10, 11, 13, 15, 18, 19, 20

Policy 7 - Land South of Chippenham and east of Showell Farm

- 6.16 Is Policy 7 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) What is the current planning status of the site?
 - b) How has the site area been defined?
 - c) Is there sufficient evidence that the full site can be comprehensively developed?
 - d) Is Policy 7 sufficiently clear on the overall scale of development that is proposed to be allocated?
 - e) Is the Plan sufficiently clear on what the full capacity of the proposed allocation within the red line boundary would be?
 - f) Is the Plan sufficiently clear as to what proportion of the allocation is likely to come forward beyond the submission Plan period?
 - g) Are there any consequential effects for the policy or concept plan as a result of the level 2 SFRA?
 - h) Are the land area requirements for the range of uses required to be provided within the allocation sufficiently clear? Are they justified?
 - i) Will the policy be effective in guiding subsequent planning applications/ reserved matters applications?
 - j) Would the allocation have any potential significant impacts on designated heritage assets?
 - k) Is the new road corridor between the A4 and A340 justified? When would it be required and what effect would it have on the phasing of new residential and employment development?
 - l) Does the link road require funding from development beyond the Plan period? Overall, is the proposed road link viable? Is it deliverable within the plan period?
 - m) Is the approach to green and blue infrastructure and dark corridors along the River Avon justified and consistent with national policy, including having regard to the recommendations of the Habitats Regulation Assessment?
 - n) Is there any inconsistency between the boundary of the site within the Plan and the Policies Map?
 - o) What effects would the proposed change to the concept plan (fig 4.2) shown in SD/41A and the consequential changes to the Policies Map have on the allocation?
 - p) Are the other changes to Policy 7 as set out in SD/41A justified and necessary for soundness?

Policy 8 - Chippenham town centre

6.17 Is Policy 8; positively prepared, justified, effective and consistent with national policy?
Responses should specifically address:

- a) Whether it is sufficiently clear as to the amount of residential development, floorspace of new/expanded retail, commercial and other uses proposed?
- b) Has the sequential test been passed having regard to the proposed residential use at Bath Road and Emery Gate shopping centre sites?
- c) What are the conclusions of the level 2 SFRA for the sites?
- d) Overall, would the site be viable?

Policy 10 - Land off Spitfire Road, Calne

6.18 Is Policy 10 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation should be clearer in terms of the employment uses that will be permitted and are the associated requirements effective?
- b) Would the proposed allocation have any effect on the setting of the National Landscape?

Policy 11 - Land to the north of Spitfire Road, Calne

6.19 Is Policy 11 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What is the current planning status of the site?
- b) Would the site have any effect on the National Landscape or its setting?
- c) Is the policy sufficiently clear as to land requirements for provision of public open space?
- d) Is the area shown on the concept plan for plots for custom and self-build dwellings on the site justified? Is this intended to be a development requirement and therefore should it be specifically identified within the policy text for effectiveness?

Policy 13 - Land south of Dicketts Road, Corsham

6.20 Is Policy 13 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) How has the boundary of the proposed allocation and the site size been defined?
- b) Does the allocation boundary accord with the concept plan boundary?
- c) How would a development boundary with the Neighbourhood Plan green buffer be intended to be achieved and should this be made clear in the policy?
- d) Is there a local deficit of provision of allotments in Corsham to justify the requirement for provision and should the policy be more specific in terms of the quantity required from the development?
- e) Has the presence of existing easements within the site and the potential need for additional water infrastructure been considered when calculating the indicative capacity of the allocation?
- f) Are any changes required to the approach to drainage for effectiveness?

Policy 15 - Land at Devizes Wharf, Assize Court and Wadworth Brewery, Devizes

6.21 Is Policy 15 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Having regard to document SD/73, what is the current planning status of each of the three component parts of the site allocation?
- b) Is the requirement for the three main parcels to be developed in combination justified?
- c) What effects would the proposed policy have on designated heritage assets and is the policy consistent with the Framework in respect of the conservation of designated heritage assets or their setting?
- d) Does the policy provide sufficient clarity on the amount of different uses that would be acceptable on the sites and is there sufficient specificity to guide decision-makers?
- e) Does the policy devolve criteria or guidance that may be used for decision-making to the 'New Masterplanning Devizes Wharf Redevelopment Feasibility Update' which is not part of the development plan?
- f) Are the requirements for contributions towards measures in the Devizes Transport Strategy and secondary and early years justified having regard to d) above, and how would they be calculated?
- g) Is the approach to the protection of the canal and its use, including retention of all hedgerows and trees along with a wide buffer and ecological protection zone, justified and consistent with national policy?

Policy 18 - Land east of Melksham

6.22 Is Policy 18 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What is the current planning status of the site?
- b) Is the 5ha of employment land and the requirement for land for a 2 form entry primary school, justified?
- c) Would the proposal affect any designated heritage assets or their setting?

Policy 19 - Land off Bath Road, Melksham

6.23 Is Policy 19 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What is the current planning status of the site?
- b) Is the site allocation justified in terms of the apportionment of approximately 135 dwellings and 2ha of land for the expansion of Melksham Oak Academy/Community School?

Policy 20 - Land north of the A3102, Melksham

6.24 Is Policy 20 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What is the current planning status of the site?
- b) Is the site allocation justified in terms of the apportionment of approximately 285 dwellings and 0.4ha of land for a 100-place nursery?

Questions

Salisbury Area Housing Allocations

Relevant Policies - 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 40, 41, 42, 43

Policy 23 - Land north east of Old Sarum, Salisbury

6.25 Is Policy 23 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What is the current planning status of the site?
- b) What effect would the allocation have on designated heritage assets?
- c) Is there evidence that any harm to designated heritage assets can be avoided even after mitigation?
- d) What evidence is there that the allocation can be developed as envisaged having regard to the extent of likely archaeological remains on site?
- e) Does the concept plan at figure 4.16 reflect the Heritage Impact Assessment?
- f) Is there a local deficit of allotments to justify the requirement for provision and should the policy be more specific in terms of the quantity required from the development?

Policy 24 - Land at Netherhampton Road Garden Centre

6.26 Is the site still available for development?

6.27 If not, are modifications necessary to delete the site from the plan?

Policy 25 - Land north of Beehive Park and Ride

6.28 Is Policy 25 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What effect would the allocation have on designated heritage assets?
- b) Having regard to the Heritage Impact Assessment findings, is there evidence that any harm to designated heritage assets can be avoided even after mitigation?
- c) Is there a local deficit of provision of allotments to justify the requirement for provision and should the policy be more specific in terms of the quantity required from the development?
- d) Is the requirement for a strategy of mitigation relating to a Source Protection Zone 1 and Drinking Water Safeguard Zone justified as a site-specific issue in this particular location?
- e) Is the allocation sufficiently clear in terms of whether site specific measures are required as part of a future development to neutralise levels of phosphates flowing into the River Avon Special Area of Conservation?

Policy 26 - Land north of Downton Road, Salisbury

6.29 Is Policy 26 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Would the allocation result in any adverse effects on the visibility of Salisbury Cathedral and if so, is there evidence that any effects could be adequately mitigated?

- b) Would the site be at risk of flooding and if so, should such matters be addressed in the policy?
- c) Would the development of the proposed allocation have any effect on the adjacent Site of Special Scientific Interest?
- d) Would the allocation have any effect on the local highway network?
- e) Is there a local deficit of provision for children's play areas and allotments to justify the requirement for provision and should the policy be more specific in terms of the quantity required from the development?
- f) Is the allocation sufficiently clear in terms of whether site specific measures are required as part of a future development to neutralise levels of phosphates flowing into the River Avon Special Area of Conservation?

Policy 27 - Land south of Harnham, Salisbury

6.30 Is Policy 27 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) What effect would the allocation have on designated heritage assets? Is there evidence that any harm to designated heritage assets can be avoided even after mitigation?
- b) Is there any conflict between the findings of the Heritage Impact Assessment and the concept plan for the site?
- c) Would the site have any effect on the setting of the nearby National Landscape?
- d) Is there a local deficit of provision of allotments to justify the requirement for provision and should the policy be more specific in terms of the quantity required from the development?
- e) Is the allocation sufficiently clear in terms of whether site specific measures are required as part of a future development to neutralise levels of phosphates flowing into the River Avon Special Area of Conservation?

Policy 28 - Land west of Coombe Road, Salisbury

6.31 Is Policy 28 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the Plan is sufficiently clear on any interrelationships between the sites allocated by Policies 27 and 28, such as site access?
- b) How would this be coordinated?
- c) When taking account of the scale of the proposed allocation, are the expectations of the provision of children's play areas and allotments justified?

Policy 29 - Suitable Alternative Natural Greenspace, South Salisbury

6.32 Is Policy 29 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) How will the Suitable Alternative Natural Greenspace (SANG) be provided and when is it likely to be delivered?
- b) Is the SANG required for the lifetime of the development or in perpetuity?
- c) Is Policy 29 sufficiently clear on the trigger for the implementation of the SANG?

- d) Is the policy sufficiently clear how the SANG would be managed and maintained?
- e) How will the effectiveness of the SANG be monitored?

Policy 30 - Land east of Church Road, Laverstock

- 6.33 Is Policy 30 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Are the requirements justified having regard to the scale of the proposed allocation?
 - b) Does the proposed allocation accord with the sequential approach to site selection in relation to flood risk, and should any flood risk requirements be included in the policy?
 - c) Does the scale of the proposed allocation accord with the role of Laverstock in the settlement hierarchy?
 - d) Is the allocation sufficiently clear in terms of whether site specific measures are required as part of a future development to neutralise levels of phosphates flowing into the River Avon Special Area of Conservation?
 - e) Is the requirement for provision of SANG sufficiently clear?

Policy 31 - Salisbury Central Area

- 6.34 Is Policy 31 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Does the policy provide sufficient guidance for each of the respective opportunity sites and what is expected on development proposals?
 - b) In light of the potential for residential development, has the site allocation passed the sequential approach to site selection having regard to flood risk? What evidence is there to demonstrate development would be safe?

Policy 32 - Salisbury Skyline

- 6.35 Is Policy 32; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Taking each of the requirements in bullets 1-3 in turn, are they justified and effective? Are they supported by evidence?

Policy 33 - The Maltings and Central Car Park

- 6.36 Is Policy 33 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Is it sufficiently clear on the amount of residential, retail, service and leisure and other uses expected to come forward on the site?
 - b) Has the site been subject to the sequential approach to site selection having regard to flood risk?
 - c) Is public funding required to bring forward the site for the range of uses set out in the policy, and is there a reasonable prospect of it being developed during the plan period?

Policy 34 - Churchfields Employment Area

6.37 Is Policy 34 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Are the requirements relating to restrictions on HGV traffic and the measures to minimise on-street parking justified and sufficiently clear to be effective?
- b) What is the status of the 'Estate Regeneration Plan and accessibility study'? Has it been completed, and if so, what does it recommend and why are any requirements not included in the policy?

Policy 35 - Salisbury District Hospital Campus

6.38 Is Policy 35 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the anticipated scale of developable land justified given that further master planning is required?
- b) Would the allocation have any effect on the setting of the National Landscape?
- c) Is the policy sufficiently clear regarding the extent of any existing or future key workers dwellings on the site?

Policy 37 - Boscombe Down

6.39 Is Policy 37 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Does the policy provide sufficient clarity to guide any additional employment development at Boscombe Down?

Policy 38 - Porton Down

6.40 Is Policy 38 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Does the policy provide sufficient clarity to guide any additional employment development at Porton Down?
- b) Is the policy necessary in light of other policies in the Plan?
- c) Is the High Post Industrial Area intended to fall within the scope of Policy 38?

