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MELKSHAM WITHOUT PARISH COUNCIL
Clerk: Mrs Teresa Strange

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Wiltshire, SN12 6ES
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Monday 8th December 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 15th December 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=86426567661

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

Serving rural communities around Melksham

AGENDA

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

   Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications,** including Permission in Principle applications received within the required timeframe (14 days)**:**
   a. **PL/2025/08987 Land at First Lane, Whitley, SN12 8RL**
   Outline planning application with all matters reserved except for access for the erection of 2 No. self-build plots and associated works. Applicant Name: Mr S.A Rogers