Policy 40 - Land south east of Empress Way, Ludgershall

6.41 Is Policy 40 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the site allocation justified in terms of the apportionment of approximately 1,220 dwellings, 0.7ha of employment land, two 0.3ha sites for two 80 place early years nurseries and a local centre?
- b) Is the requirement for determining the trigger point for the access via a transport assessment justified? What effect does this have on the timing of new housing on the site coming forward for development?

- c) Are the requirements relating to access arrangements justified and effective, given that Andover Road lies outside of Wiltshire?
- d) Are the other requirements of the policy in the bullet points effective?

Policy 41 - Land at Bulbridge Estate, Wilton

- 6.42 Is Policy 41 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Is the allocation justified, and should it be clearer how access would be achieved?
 - b) Would the proposed allocation have any effect on nearby National Landscapes or their setting?

Policy 42 - Land at Dead Maid Quarry Employment Area, Mere

- 6.43 Is Policy 42 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Whether the allocation is justified for the 1.5ha of employment uses specified and are they compatible with the on-site habitat associated with Norwood?
 - b) Would the proposed allocation have any effect on nearby National Landscapes or their setting?

Policy 43 - Land safeguarded for education at Tanner's Lane, Shrewton

- 6.44 Is Policy 43 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Is the proposed allocation justified as safeguarded for pre-school provision?
 - b) Is there a reasonable prospect of the site coming forward during the plan period?

Questions

Swindon Housing Market Area Site Allocations

Relevant Policies - 45, 46, 48, 49, 50, 51

Policy 45 - Land at Chopping Knife Lane, Marlborough

- 6.45 Is Policy 45 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Is the proposed allocation justified and effective in the absence of detail on water supply and wastewater infrastructure that may be required?
 - b) Is there specific justification for the requirement that vehicular access is taken from White Horse Road, in preference to potential alternatives such as from Elcot Lane?
 - c) Is the intended approach in the policy for development sufficiently clear to be effective and consistent with national policy in terms of requirements relating to:
 - i. the wooded skyline and limiting development to the east of the site, and;
 - ii. hedgerows and trees?

- d) Would the proposed allocation have any adverse impacts on the North Wessex Downs National Landscape, the River Kennet Site of Special Scientific Interest or the setting of nearby heritage assets?

Policy 46 - Land off Barton Dene, Marlborough

6.46 Is Policy 46 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the allocation justified, including for the proposed mix of housing and employment development, the amount of development intended to be accommodated and any water supply and wastewater infrastructure that may be required?
- b) Would the allocation for residential and employment development in this location be capable of providing a safe and suitable access via Barton Dene for all future users?
- c) Would the second access referred to from College Fields (if required to ensure safe pedestrian, cycle and emergency access) be feasible noting the presence of existing development including Marlborough Leisure Centre?
- d) Is the intended approach in the policy sufficiently clear to be justified and effective in terms of proposed requirements to limit the density and height of development?
- e) Would the proposed allocation have any adverse impacts on a National Landscape, biodiversity or the setting of nearby heritage assets?

Policy 48 - Land at Marsh Farm, Royal Wootton Bassett

6.47 Is Policy 48 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation is justified for residential development of approximately 150 dwellings, having regard to the recent planning history of the site?
- b) Would the proposed allocation have any adverse impacts on the Jubilee Lake Local Nature Reserve or the setting of nearby heritage assets?

Policy 49 - Land at Midge Hall Farm, Royal Wootton Bassett

6.48 Is Policy 49 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the proposed allocation justified for a mixed-use development (approximately 415 dwellings, 1.8 ha of office development, a local centre and 2ha of land for a 2 form entry primary school including space for a nursery)?
- b) Should the requirements of the site allocation include any necessary measures to manage any effects upon Jubilee Lake Local Nature Reserve?

Policy 50 - Land West of Maple Drive, Royal Wootton Bassett

6.49 Is Policy 50 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the proposed allocation justified for a residential development of approximately 70 dwellings?

- b) Whether there is specific justification for the requirement that vehicular access is taken from Maple Drive, and whether Lucerne Close is capable of providing a safe and suitable secondary access?
- c) Should any justified restriction on development heights be more specific to ensure that it is evident how a decision maker should react to a development proposal?
- d) Would the proposed allocation have any adverse impacts on the Jubilee Lake Local Nature Reserve or other biodiversity assets within the site, such as local springs?

Policy 51 - Land at Woodshaw, Royal Wootton Bassett

6.50 Is Policy 51 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation for a mixed-use development (approximately 445 dwellings, a local centre, convenience store and 0.4ha of land for nursery provision), including its relationship with the settings of heritage assets, is justified?
- b) Is there specific evidence to justify that Bicknoll Lane and the un-named lane leading to Strawberry Cottage would each be capable of providing a safe and suitable access for all future users? Would this be compatible with other requirements that seek to limit development in the south and east of the site?
- c) Is the development within the allocation dependent on the capacity enhancement of the A3102 roundabout to the north of the site, and is the policy sufficiently clear in terms of how and when it should be delivered?
- d) Are the upgrades that are considered necessary to the 99 bus service and the other enhancements and extensions to existing public transport that are required, sufficiently clear?
- e) Is the extent to which a future development proposal would be expected to contribute to infrastructure upgrades and associated projects, sufficiently clear?
- f) Is the indicative location of the local centre justified when having regard to its relationship with the setting of the Scheduled Monument within the site?

Questions

Trowbridge Housing Market Area Site Allocations

Relevant Policies - 53, 54, 55, 56, 59, 61, 62, 63

Policy 53 - Land North-East of Hilperton, Trowbridge

6.51 Is Policy 53 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation for a mixed-use development (approximately 600 dwellings, 2ha of land for a 2 form entry primary school, convenience store and 0.3 ha of land for an 80 place early years provision), is justified?
- b) Is there specific evidence to justify that the existing A361/Devizes Road roundabout would be incapable of providing a safe and suitable access for all future users? If so, should the proposed location of a new or upgraded roundabout for vehicular access to the site be made clearer?

- c) Would the delivery of development be contingent upon the provision of the off-site Suitable Alternative Natural Greenspace (North Trowbridge Country Park), and if so, are any contributions that may be required from future development proposals clear?
- d) Are the proposed requirements that seek to ensure a suitable relationship with the surrounding landscape and the setting of heritage assets, sufficiently clear?
- e) Are the requirements relating to green infrastructure and biodiversity, including the relationship with the Bath and Bradford on Avon Bats Special Area of Conservation, and are any contributions from development proposals thereto, sufficiently clear?
- f) Is the policy effective in terms of ensuring that the site would not be at risk of flooding or increase the risk of flooding elsewhere?

Policy 54 - North Trowbridge Country Park

6.52 Is Policy 54 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation is justified, including in terms of its intended function and developability as a Country Park of approximately 65ha in size functioning as SANG?
- b) Whether the expectations of development proposals set out in the reasoned justification (paragraphs 4.287 – 4.289) are justified and if so, should they be included in the policy wording for effectiveness and consistency with national policy?

Policy 55 - Land at Innox Mills, Trowbridge

6.53 Is Policy 55 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation for a mixed-use development (including approximately 175 dwellings and a minimum of 10% affordable housing provision) is justified?
- b) Should the mixed commercial, recreation and cultural uses intended to be permitted be more specific in the policy wording?
- c) Whether the access arrangements with the adjacent railway station directly relate to development of the proposed allocation and/or are justified?
- d) Whether requirements relating to biodiversity, including the relationship with the Bath and Bradford on Avon Bats Special Area of Conservation and any contributions from development proposals thereto, are sufficiently clear to be effective?
- e) Would the allocation have any adverse impacts on the setting of nearby heritage assets and are the related expectations effective and consistent with national policy?

Policy 56 - Trowbridge Central Area

6.54 Is Policy 56; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the approach for the Trowbridge Central Area justified, including the identification of the town centre boundary, primary shopping area, and areas of opportunity?
- b) Should the policy wording be clearer in terms of the specific uses that would be permitted in each location?

- c) Should the relationship of future development proposals with the Riverway Industrial Estate be addressed in the policy wording?

Policy 59 - Land at Brook Street

6.55 Is Policy 59 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) The Council have proposed in CD/41A to delete this proposed allocation from the Plan as it is not considered to be available for delivery. Would the deletion of the proposed allocation have any implications for the deliverability of growth as set out in Policy 58 and/or the relationship with the River Avon Special Area of Conservation?
- b) Are there any consequential modifications to other parts of the Plan (such as to tables, maps or figures) if the proposed allocation were to be deleted?

Policy 61 - Land West of Mane Way, Westbury

6.56 Is Policy 61 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Is the proposed allocation justified for a residential development of approximately 220 dwellings as proposed in the policy?
- b) Is it justified in seeking that development proposals take account of the principles shown within the concept plan, given paragraph 4.318 of the Plan makes clear that the concept plan illustrates one treatment of the site and how it may be developed?
- c) Is the buffer required to all onsite watercourses sufficiently precise to be effective?
- d) Is the approach to retention of public rights of way links through the site justified and effective, or should it include flexibility for diversion of routes in specific circumstances?
- e) Are the requirements relating to biodiversity, including the relationships with the Bath and Bradford on Avon Bats Special Area of Conservation, Trowbridge Bat Mitigation Strategy, SANG and water meadows, sufficiently clear?
- f) The Council have proposed in CD/41A to correct annotations from Flood Zone 2 to Flood Zone 3 in Figure 4.45. For effectiveness, should the policy also include requirements that any development proposals which come forward would not be at risk of flooding or increase the risk of flooding elsewhere?
- g) Would the site have any effect on the setting of the Scheduled Monument having regard to the findings of the Heritage Impact Assessment? Is the inclusion of the monument within the allocation justified?
- h) Is the requirement for safeguarding land to the north of the site for a new road connection over the railway justified? How would this connection be funded? Is it viable? Is there a reasonable prospect that it will be brought forward during the plan period?

Policy 62 - Land at Bratton Road, Westbury

6.57 Is Policy 62 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:

- a) Whether the proposed allocation is justified for a residential development of approximately 260 dwellings and 0.3ha nursery provision as proposed?

- b) Whether development proposals should be required to take account of the principles shown within the concept plan, given paragraph 4.320 of the Plan makes clear that the concept plan illustrates one treatment of the site and how it may be developed?
- c) Would the primary access off Bratton Road and the other proposed accesses off of Mill Brook/White Horse View and via Coach Road and the Mill Brook development be capable of providing a safe and suitable access for all future users?
- d) Would the proposed means of access be compatible with other requirements seeking to limit development in the south and east of the site?
- e) Would the site have any effect on designated heritage assets or their setting having regard to the findings of the Heritage Impact Assessment?
- f) Whether the requirements relating to on-site renewable energy and biodiversity, including the relationship with the Bath and Bradford on Avon Bats Special Area of Conservation, Trowbridge Bat Mitigation Strategy, the requirements for SANG and the approach to water meadows, are sufficiently clear?
- g) Whether the expectations in terms of the relationships with the surrounding landscape, including nearby National Landscapes, are sufficiently clear?
- h) Is the policy effective in terms of ensuring that any development proposals that come forward would not be at risk of flooding or increase the risk of flooding elsewhere?

Policy 63 - Westbury Country Park

- 6.58 Is Policy 63 relating to the site allocation; positively prepared, justified, effective and consistent with national policy? Responses should specifically address:
- a) Is the proposed allocation justified for a country park of approximately 27ha in size functioning as a SANG?
 - b) Would the timing of SANG provision align with Policies 61 and 62?
 - c) For effectiveness, should the policy address any specific requirements relating to future management arrangements?
 - d) Are the policy requirements in the reasoned justification relating to the SANG justified? If so, should they be in the policy for effectiveness and consistency with national policy?

Matter 7 - Design, place shaping and environmental considerations
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Issue:

Whether the plan is positively prepared, justified, effective and consistent with national policy in relation to design, place shaping and environmental considerations.

Questions

Relevant Policies – 4, 81, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101

High quality design and place shaping

- 7.1 Policy 98 seeks to promote and encourage high quality design as part of place shaping; is it positively prepared, justified, effective and consistent with national policy in those respects? Responses should specifically address the following:

- a) Whether the individual and cumulative policy requirements of development proposals reflect a design-led approach and are they sufficiently clear, effective and consistent with national policy, so it is evident how a decision maker should react to development proposals?
- b) Are there any additional requirements set out in the reasoned justification that are not reflected in the policy wording, are they justified? If so, should they be added to Policy 98 (or other related policies of the Plan) to be effective?
- c) Are the intended requirements of the Design and Access Statement and which seek that development proposals accord with the Wiltshire Climate Strategy, justified and consistent with national policy?
- d) To be justified and consistent with national policy, should minimum density standards be included in the Plan rather than being deferred to other documents?

Historic environment

7.2 Policy 99 relates to conservation and enhancement of the historic environment. Are its approaches, positively prepared, justified, effective and consistent with national policy? Responses should address the following:

- a) Whether the approach is consistent with national policy which seeks to conserve and enhance the historic environment?
- b) Is any duplication or departure from national policy with respect to the range of designated heritage assets or non-designated assets; necessary and justified?
- c) In any case, are the policy requirements, justified, sufficiently clear and effective, so it is evident how a decision maker should react to relevant development proposals?

7.3 Is the approach of Policy 100 with respect to Stonehenge, Avebury and associated World Heritage Sites, justified, effective and consistent with national policy?

7.4 For effectiveness and to be justified, should Policy 100 make clear the circumstances when a Historic Impact Assessment may be required from development proposals including any buffer zones to be applied to the World Heritage Sites?

Wiltshire's landscapes and dark skies

7.5 Is Policy 91; positively prepared, justified and consistent with national policy in terms of conserving and enhancing Wiltshire's landscapes? Responses should address the following:

- a) Whether the approach to National Landscapes is consistent with paragraphs 176 and 177 of the Framework?
- b) If the expectations of development proposals in the reasoned justification (paragraphs 5.156 to 5.164) are justified, should they be included in the policy wording for effectiveness and consistency with national policy?

7.6 Is Policy 92; positively prepared, justified and consistent with national policy in terms of conserving and enhancing Wiltshire's dark skies? Responses should address the following:

- a) Whether the identification and prioritisation of an International Dark Sky Reserve and National Landscapes, is justified?

- b) If the expectations of development proposals in the reasoned justification (paragraph 5.175 to 5.179) are justified, should they be included in the policy wording for effectiveness and consistency with national policy?

Climate change, including sustainable construction, renewable energy and embodied carbon

7.7 Is Policy 4; positively prepared, justified, effective and consistent with national policy insofar as it sets out the overarching approach to addressing climate change? Responses should specifically address:

- a) Whether it is a strategic policy?
- b) Taking the criteria in Parts A, B, C and D in turn, related to minimising carbon emissions, maximising carbon storage and sequestration and mitigating and adapting to the impacts of climate change, are they justified, effective and consistent with national policy?
- c) Whether the requirement that Sustainable Energy Statements be provided in Part E would be justified for proposals for all new development?

7.8 Is Policy 85; positively prepared, justified, effective and consistent with national policy insofar as it sets out the approach to sustainable construction and low carbon energy? Responses should specifically address:

- a) Whether the expectation of new build residential development to achieve BREEAM excellent, the zero carbon in operation standard and the associated requirements, are justified and consistent with national policy (including the Written Ministerial Statement Planning: Local Energy Efficiency Standards - 13 December 2023)?
- b) Whether the other expectations of development proposals are sufficiently clear and justified and effective insofar as it would be evident how a decision maker should react to planning applications?
- c) If the expectations of development proposals in the reasoned justification (paragraphs 5.98 to 5.106) are justified, should they be included in the policy wording of Policy 85 for effectiveness and consistency with national policy?
- d) Is it sufficiently clear as to how any developer contributions arising from the policy requirements would be calculated and would they be consistent with national policy?

7.9 Is Policy 86; positively prepared, justified, effective and consistent with national policy insofar as it sets out the approach to renewable energy? Responses should specifically address the expectations of development proposals in terms of:

- a) landscapes, including National Landscapes.
- b) the New Forest National Park.
- c) the Green Belt.
- d) the historic environment, including World Heritage Sites and their setting.
- e) best and most versatile agricultural land.
- f) highway safety and cumulative impacts on the road network.
- g) the principles of waste management and the waste hierarchy.
- h) the amenity of local residents.

- 7.10 Is Policy 87; positively prepared, justified, effective and consistent with national policy insofar as it sets out the approach to embodied carbon? Responses should specifically address:
- a) Whether the requirement for major residential and/or non-residential development to be supported by an Embodied Carbon Assessment and a 900kg/sq.m threshold is justified and consistent with national policy (including the Written Ministerial Statement Planning: Local Energy Efficiency Standards - 13 December 2023)?
 - b) If the expectations of development proposals in the reasoned justification (paragraphs 5.114 to 5.116) are justified, should they be included in the policy wording for effectiveness and consistency with national policy?

Biodiversity and geodiversity, including woodland, trees and hedgerows

- 7.11 Is Policy 88; positively prepared, justified, effective and consistent with national policy insofar as it sets out the approach to biodiversity? Responses should specifically address:
- a) Whether the Plan overall would be effective in promoting the conservation of ecological networks and the protection and recovery of priority species?
 - b) Whether the Plan sufficiently identifies and pursues opportunities for securing enhancement of priority habitats?
 - c) Whether the components of local wildlife-rich habitats and wider ecological networks have been mapped in full as expected in national policy?
 - d) If the definition of the UK National Site Network is sufficiently clear to be effective?
 - e) Whether the approach to biodiversity is justified and consistent with national policy, when taking account of the statutory requirements for biodiversity net gain set out in the Environment Act 2021?
 - f) Whether the policy is justified and effective insofar as it requires all development proposals to clearly demonstrate how the mitigation hierarchy has been sequentially applied and demonstrate how they protect features of nature conservation value and geological value?
 - g) Are the other expectations of development proposals sufficiently clear and justified in terms of the policy requirements listed insofar as being evident how a decision maker should react to planning applications?
 - h) Is it sufficiently clear as to how any developer contributions arising from the policy requirements would be calculated, and would they be consistent with national policy?
 - i) Are there any requirements set out in the reasoned justification that are not reflected in the policy wording, are they justified and if so, should they be added to the policy wording (or other related policies of the Plan) to be effective?
- 7.12 Is Policy 89; positively prepared, justified, effective and consistent with national policy insofar as it sets out the approach to biodiversity net gain? Responses should specifically address:
- a) Is the requirement for 20% biodiversity net gain justified by specific local evidence?
 - b) Is the approach justified and consistent with national policy, insofar as seeking that planning applications subject to mandatory net gain must submit a Biodiversity Net Gain Plan in accordance with associated requirements listed in the policy?

- c) If the expectations of development proposals in the reasoned justification (paragraph 5.141) are justified, should they be included in the policy wording for effectiveness and consistency with national policy?

7.13 Is Policy 90; positively prepared, justified, effective and consistent with national policy with respect to the approach to woodlands, hedgerows and trees? Responses should specifically address:

- a) Whether the approach is justified in seemingly only applying to proposals for major development?
- b) If the expectations of development proposals in the reasoned justification (paragraph 5.145) are justified, should they be included in the policy for effectiveness and consistency with national policy?

Community facilities, health and wellbeing, and public open space and play facilities

7.14 Is Policy 81; positively prepared, justified, effective and consistent with national policy with respect to community facilities? Responses should specifically address the following:

- a) Is the approach expressing in principle support for the development of new community facilities within or adjoining settlement boundaries and Small Villages and the associated expectations of proposals, justified and effective?
- b) Whether the listed circumstances where redevelopment and loss of community facilities will be supported are justified and effective?
- c) Is the requirement to provide a comprehensive marketing plan in the defined circumstances, justified and are the associated expectations effective?

7.15 Is Policy 83; positively prepared, justified, effective and consistent with national policy with respect to health and wellbeing? Responses should specifically address:

- a) Whether the approach is justified and effective insofar as appropriately supporting the creation of healthy environments and safe, accessible, suitable and high-quality places, to improve physical and mental health and reduce health inequalities?
- b) Are the specific forms of development identified as requiring a health impact assessment to be carried out - justified and is the policy sufficiently clear to be effective in terms of what a health impact assessment should include?
- c) Are the requirements in terms of providing a healthy food environment, such as access to community gardens, community orchards and/or allotments, sufficiently clear to be effective?

7.16 Is Policy 84; positively prepared, justified, effective and consistent with national policy with respect to its approach to public open space and play facilities? Responses should specifically address:

- a) Whether it provides a clear strategy to address public open space and play facility deficiencies as identified in the Wiltshire Open Space Assessment in terms of quantity, quality and accessibility?
- b) Should the public open space and play facility standards underpinning the requirements of development proposals be included in policy wording or elsewhere in the Plan?

- c) Is the requirement for all major developments to submit an open space assessment justified and if so, are the expectations of its content sufficiently clear to be effective?
- d) How would on-site provision of and financial contributions from development proposals towards public open space and play facilities be calculated?
- e) Whether the policy should also include outdoor sports facilities/playing pitches?

Green and blue infrastructure

7.17 Is Policy 93; positively prepared, justified, effective and consistent with national policy with respect to the approach to green and blue infrastructure? Responses should specifically address:

- a) Whether all developments should make provision for retention or enhancement of green and blue infrastructure, or whether the policy should be focussed upon retention as a minimum and where possible enhancement?
- b) Whether linkages to other policies (for example, Policy 89) should be clearer?
- c) How would financial contributions from development proposals towards green and blue infrastructure projects and initiatives be calculated?
- d) If the expectations of development proposals in the reasoned justification (paragraphs 5.194 and 5.196) are justified, should they be included in the policy wording?
- e) Whether the green and blue infrastructure in Wiltshire should be underpinned by Settlement Frameworks as referred to in the reasoned justification and be mapped in the Plan and/or the Policies Map?

Water resources

7.18 Is Policy 94; positively prepared, justified, effective and consistent with national policy in terms of Wiltshire's canals and the boating community? Responses should specifically address:

- a) Whether it should be clearer in terms of how financial contributions from development proposals will be calculated?
- b) If the expectations of development proposals in the reasoned justification (paragraph 5.203) are justified, should they be included in the policy wording?
- c) Whether there is a reason why provision to meet any identified needs for residential moorings as referred to in paragraph 5.206 has seemingly not been identified?
- d) Whether the associated approach for planning applications set out in the policy wording would be effective and consistent with national policy?
- e) Policy 96 seeks water efficiency insofar as new residential development should have a predicted mains water consumption of no more than 85 litres per person per day. It also requires that non-household development achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction against baseline standards. Are those approaches to water efficiency, and the other requirements, justified and consistent with national policy?
- f) For effectiveness and to ensure that Policy 96 is justified, should it be made clear whether the Policies Map or other evidence (i.e. up-to-date Environment Agency mapping) identify the Source Protection Zone, Safeguard Zone or Water Protection Zone?

Flood risk and drainage

- 7.19 Is Policy 95; positively prepared, justified, effective and consistent with national policy in terms of flood risk? Responses should specifically address the following:
- a) Whether the approach is consistent with national policy which seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk?
 - b) Are the approaches to flood defences, water management, drainage and sustainable drainage systems (SuDS) effective and consistent with national policy?
 - c) Is the proposed greenfield run-off rate betterment of 20% as submitted, and/or alternatives set out in the Wiltshire Council Drainage Betterment Strategy - June 2024, justified?
 - d) Is it justified and consistent with national policy that requirements in terms of SuDS would apply to all new development? Or should the policy be more specific in terms of the type, form and/or scale of development and/or allow for clear evidence of circumstances where SuDS would be inappropriate?
 - e) Is it justified and consistent with national policy with respect to the expectations of a drainage strategy, given the definition of a 'design flood' in Planning Practice Guidance?
 - f) Are the policy requirements sufficiently clear to be effective in terms of when development proposals will be required to provide supporting evidence?

Policy 97 - Contaminated land

- 7.20 Are the expectations of development proposals in Policy 97, sufficiently clear in terms of when such considerations would apply, justified in terms of the associated development requirements and effective insofar as how a decision maker should react?
- 7.21 If the expectations of development proposals in the reasoned justification (paragraphs 5.221, 5.224, 5.226 and 5.227) are justified, should they be included in the policy wording for effectiveness and consistency with national policy?

Policy 101 - Air quality

- 7.22 For effectiveness and consistency with national policy, should Policy 101 be clearer regarding the approach to development proposals in Air Quality Management Areas and the circumstances when air quality assessments may be required? Responses should specifically address:
- a) Whether the list of pollutants of particular concern as set out in the policy are justified and consistent with national policy?
 - b) Whether the expectations of development proposals with respect to avoiding exacerbating poor air quality and seeking mitigation measures that make a positive contribution to the Air Quality Strategy for Wiltshire and where relevant, the Wiltshire Air Quality Action Plan; are justified, effective and consistent with national policy?
 - c) If the expectations of development proposals in the reasoned justification (paragraphs 5.257 and 5.259) are justified, should they be included in the policy wording for effectiveness and consistency with national policy?

- d) Is the Plan, including Policy 101, sufficiently clear as to when and how any developer contributions arising from the approach to air quality would be calculated and whether they would otherwise be consistent with national policy?

Matter 8 - Monitoring

Issue

Whether the Plan would be able to be monitored effectively to ensure timely delivery of its proposals and allocations?

Questions

- 8.1 How would the implementation of the Plan policies be achieved? What mechanisms are there to assist development sites to come forward/progress?
- 8.2 How would the implementation of the Plan be monitored? Would it be effective? How would the results of monitoring be acted upon, for example what would trigger a review of the Plan?

Matter 9 - The supply and delivery of housing land

Issue

Whether the approach towards the supply and delivery of housing land is positively prepared, justified, effective and consistent with national policy.

Questions

Overall Supply

- 9.1 Has there been an update on housing completions from the most recent monitoring year and if so what is it?
- 9.2 What is the estimated total supply of new housing over the Plan period and how has this been determined?
- 9.3 What is the estimated supply from existing site allocations, proposed site allocations, existing planning permissions, other commitments (e.g. sites with resolution to grant planning permission subject to completion of planning obligations), together with other sources of supply such as broad locations, the new settlement and windfalls for the Plan period?
- 9.4 What informed the assumptions about the scale and timing of supply in relation to build-out rates and lead-in times from those various sources? Are the assumptions and estimates realistic and based upon up-to-date evidence?
- 9.5 What effect would the removal of the sites identified in the Council's schedule of proposed changes paper [SD/41A] have on the overall housing trajectory?
- 9.6 Does the housing supply include any other sites which should not be considered developable during the Plan period?

- 9.7 Is there any evidence of previous allocations or planning permissions not being brought forward or delivered in a timely manner so as to justify a lapse rate to be applied to the housing trajectory?
- 9.8 Is the approach to reserve sites justified and consistent with national policy, when having regard to the overall land supply for housing?
- 9.9 For effectiveness, should the reserved sites be allocated for development during the Plan period?

5 year housing supply

- 9.10 What is the requirement for the first five years following the anticipated adoption of the plan and what buffer should be applied?
- 9.11 What is the estimated total supply of specific deliverable sites for this period?
- 9.12 What is the estimated supply from each source for this?
- 9.13 What is the evidence to support this and are the estimates justified?
- 9.14 Is there any clear evidence that sites within the supply should not be considered deliverable within 5-years?

6-10 and 11-15 year land supply

- 9.15 What is the estimated total supply of specific developable sites or broad locations for growth for years 6-10 and 11-15?
- 9.16 What is the estimated supply from each source for this?
- 9.17 What is the evidence to support this and are the estimates justified?

Other

- 9.18 Is the windfall allowance justified?
- 9.19 Does the plan provide sufficient flexibility if any key sites do not come forward as anticipated?
- 9.20 Overall, would at least 10% of the housing requirement/target be met on sites no larger than one hectare?

**DEADLINE FOR SUBMISSION OF HEARING STATEMENTS FOR EXAMINATION STAGE
THREE HEARINGS (MATTERS 6 to 9) - 5PM ON FRIDAY 21 NOVEMBER 2025**

Philip Mileham

INSPECTOR

Gareth Wildgoose

INSPECTOR

25 September 2025

END

GUIDANCE NOTE FROM THE INSPECTORS – STAGE 2 & 3 HEARINGS

Introduction

1. This guidance note is intended to assist those who have made representations as part of the pre-submission consultation process and those who wish to participate in the Stage 2 and/or Stage 3 hearing sessions. It concerns procedural and other aspects of the Examination process.

The role of the Inspectors

2. The Inspectors' role is to determine whether the Wiltshire Local Plan (the Plan) satisfies legal requirements under the Planning and Compulsory Purchase Act 2004 and associated regulations, whether the Council has complied with the duty to co-operate (DtC) and whether the Plan is sound. **Annex A** to this Guidance Note contains a list of useful publications and websites for advice.
3. The starting point for the Examination is the Plan as submitted, and that the Council submitted the Plan because it considers it to be sound and legally compliant. Those seeking changes must demonstrate why the Plan is unsound by reference to one or more of the tests of soundness. In contrast, the Council should rely on its evidence collated whilst preparing the Plan to demonstrate that the Plan is sound. Nonetheless, the Council, and other interested parties, will have the opportunity to put forward suggested changes to the Plan during the Examination in order to address matters of soundness or legal compliance. We will take these suggestions into account.
4. We have and will consider all of the representations duly made on the submission version of the Plan insofar as they relate to legal requirements or matters of soundness. Unresolved issues concerning soundness or legal compliance may be addressed through discussion at the Examination hearings and through consideration of the written representations. However, we are not required to report on every point made. Furthermore, in some cases, the issues we identify may not have been previously raised in the representations. It should be emphasised that our role is not to improve the Plan or to make it "more" sound but to determine whether or not it meets the soundness tests as it stands. For example, if an alternative version of a policy is put forward we cannot recommend it as an improvement if the Plan of which it forms part is already sound. As such the focus of the Examination is in seeking compliance of the Plan in relation to legal and soundness requirements, not perfection.
5. Part of our role is to examine the soundness of the sites that are proposed to be allocated for development in the Plan as submitted. Sites that have been put forward for inclusion in the Plan, but not selected for allocation by the Council, are known informally as "omission sites". It is not part of our role to examine the soundness of omission sites, and, subject to the legal right to be heard (see paragraph 6 below), such sites will not normally be discussed in detail at the hearing sessions. Should the situation arise that additional site(s) are needed (for example, because one or more of the allocated sites is found to be

unsound), we would look to the Council in the first instance to decide which alternative site(s) should be brought forward for Examination.

6. Anyone can observe the hearing sessions, however the ability to speak is not available to all, it is limited to either those with a legal right or those specifically invited by us. This is one of the differences of the Examination process compared to other planning procedures. Those that have made a valid representation (an objection) have the right to make their case during hearing sessions, if they have indicated their wish to do so. It is important to stress however that written representations carry as much weight as evidence given at the hearing sessions.
7. Those who have made representations supporting the Plan do not have a right to participate in hearing sessions. The Council has submitted the Plan for examination and we expect it to be able to set out and justify its own position. We do not consider it necessary for those who support the Plan to participate in hearing sessions.
8. Through the Programme Officer, we intend to work with the Council and the Examination participants in a proactive and solution-orientated manner. Those taking part should aim to be cooperative and respectful. It is however important to stress that we would not be able to rectify non-compliance with the DtC. Any modifications that we recommend would be limited to those required to address other matters of legal compliance or soundness. Those would be known as the “main modifications”. The main modifications would be subject to public consultation and potentially sustainability appraisal during the Examination.
9. The Examination will close when our report is submitted to the Council. The potential outcomes of the Examination are:
 - a) If we find that the Council has complied with the duty to co-operate, and that the Plan satisfies the legal requirements and is sound - we would recommend that the Plan is adopted and give reasons for this.
 - b) If we find that the Council has complied with the duty to co-operate but that the Plan does not satisfy legal requirements and/or is not sound, but such deficiencies are capable of being resolved by main modification(s) - we would make such recommendations and give reasons for this.
 - c) If we find that the Council has not complied with one or more of the requirements listed in part a) and such matters are not capable of being resolved by main modification(s) – we would recommend that the Plan is not adopted and give reasons for this.
10. Our report is not binding on the Council. However, if the Plan were found to be sound and legally compliant subject to main modifications, the Council should amend it in the light of our recommendations before formal adoption. The Council would also be able to make “additional modifications” to the Plan prior to adoption, provided these do not materially alter the policies or affect the soundness of the Plan, i.e. they are of a minor nature dealing with factual updates or typographical errors. This would be a matter entirely for the Council,

we will not be considering such additional modifications during the Examination and they will not form part of our final report.

11. Further details of the examination process are set out in the Planning Inspectorate's publication Procedure Guide for Local Plan Examinations. See **Annex A** for details of how to access this document.

The role of the Programme Officer

12. The Programme Officer for the Examination is Mr Ian Kemp. He is entirely independent of the Council for the purposes of this Examination, has not been involved in the preparation of the Plan and he works under our direction. Mr Kemp can be contacted regarding the Examination by letter to: PO Box 241, Droitwich, Worcestershire WR9 1DW, by telephone on 07723 009 166 or email: ian@localplanservices.co.uk.
13. The main tasks of the Programme Officer are to act as a channel of communication between ourselves and everyone involved; to liaise with all parties to ensure the smooth running of the Examination; to ensure that all documents received are recorded and distributed; and to keep the Examination Library up to date. The library will be updated to include any additional documents produced during the course of the Examination. All documents will be available via the Local Plan Examination website and this will be kept up to date.
14. During the Examination, any changes to the circulated programme of hearing sessions can be viewed on the web site at:

<https://www.localplanservices.co.uk/wiltshirelpexamination>
15. Alternatively, the Programme Officer will be able to tell you how closely the hearing sessions are following the circulated programme, or if any changes have been made.
16. All procedural questions or other matters that you wish to raise prior to the hearing sessions should be made through the Programme Officer.

Examination hearings

17. The hearing sessions form part of the Examination and Stage 2 will open on **Tuesday 11 November 2025 at 10am in Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ**; with the intention of sitting until Thursday 13 November 2025 that week. The second week of hearings will resume at 10am on Tuesday 2 December 2025 until Thursday 4 December 2025.
18. Stage 3 of the hearings proceeding in early February and March 2026 is contingent on the Inspectors' views at the end of Stage 2 that it would be the most effective manner to progress the Examination. In that respect, Stage 3 is provisionally scheduled to commence on **Tuesday 10 February 2026 at 10am in Emmanuel's Yard, Church Street, Trowbridge BA14 8RZ**; with the

intention of sitting until Thursday 12 February 2026 that week. A second week of Stage 3 hearings will commence at the same venue at 10am on Tuesday 3 March 2026 until Thursday 5 March 2026. The final week of Stage 3 hearings will take place at the same venue and is scheduled to commenced at 10am on Tuesday 17 March 2026 until Thursday 19 March 2026, after which the Stage 3 hearings will be closed. Following the completion of the hearings, the Inspectors aim to write to the Council to set out the potential next steps in the Examination.

19. In terms of the running of the hearing sessions, the first session will start at 10am on each day with the aim to adjourn at 1:00pm, the second session will start not before 2:00pm (There will be a short break during the first and second sessions). The second session of each day will aim to finish by around 5:00pm.
20. A provisional hearings programme has been produced and circulated with these guidance notes. It is possible that the detailed programme will change closer to the hearing sessions. Whilst the Programme Officer will endeavour to keep people informed, it is the participants' responsibility to ensure that they attend the appropriate sessions. The participants for each session will be those who made relevant representations on the Plan and have confirmed to the Programme Officer that they wish to speak.
21. **All those who wish to speak at the hearing sessions (Stage 2 and Stage 3) should confirm this in writing or by e-mail to the Programme Officer by 5pm on Monday 13 October 2025 stating which session or sessions they wish to speak at (referring to the Matter number and /or the specific policy and quoting the respondent reference number). This includes those who had previously indicated a desire to attend the examination hearings when submitting representations. If you do not contact the Programme Officer by this date, it will be assumed that you do not wish to speak at the hearing sessions.** The finalised timetable and list of participants will be confirmed before the hearing sessions commence. Only those who indicate their wish to speak in advance of the hearing sessions and make prior arrangements with the Programme Officer will be able to do so.
22. We have identified matters and issues which we consider need to be explored during the Stage 2 and Stage 3 hearings stages of the Examination. These are set out in the Inspectors' Matters, Issues and Questions (MIQs) document circulated with these guidance notes. The MIQs document sets out a number of issues and specific questions that will need to be addressed. The hearing sessions will allow us to explore these MIQs further with the Council and other participants, taking into account representations already submitted and written statements made in response to the MIQs. We will lead a discussion in a 'round table' format asking questions of the Council and allowing other participants to contribute as the session continues. Those participants indicating a desire to speak will be given an opportunity to do so. The hearing sessions will be open to the public to observe but only those invited participants will be able to speak. An agenda for each hearing session may be circulated to participants in advance, or otherwise the Inspectors' will take forward their remaining questions following responses to MIQs.

23. Each matter will be the subject of an identified session in the hearing programme. The hearings format will provide a relaxed and informal setting for a discussion led by us. It is not necessary for those participating to be professionally represented but a professional expert may act for you if you so wish. However, at each session there will normally only be space within the hearing for one representative of each group or organisation (apart from the Council, who have two seats), though there is no objection to the representative changing providing this is notified at the time. Legal representatives can take part as a member of the team, but not in a traditional advocate's role, as no cross-examination or opening/closing statements will be permitted following the Council having already been afforded the opportunity to introduce the Plan on the opening day of Stage 1. Depending on the number of requests to speak, for practical reasons it may be necessary to seek to identify a spokesperson where common viewpoints are being expressed.
24. Any requests for assistance in participating or observing the hearing sessions should be made to the Programme Officer as soon as possible.

Submission of hearing statements and further material

25. The Council should produce an individual written statement; addressing all of the issues and specific questions set out in the MIQs document. They should include specific references to supporting evidence where appropriate. The Council is also asked to address key points raised in representations.
26. Other participants may, if they wish, submit written statements addressing the issues and questions set out for the sessions they are attending which are relevant to their particular representations. There is no need to repeat points already made and participants may wish to rely on these earlier representations.
27. If preparing statements, the representors should bear in mind that the Council has suggested potential modifications to the Plan within documents submitted during the Examination (compiled in document SD/41A). In some cases, these may satisfactorily address the comments or objections made.
28. Statements for the hearing sessions should be succinct, concentrating on responding to the particular questions raised. There is no need to include extracts from the Plan, other examination documents or those in the public domain such as the Framework or Planning Practice Guidance; clear cross referencing will suffice. Please note that hearing statements are not an opportunity to introduce new or further arguments. Essentially, we need to know the following from those submitting further statements:
- What particular part of the Plan is not legally compliant and/or unsound?
 - What legal compliance issue or soundness test(s) does it fail?
 - Why does it fail?
 - How could the Plan be made legally compliant or sound?
 - What is the precise change that is sought?

29. The written statements should be sent to the Programme Officer. For both the Council and other participants, the deadline for written statements are:

- **Stage 2 (Matters 1 - 5): 5pm on Monday 20 October 2025, and;**
- **Stage 3 (Matters 6 - 9): 5pm on Friday 21 November 2025.**

30. This is a strict deadline which must be adhered to for the hearing sessions to proceed as planned. It should be made clear who is submitting the statement (quoting the respondent reference number). Representors using Artificial Intelligence (AI) to prepare hearing statements should be advised of the Planning Inspectorate AI guidance¹.

31. Statements should be no more than 3,000 words long, in A4 format and additional information and evidence should not be appended. Within reason, a flexible approach may be taken to the length of the Council's statements as these are required to cover a large number of individual questions and related issues raised in relevant representations.

32. Other than the statements referred to previously, **no further information or documentation should be submitted to the Examination unless specifically requested.** Any unsolicited items sent in, will be returned to the sender.

Statements of Common Ground

33. Statements of Common Ground are welcome where these would be helpful in identifying points not in dispute, thereby assisting the hearing sessions to concentrate on the key issues that truly need public discussion. They could for example include: agreed factual information of engagement that took place in the plan preparation process and/or points of agreement and disagreement. Work on any further statements that the Council and other parties may wish to submit, should commence now with the aim of completing them in time to influence relevant hearing statements.

Site visits

34. Prior to the arrangement of the hearing sessions, we have familiarised ourselves with the area. We will visit the sites and key locations in the Plan and those referred to in representations as necessary during the remainder of the Examination. Unless essential to enter a site, the visits will be made on an unaccompanied basis.

¹ [Use of artificial intelligence in casework evidence](https://www.gov.uk/guidance/use-of-artificial-intelligence-in-casework-evidence) - GOV.UK (www.gov.uk)

Summary/ key points

- The MIQs document sets out the key questions which we will be considering at the hearing sessions.
- A provisional programme for the Stage 2 and Stage 3 hearing sessions has been published alongside the MIQs and this guidance note, but this could be subject to change.
- Participants at the hearing sessions will be confirmed in due course.
- All of those wishing to speak at the Stage 2 and Stage 3 hearing sessions must confirm this in writing with the Programme Officer by **5pm on Monday 13 October 2025**.
- Statements for the hearing sessions should be based on the MIQs document and must be submitted to the Programme Officer by **5pm on Monday 20 October 2025** for **Stage 2** and **5pm on Friday 21 November 2025** for **Stage 3**.
- Stage 2 of the hearing sessions will start at **10am on Tuesday 11 November 2025**.
- All documentation relevant to the Examination is available on the Examination website.
- Any queries should be directed to the Programme Officer – Mr Ian Kemp.

Philip Mileham
INSPECTOR

Gareth Wildgoose
INSPECTOR

25 September 2025

Annex A - Sources of relevant documents and advice

The Examination website

All documents and information for the Local Plan Examination are available on the website at:

<https://www.localplanservices.co.uk/wiltshirelpexamination>

If you do not have access to the internet, the documents and other information can be made available to view by arrangement through the Programme Officer, whose details appear on page 3 of this Note.

Government Policy and Guidance

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance:

<https://www.gov.uk/government/collections/planning-practice-guidance>

Relevant legislation

Planning and Compulsory Purchase Act 2004

The Localism Act 2011

The Town and Country Planning (Local Development) (England) Regulations 2012

These documents can be searched for and found on: <http://www.legislation.gov.uk/>

Guidance from The Planning Inspectorate

Procedure Guide for Local Plan Examinations

The above document is available at:

<https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

END

Teresa Strange

From: Teresa Strange
Sent: 07 October 2025 10:59
To: 'Grace, Melanie (Distribution)'
Cc: Peter Richardson; CAWS
Subject: Community issues with SSEN Norrington Spring Park Advanced Duct Lay Scheme
Attachments: Underground Cable Works on Corsham Road - AW V3.pdf; WhatsApp Image 2025-09-16 at 12.25.40_13cafd6e.jpg

Hi Mel

It was good to bump into you on Friday, and I wanted to follow up with you in writing on the dissatisfaction that we are currently experiencing with the SSEN work currently being undertaken locally, with a request that you feed this back to your colleagues. All our dealing so far has been with SSEN's contractor Aureos and Wiltshire Council Street Works.

I was with parish councillor Peter Richardson, who is also Chair of CAWS (Community Action: Whitley & Shaw). CAWS have a really successful Community Emergency Volunteer group who have been successful in obtaining SSEN community resilience grant funding, and it doesn't seem to sit right that SSEN are supporting the community via the grant scheme and Priority Registration and then causing such impact on the same community with their infrastructure work.

We are now aware that this is the **SSEN Norrington Spring Park Advanced Duct Lay Scheme**, but the first we were aware of this was when work started on Corsham Road, Whitley on Monday 15th September and it took a while to establish what and who was undertaking the work.

- **There was no advance warning from either SSEN or Wiltshire Council (WC)** to residents, our Wiltshire Councillor, the parish council or the local Community Group CAWS (Community Action: Whitley & Shaw). The contractor did write to many residents, but most did not get the letter until after the work started. The contractor does not propose to have a drop-in session until the works are complete.
- **The scheme was designed by the contractor and approved by WC without reference to the needs of residents** to be able to access their driveways. The contractor proposed to deny access for at least a week, and it has already been over 2 weeks for Whitley House. It should be obvious why residents need access to their driveways; everything from charging EV vehicles, access for those with mobility scooters, for those with mobility issues, for those moving house, undertaking building work and just getting their food shopping into the house. It is unacceptable to say that there will be no vehicular access for one/two weeks. We have had to campaign hard, working with our MP, the Leader of Wiltshire Council, and the local paper to get this overturned, with the final agreement of the contractor that there will now be steel plates at the end of the working day.
- **The contractor initially refused to engage with the community on the details of the project on the basis that the scheme had already been approved by WC.**
- **The contractor is consistently shutting the pavement with no alternative access for pedestrians, which is not permitted.**

- **Not taking the opportunity to use the traffic management** and planned trenches to undertake other works that have been identified as required in the imminent future. SSEN must be fully aware of the myriad of other projects that are currently working to connect to the sub station at Westlands Lane, and upgrades to the sub station by National Grid. There has been no co-ordination at all.
- As far as I am aware, **SSEN and WC are not taking the opportunity to manage the cumulative impact** of the scheme.
- The contractor seems to be uninterested in any direct community benefit despite the disruption. **We would expect SSEN to provide community benefit.**

The practicalities of the scheme and its impact on the residents does not seem to have been taken into account. This is on a very busy road with a primary school, golf club, care home, lost of multiple roads off Corsham Road; with further phases across the A365 towards Norrington, and down Westlands Lane with the constant deliveries of large plant and materials to sites (Wick Solar Farm) and the sub station causing a lot of upheaval.

The following Q&A has been drawn up by Councillor Peter Richardson, who is pulling together all the queries and concerns that residents are raising with himself as a parish councillor who lives there, and the Chair of CAWS; with Aureos. Answers have been provided by Aureos, with highlighted items those that have changed. This is almost a daily update at present. Much of this Q&A work would have been completely resolved if the contractor held their public information session, rather than at the end of the current works in a few weeks' time, and if they had advised residents ahead of the work starting, rather than some days after.

Thanks for listening to us on Friday, you caught us sheltering from the rain, just finishing a site visit from Corsham Road to view these works!
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

Wellbeing Statement I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

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

On X: @melkshamwithout

On Instagram: melkshamwithoutpc

On LinkedIn: Melksham Without Parish Council

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admin@melkshamwithout-pc.gov.uk

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We do not guarantee that any email is free of viruses or other malware.

From: Grace, Melanie (Distribution) <Melanie.Grace@sse.com>

Sent: 02 September 2025 15:56

To: acpc@allcannings.org.uk; clerk@altonsandhoneystreet.org.uk; clerk@atworth.org;
clerk@biddestoneslaughterford-pc.gov.uk; clerk@aveburyparishcouncil.org;
clerk@bishops Cannings parish council.gov.uk; clerk@boxparishcouncil.gov.uk;
parish.clerk@brattonparishcouncil.gov.uk; Bremhill Parish Clerk <bremhillparishclerk@gmail.com>;
clerk@brinkworthparishcouncil.gov.uk; clerk@bgpc.org.uk; clerk@bromhamwiltshire.org; clerk@bulkington.org.uk;
clerk@burbagepc.org.uk; clerk@calnewwithout-pc.gov.uk; calne@calne.gov.uk; clerk@castlecombepc.org.uk;
chapmansladepc@yahoo.co.uk; clerk@cspw.org.uk; Clerk@cherhill.org; 'parishcouncil@greatcheverell.org'
<parishcouncil@greatcheverell.org>; enquiries@chippenham.gov.uk;
clerk@chippenhamwithoutparishcouncil.gov.uk; clerk@chirtonandconock-pc.org.uk; chitternepc@gmail.com;
parishclerk@christianmalford.org.uk; clerk@codfordpc.org.uk; clerk@eastertonpc.org.uk; clerk@colernepc.uk;
parishclerk@comptonbassettparishcouncil.gov.uk; corsleypc_jdw@aol.co.uk; townclerk@devizes-tc.gov.uk;
clerk@office.diltonmarshparishcouncil.gov.uk; clerk@graftonparish.com; clerk@greatbedwyn-pc.gov.uk;
greathinton@gmail.com; parishcouncil.grittleton@gmail.com; heddingtonparishclerk@gmail.com;
clerk@heytesburyparish.co.uk; clerk@keevilparishcouncil.gov.uk; heywoodpc@hotmail.co.uk; clerk@hilperton-
pc.gov.uk; clerk@holtparishcouncil.gov.uk; hpcclerk@yahoo.co.uk; ksmparishclerk@gmail.com;
klparishclerk@kingtonlangley-pc.gov.uk; clerk@keevilparishcouncil.gov.uk; clerk@lacockparishcouncil.gov.uk;
langleyburrellpc@live.co.uk; clerk@littlecheverellpc@outlook.com; parish.clerk@lynehamandbradenstoke-pc.gov.uk;
clerk@maidenbradley-pc.gov.uk; clerk@marketlavingtonparishcouncil.gov.uk; Richard Spencer-Williams
<townclerk@marlborough-tc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>;
clerk@erlestokeparishcouncil.gov.uk; monktonfarleighclerk@gmail.com; parishcouncil@northbradley.org.uk;
clerk@potterne.info; Poulshotparishclerk@outlook.com; clerk@seendparishcouncil.co.uk; clerk@semington.org.uk;
clerksouthwrxallpc@gmail.com; southwickclerk@gmail.com; clerkstantonstquintinpc@gmail.com;
parishclerk@stavertonparishcouncil.org.uk; clerk@steeple-ashton.co.uk; parishclerk
<parishclerk@suttonbengerparishcouncil.gov.uk>; clerk@suttonvenypc.co.uk; info@trowbridge.gov.uk;
clerk@uptonlovell.org.uk; Townclerk@warminster-tc.gov.uk; clerk@west-ashton.org.uk;
clerk@westlavington.org.uk; clerk@westwoodparishcouncil.gov.uk; clerk@wingfieldparishcouncil.gov.uk;
parishclerk@winsley.org.uk; clerk@worton.org.uk; clerk@yattonkeynell.com

Subject: Are You Ready for Winter?

Good afternoon,

I hope you have enjoyed our exceptional summer- the hottest on record! While we welcome the cooler air and the much needed rain, there's also the realisation that the colder months are fast approaching, bringing harsher weather and very likely storms.

Therefore, I am making contact to remind you of our services for your communities and residents.

We are the Electricity Network operator in your area. Responsible for the cables and wires that bring electricity to your homes and businesses regardless of who you pay your bill to. Its our engineers that go out in all weather during power cuts to get the electricity flowing once again!

My role is to support our communities in building resilience, and I especially work with our more vulnerable members of society to sign up to our Priority Services Register. This is an invaluable, free service for those that need support most in a powercut. There are other benefits with being on the register too, and I would very much like to come along to one of your meetings to give a short presentation on this, and all the other resources we have to support our customers. Things like- The 105 number. Our community fund. And our Powertrack app.

I only need a 10-15 minute slot on your agenda to explain these tools to help you to help us support your community, as well as answer any questions.

I will also bring along some useful items to give to your members.

Please get in touch to book a slot for your meeting this autumn, or feel free to pass this email on to others.

Kind regards
Mel

Melanie Grace
Customer & Community Advisor
T: 07384 798142
E: melanie.grace@sse.com
61 Spa road
Melksham
SN12 7NU
www.ssen.co.uk



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Underground Cable Works on Corsham Road Q&A

Which side of the Corsham Road will the works take place?

The first 100m of the works between Westlands Lane and Top Lane will take place on the west side of Corsham Road. For the rest of the route, the works will be on the east side of Corsham Road.

Will access to properties be impacted?

Once we arrive outside of resident's homes, driveway access will be maintained by the use of steel plates, residents will need to be patient whilst we give access. Please note when manoeuvring in and out of driveways, be aware of traffic light sequences.

Will these plates be in position on a 24/7 basis?

We cannot leave the plates down 24/7 as we will be working in the area, and we cannot install the ducting whilst they remain in place. Aureos will be as flexible as possible to facilitate any necessary vehicle access. If residents know of any plans in advance, do come and speak to us, so we can prepare ahead of schedule to insert the steel plates for access.

What arrangements will be made for emergency service vehicle access (fire, ambulance etc)?

Full access will be given to Emergency services.

What arrangements will be made to support building contractors working on residential properties on Corsham Road?

We have been emailed by a resident on the east side of the road who has stressed their concerns regarding this, and we will be doing everything we can do facilitate their building work and carrying on with our work.

Will access to First Lane, Middle Lane, Top Lane and School Lane be restricted or closed during the works?

No. As the works are on the east side of Corsham Road, all junctions will remain open throughout the project.

Regarding the access to School Lane, will access to this road be denied? There are circa 17 houses in this street and at least one resident has mobility issues.

I spoke to a resident from this same estate yesterday and confirmed access will not be any issue, however, please note when driving out of school lane residents will need to be mindful of the traffic lights.

How will you handle access to Mavern Care Home? Will access to that be denied?

Access will remain unaffected and once Aureos are working closer to the care home Amy will be arranging a site visit.

We note the first 100m stretch has been underway for over 2 weeks. There are limited underground services in this stretch (as far as we are aware) compared with further down Corsham Road. Therefore, how confident are you that the Corsham Road works will be complete in 8 weeks?

Extra time is usually the case when we first commence a new road, as mobilisation does take a while. We are confident in our approach to our works and have gained a good rhythm of working for us to progress efficiently down the road to completion. We still expect to complete all the works within the 8-week period.

What are your plans for a community briefing/drop in?

We are planning this at the moment; and we will be inviting residents to a drop-in session in approximately 4 weeks' time.

What are the working hours?

Wiltshire Council have permitted working hours of 07:00 - 19:00. Noisy works will commence from 07:30am.

Given the close proximity of houses to your works, the working hours remain unacceptable.

Our working hours have been approved by way of permit application from ourselves by Wiltshire County Council. These have been designed to balance public disruption, team safety, and productivity.

Obviously, this is connected with underground cable works, but can you advise the full route of the cable and the connection points at each end? You implied that the scheme was to connect Norrington and Melksham Substations but information on the entirety of the scheme would be appreciated.

Please find attached a briefing document outlining the full cable route. I'd be happy to arrange a meeting with wider council members to discuss the scheme in more detail, should that be helpful.

Are you just installing ducting, or will you be laying cables too?

The initial phase involves installing ducting within the public highway. We will then return to open joint bays at regular intervals along the route to install and pull the cables through the ducting, connecting them to the substations at either end.

Is the scheme associated with any of the proposed BESS or Solar schemes in the area, such as Studely Farm, Wicks Farm, Whistle Mead, Brockleaze, Lime Down or Halfway Farm?

To the best of our knowledge, none of the schemes listed are associated with the SSSEN project we are currently delivering in this region.

If the scheme is connected with Studely and Wicks Farms I assume Wiltshire Council Planning Application PL/2025/05856 applies. That application has not yet been approved. If this planning application is relevant, I would appreciate comments on why the work has started in advance of approval. Similarly, if this scheme is connected with PL/2025/05856 I would your views in response to the MWPC submission.

As noted above, our work in the area is unrelated to the planning application referenced.

The road by Shaw School is regularly gridlocked during term time especially at drop off and pick up times. Please confirm you will only undertake works in this area during school holidays.

Thank you for highlighting this. We will work closely with the local highways authority to ensure that key considerations such as this are factored into our planning.

When are you proposing to hold the Drop-in Session and why is this event being held after the works have started?

Due to the urgency of the scheme, works commenced following permit approval from the local authority. While coordination of a drop-in session was still underway, we issued a letter drop to affected residents and will proceed with hosting the session shortly.

Will the 8-week period you reference cover the entirety of the works or just Corsham Road?

The 8-week period specifically refers to the Corsham Road section. The remainder of the scheme will be scheduled in collaboration with the local highways team. Once confirmed, the full programme will be published on the scheme website and shared via councillor briefings.

In line with best practice and our commitment to being a responsible neighbour, we develop a detailed stakeholder engagement strategy for all schemes. I'd be happy to share an overview of this in the briefing.

I would be grateful for your views on community benefit for the residents of Shaw and Whitley.

The network upgrade will deliver a capacity increase of approximately 90 MVA. This investment will help future-proof the local electricity infrastructure, ensuring reliable service for the community over the long term.

We are in discussion with Shaw School to explore what opportunities we can offer to them which will fit the school curriculum. We would be open to hear any suggestions the community has for social value initiatives. Ideas would be considered internally prior to any implementation.

As stated above there are various schemes proposing to connect to Melksham Substation. Will your duct accommodate any other schemes or is it for a single cable only?

No. The duct is designed to accommodate a single cable. This scheme involves the installation of a 132kV cable circuit from Westland Lane to Melksham Grid Supply Point (GSP), along with substantial upgrades at both Norrington Bulk Supply Point (BSP) and Melksham GSP. There are a range of technical issues that prevent our trench and ducting hosting cables for other schemes.

Will you be providing unrestricted access to the pavements alongside the works as you progress down the Corsham Road?

We will continually review this to ensure we put the safety of everyone first. If we do need to close any pavements, we will erect signage and provide a diversion to the pavement on the other side of the road.

What arrangements do you propose for residents who have electric vehicles and rely on home charging?

Once we arrive outside of resident's homes, driveway access will be maintained by the use of steel plates, residents may need to be patient whilst we give access and be aware of the traffic light sequence when driving in and out.

What are the arrangements regarding Bus Stops and will routes need to be suspended?

Bus companies have already been informed of works and Amy from Aureos will co-ordinate this with the council directly. Temporary bus stops will be implemented when working in the zone of an existing bus stop, these will be located just outside of the working area the existing stop is in. As all the junctions off Corsham Road will remain open, there is no need for buses to be rerouted.

How noisy will the works be?

All our works are well within permitted noise and vibration limits, and no exceedances have been recorded with our plant either.

Will you repaint any road markings, such as the speed limit roundels near Top Lane, if they have been impacted by the works?

Yes

Residents are concerned that the works might exacerbate extant drainage and flood risks. Are you confident the works will not have an impact?

Yes.

34. Who should I contact if I have any further queries / issues regarding the works?

Please contact Amy Welbourn at Aureos, 07964 449 645, Amy.Welbourn@aureos.com



Norrington Spring Park Advanced Duct Lay Scheme

AUREOS

Welcome & Introductions

Meeting objectives:

- Share project overview
- Project progress to date
- Dedicating to do
- Agree on next steps



Introductions



Frank Hignett
Project Manager - Aureos

Project Team Contact Details

Name	Title & Company	Email Address
Kat Jones	Senior Project Manager	Kat.jones@aureos.com
Frank Hignett	Project Manager – Aureos	Frank.hignett@aureos.com
Amy Welbourn	Customer lead - Aureos	Amy.welbourn@aureos.com
Craig Plumadore	Site Manager – Aureos	Craig.plumadore@aureos.com
Andrew Mundy	Project Manager – SSEN	andrew.mundy@sse.com

Project Overview

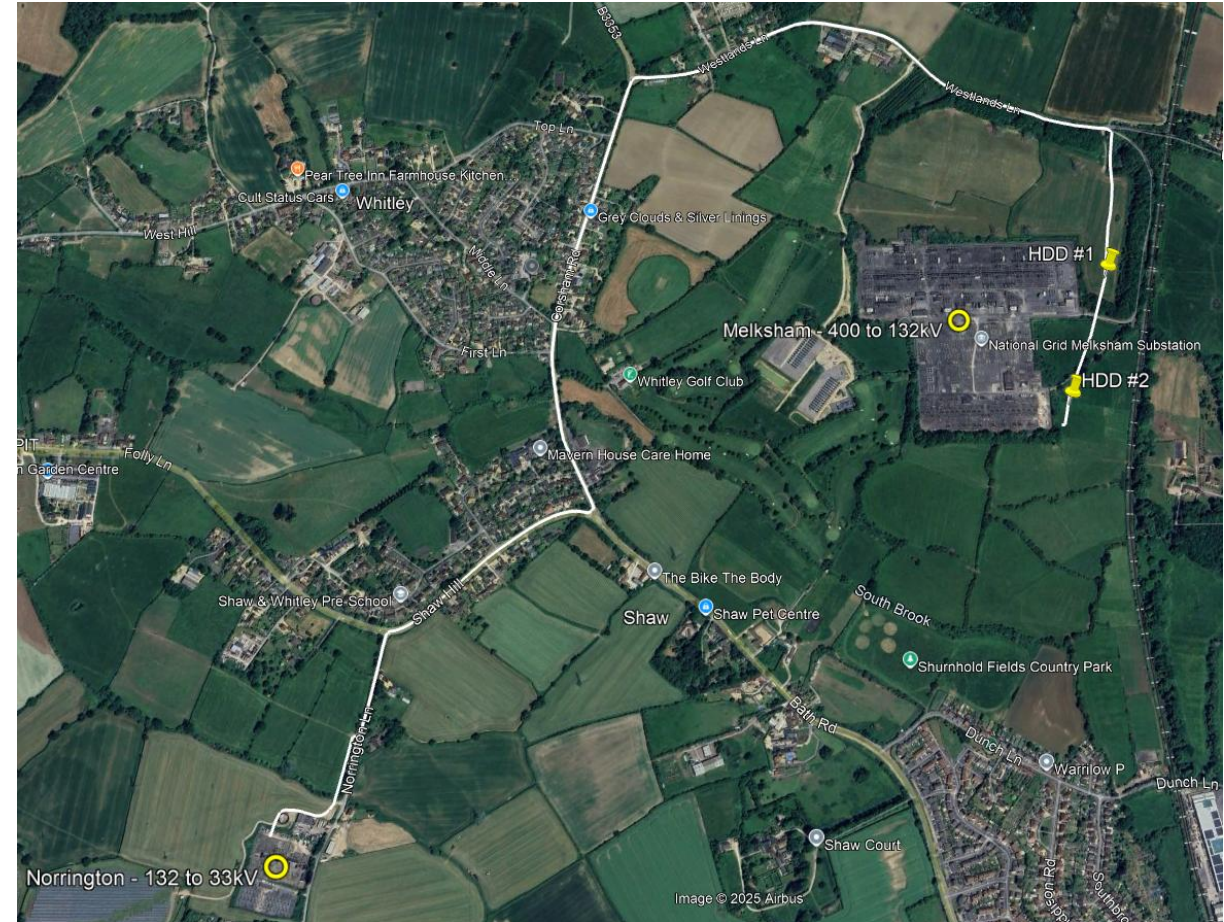
Project Name: Norrington Spring Park ADV ducting

Start Date: September 2025

Location: Melksham

Delivery Partner: Aureos Energy Ltd

Investment: £8 million



The network upgrade will deliver a capacity increase of approximately 90 MVA. This investment will help future-proof the local electricity infrastructure, ensuring reliable service for the community over the long term.

Project Progress so far

Works Completed to date: Trial holes undertaken at Westlands Lane.

Design: Trial holes confirmed cable route is feasible.

Construction: Commenced works on Corsham Road September 2025

Dedicating to do

Invitation of drop-in session: Invite open to all

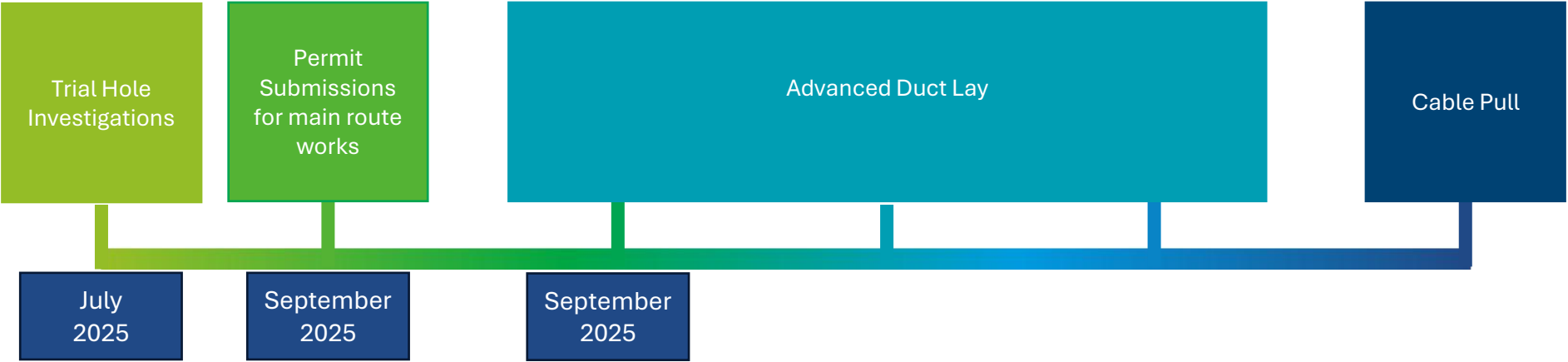
Community drop-in session: For all residents / businesses / stakeholders to attend. after commencement within 6-8 weeks

Letter notification of commencement of works: Letters delivered to residents / businesses that are on the route. Businesses to receive a specific phone call.

Working Hours: We will actively work Monday to Friday 07:30am (noisy work start) to 17:00 to maximise the working day.

Lighting: To provide lighting for the working area, to enable us to make use of the full working day despite winter daylight hours.

High-Level Project Timeline

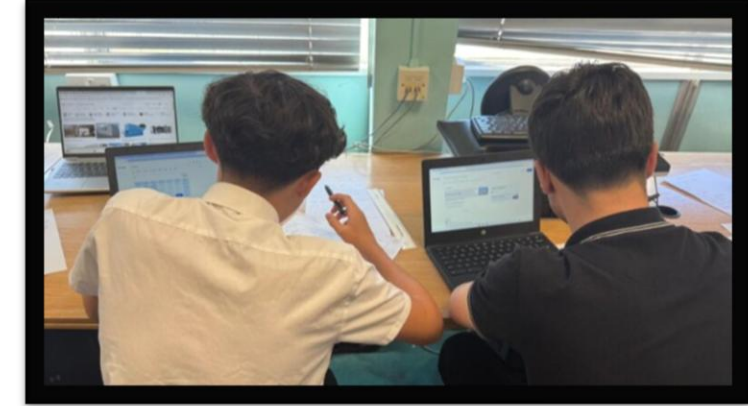


Engagement & Collaboration

- Regular updates via dedicated project webpage
- Letters to residents ahead of works
- Community drop-in sessions
- Opportunities for joint social value initiatives
 - STEM events
 - Volunteering Sessions
 - Apprenticeships and work placements
 - Local employment

Key Stakeholders

Local councils
Environmental groups
Community organisations
Events and seasonal constraints
to be factored into planning



From: paul.macdonald1@equans.com
To: [Teresa Strange](#); tom.ohare@rwe.com; kamil.giza@rwe.com
Cc: Dean.Baker@wiltshire.gov.uk; Ian.Fry@wiltshire.gov.uk; [Peter Richardson](#); [Tony Hemmings](#); [Fiona Dey](#); phil.alford@wiltshire.gov.uk; peter.donlan@equans.com; karl.staines@equans.com; craig.rixon@equans.com; fraser.simmons@equans.com; martin.dowd@equans.com
Subject: RE: [External] Crane trying to access site via A350/Westlands Lane this morning - contravention of CEMP
Date: 06 October 2025 12:40:20
Attachments: [image001.png](#)
[image002.png](#)
[External Fw Routing.msg](#)

Good afternoon, all

Please see attached email from Ainscough.

It looks like all the work of getting them to site last week to ensure no issues resulted in a failing at their end. All the information that was collected last week unfortunately failed to supersede the previous details they had for site.

We currently have an operative at the junction of Westlands Lane and the A350 to ensure neither of today's inverters attempt to access the south and this will continue for the week of inverter deliveries.

Kind regards

Paul Macdonald



Senior Project Manager.

Energies.

M +44 (7747758033)

Becket House,

1 Lambeth Palace Road,
London,
SE1 7EU.

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

Sent: 06 October 2025 09:56

To: OHare, Thomas <tom.ohare@rwe.com>; kamil.giza <kamil.giza@rwe.com>; LANE Steve (EQUANS UK) <Steve.Lane@equans.com>; MACDONALD Paul (EQUANS UK) <paul.macdonald1@equans.com>

Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; phil.alford@wiltshire.gov.uk

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Good morning Wick Solar Farm

I am sure you may be aware, but please see the following report from info sent to me this morning by residents.

At 8.15am this morning this crane accessed Westlands Lane from the A350.

A resident spoke to the driver assisting the crane at the back who said that they had a “special route” – you can see the reg number from the photo attached.

They then parked up before the bridge and apparently the police gave them that route and they are not allowed to use a different route without permission. Residents also report that you have said that you are also expecting a “slinger” later on.

Report from residents was that it was “carnage” on Westlands Lane.

And at 8.45am they had to reverse back the way they came and back out on to the A350.

As we have stressed many times before, when vehicles/deliveries are booked to go to site can they please be informed of the CEMP and that they should not be accessing from the A350 at all. Can this include the “slinger” being delivered today.

With many thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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On Instagram: melkshamwithoutpc

On LinkedIn: Melksham Without Parish Council

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Teresa Strange

From: Miszczynski Giza, Kamil <kamil.giza@rwe.com>
Sent: 06 October 2025 10:20
To: paul.macdonald1@equans.com; Teresa Strange; OHare, Thomas
Cc: Dean.Baker@wiltshire.gov.uk; Ian.Fry@wiltshire.gov.uk; Peter Richardson; Tony Hemmings; Fiona Dey; phil.alford@wiltshire.gov.uk
Subject: RE: [External] Crane trying to access site via A350/Westlands Lane this morning - contravention of CEMP

-NOT ENCRYPTED-

Paul,

If Equans cannot guarantee that all deliveries are following the approved routes as outlined in the CTMP, I will instruct you to **cease all deliveries immediately** until full compliance can be ensured.

If it is necessary to station a traffic marshal on Westland Lane at the A350 junction to ensure adherence to the CTMP, implement this measure without delay.

If there are any inverter deliveries scheduled for today to the south compound, contact the delivery company immediately to remind them of their obligation to follow the CTMP. Additionally, ensure that one of your traffic marshals currently controlling the site gates is positioned on Westland Lane at the junction with the A350 to manage and monitor compliance.

Best regards,

Kamil Miszczynski
Construction Project Manager
Solar and Storage Construction UK
RWE Renewables Europe & Australia GmbH

Office base: 14 Bird Street, London, W1U 1BU
Mobile: +44 (0) 7586 644070
Email: kamil.giza@rwe.com
Website: uk.rwe.com/our-energy/solar-power/

RWE Renewables UK Solar and Storage Limited: Registered in England and Wales no. 14539260
Registered office: Windmill Hill Business Park, Whitehill Way, Swindon SN5 6PB

From: paul.macdonald1@equans.com <paul.macdonald1@equans.com>
Sent: 06 October 2025 10:13
To: clerk@melkshamwithout-pc.gov.uk; OHare, Thomas <tom.ohare@rwe.com>; Miszczynski Giza, Kamil <kamil.giza@rwe.com>; Steve.Lane@equans.com
Cc: Dean.Baker@wiltshire.gov.uk; Ian.Fry@wiltshire.gov.uk; peter.richardson@melkshamwithout-pc.gov.uk; tony.hemmings@melkshamwithout-pc.gov.uk; office@melkshamwithout-pc.gov.uk; phil.alford@wiltshire.gov.uk
Subject: [EXT] RE: [External] Crane trying to access site via A350/Westlands Lane this morning - contravention of CEMP

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Good morning

The crane is for our inverter lifts.

We are currently waiting for a full report from Ainscough to find out exactly what has gone wrong at their end. We have had several visits from Ainscough to avoid this happening including one last Thursday 2nd October when we went with the Ainscough rep and drove the route to the south compound. The second issue we have is today's lifts are in the north compound so the crane should not have been going to the south today. The crane was then due to be escorted to the south from the north tomorrow morning. The this we are struggling to understand is the slinger for Ainscough arrived at the north site with no issues.

I'm currently waiting for Ainscough to send over an explanation which I will then forward on but have been told verbally by Ainscough it's been a mistake at their end, and we have done everything we could to avoid this.

As you can imagine we have been dealing with this situation and trying to get all the facts in place on what's gone wrong.

Kind regards

Paul Macdonald



Senior Project Manager.

Energies.

M +44 (7747758033)

Becket House,

1 Lambeth Palace Road,
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SE1 7EU.

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Sent: 06 October 2025 09:56

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Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; phil.alford@wiltshire.gov.uk

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On Instagram: melkshamwithoutpc

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From: paul.macdonald1@equans.com
Sent: 06 October 2025 12:40
To: Teresa Strange; tom.ohare@rwe.com; kamil.giza@rwe.com
Cc: Dean.Baker@wiltshire.gov.uk; Ian.Fry@wiltshire.gov.uk; Peter Richardson; Tony Hemmings; Fiona Dey; phil.alford@wiltshire.gov.uk; peter.donlan@equans.com; karl.staines@equans.com; craig.rixon@equans.com; fraser.simmons@equans.com; martin.dowd@equans.com
Subject: RE: [External] Crane trying to access site via A350/Westlands Lane this morning - contravention of CEMP
Attachments: [External] Fw: Routing

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Teresa Strange

From: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>
Sent: 29 September 2025 11:16
To: Teresa Strange
Cc: nick.holder@wiltshire.gov.uk; CEO; Hubbard, Jon; Cleave, Julie; Fiona Dey; Mundy, Jamie; Rogers, Gareth
Subject: RE: MELK 40 Pre-consultation

Dear Teresa,

I apologise that your council's request for delineation of the proposed shared use path was not responded to you last year.

The council follows the Department for Transport's (DfT) guidance set out in Local Transport Note 1/20: Cycle Infrastructure Design (LTN1/20). The document sets out the definition of a shared use path as a route which is available for use by both pedestrians and cyclists. The guidance also states that shared use paths should not incorporate white line segregation as the delineation is not well observed, and pedestrians walking on or crossing the cycle lane can encounter greater conflict than with unsegregated facilities due to the increased cycling speeds that can result from the delineation.

We hope that the new route will be well used. However, the guidance suggests that the capacity for a 3m wide shared use path is 300 pedestrians per hour which is unlikely to be exceeded. When a shared use path becomes busy, research has shown that cyclists alter their behaviour according to the density of pedestrians, and when pedestrian numbers become high cyclists tend to ride more slowly, and where the pedestrian numbers become very high cyclists typically dismount. This phenomenon is what we see around all of our big schools as pupils converge on the school site. Despite your concerns about the potential conflict between pedestrians and cyclists there are few recorded collisions between pedestrians and cyclists on shared use paths.

I trust that you will understand the reasons why the new cycle track will not be segregated on delineated.

Kind regards

Spencer

Spencer Drinkwater
Transport Delivery Manager
Major Highways Projects
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JD

Tel: 01225 713480
E-mail: spencer.drinkwater@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

Follow Wiltshire Council:



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

Sent: 25 September 2025 11:21

To: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>

Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; CEO <ceo@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: MELK 40 Pre-consultation

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

Many thanks for the update Spencer.

At the pre consultation in March last year, the parish council requested that there be demarcation on the path (white line) to delineate where pedestrians and cyclists should be on the path.

This will be heavily trafficked by those using it as a route to and from school (both Melksham Oak and the proposed primary school at Pathfinder Place) so there is the potential for conflict between cyclists vs pedestrians.

Can you confirm that this will be implemented? It wasn't on the drawings we saw in March 24.

With many thanks, Teresa

From: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>

Sent: 25 September 2025 11:05

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

Cc: nick.holder@wiltshire.gov.uk; CEO <ceo@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>

Subject: RE: MELK 40 Pre-consultation

Dear Teresa,

Thank you for your e-mail regarding the status of the Pathfinder Way to Burnet Close scheme. I apologise for my delay in responding to your previous emails.

The detail design of the scheme is currently being undertaken and will be completed in the New Year. The scheme is provisionally scheduled for implementation in the Spring of 2026, although the overall work programme for the 2026/27 financial year has not yet been finalised so I cannot be more specific than that.

In respect of planning, we have recently received confirmation that the scheme does not require planning permission.

Informal consultation on the proposal to convert the relevant section of footpath MELK-40 to a cycle track was undertaken and no objections were received. We will now proceed with the legal order under the Cycle Tracks Act.

Kind regards

Spencer

Spencer Drinkwater

Transport Delivery Manager
Major Highways Projects
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JD

Tel: 01225 713480
E-mail: spencer.drinkwater@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

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

Sent: 24 September 2025 10:05

To: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>

Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; CEO <ceo@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>

Subject: RE: MELK 40 Pre-consultation

Good morning all

Delighted to read the article in the Melksham News that this work is due to start in the Spring.

Disappointed that it's still not going to be usable for presumably another school year? certainly the school children will be wading through the mud or avoiding for another Winter.

Disappointed that we are only finding out about the programme date from the local paper.

Melksham Without Parish Council have a Highways Committee on Monday evening, and it would be useful to have a programme update please as this item is on the agenda.

We are yet to see a planning application as was indicated to the parish council would be the next stage following the pre app consultation last year, in fact, we have heard nothing since June 2024 despite several requests for an update.

We look forward to hearing from you.

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES

Teresa Strange

From: Susan Beaton <Susan.Beaton@taylorwimpey.com>
Sent: 29 September 2025 16:59
To: Teresa Strange
Cc: Fiona Dey; nick.holder@wiltshire.gov.uk
Subject: RE: Fire Cladding/Wall and the flats on Pathfinder Place

Good afternoon,

Thank you for your email.

I can confirm all works to the apartments have been completed. The housing association have carried out their own inspections to confirm.

Kind regards

Susan

Susan Beaton | Customer Director | Taylor Wimpey Bristol
Ground Floor, 730 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UE
T: 01494 509090 | M: 07771 842457 | e: susan.beaton@taylorwimpey.com
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Wimpey**



From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 29 September 2025 16:41
To: Susan Beaton <Susan.Beaton@taylorwimpey.com>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; nick.holder@wiltshire.gov.uk
Subject: Fire Cladding/Wall and the flats on Pathfinder Place

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Dear Susan

Following reading this recent news article about Taylor Wimpey and Fire Cladding; it reminds the parish council that there was an issue that needed to be addressed regarding fire protection and the flats built on Pathfinder Place. I think it was that the fire wall was not complete in the roof voids.

<https://www.bbc.co.uk/news/articles/c3dpemev493o>

The parish council ask Taylor Wimpey to confirm that all the fire protection issues have now been adequately resolved on Pathfinder Place.

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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Teresa Strange

From: Keith Phillips <keithphillips999@btinternet.com>
Sent: 01 October 2025 11:26
To: Andy Thompson
Cc: Fry, Ian; Teresa Strange; Jeff Slateford
Subject: Re: Bowood Paths

Hi Andy

As you know I'm no expert on this but it is clear from the Land Registry TP that the path in question is shown as adoptable, as is the emergency access near the village hall.

As such I have asked Bellway to take a look at this in the hope they will act accordingly.

I'm sorry if I appear pedantic on these matters but my fellow Directors and I are legally charged with protecting the interests of Bowood residents who are all members of the company.

I am also anxious to ensure the public purse is protected and thus must ask Bellway and their contractors to meet all their responsibilities prior to adoption.

Best regards

Keith Phillips OBE
Director

On 1 Oct 2025, at 11:02, Thompson, Andy <Andy.Thompson@wiltshire.gov.uk> wrote:

Hi Keith,

Gravel footways tend to be the responsibility of 'Management Companies' as a Section 38 Inspector I usually request the first meter of any path of this type is made of tarmac, so that there is no 'contamination' of the adoptable highway, loose stone that potentially could be a 'trip hazard' leaving Local Highways liable.

These type Paths are generally in the POS land or Rural areas managed by ROW (Rights of Way), there would be 'Specification Conditions' noted in any Agreement.

Kind Regards,

Andy.

Andy Thompson
Highways Technician
Section 38 & 278 Works

Local Highways
Highways and Transport
36, Lancaster Road, Bowerhill,
Melksham,
SN12 6QT
Mobile 07976 343887
Email Andy.Thompson@wiltshire.gov.uk

<image001.png>

Usual Working Hours: Mon-Thurs 8am-4pm.

From: Keith Phillips <keithphillips999@btinternet.com>
Sent: 29 September 2025 16:01
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Subject: Re: Bowood Paths

Ok, thanks.

By the way,

until I studied the site TP1 again recently I hadn't realised that the meandering gravel type path is also an adoptable item.

Sent from my iPhone

On 29 Sep 2025, at 13:51, Thompson, Andy
<Andy.Thompson@wiltshire.gov.uk> wrote:

Hi Keith,

I attended a Meeting last week with Bellway Homes & their Contractor, Conlon's, you will now note a number of areas having been 'marked' (including photo sent), all these areas are due to be planed out and resurfaced, incorporating a tensor material that should help with movement of the Footways.

It is hoped that when this is completed, Adoption of the Section 38 Agreement can be finalised.

Kind Regards,

Andy.

Andy Thompson
Highways Technician
Section 38 & 278 Works
Local Highways
Highways and Transport
36, Lancaster Road, Bowerhill,
Melksham,
SN12 6QT
Mobile 07976 343887
Email Andy.Thompson@wiltshire.gov.uk

<image001.png>

Usual Working Hours: Mon-Thurs 8am-4pm.

From: Keith Phillips <keithphillips999@btinternet.com>
Sent: 28 September 2025 18:14
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Subject: Bowood Paths

Sorry to start your week with yet more Bowood issues but one or two have pointed out the rather rough repairs (see photo).
There is a concern that a child might suffer cuts etc should they be unfortunate enough to fall in this area.

This is the area right at the back corner on the south side near an attenuation pond.

You might have also seen me politely pointing out to Bellway that the gravel type path running between the side of the village hall to the attention pond, is their responsibility pending g adoption. In short it needs sorting.

Cheers for now.

Keith
<image002.jpg>

<image003.jpg>

Sent from my iPhone

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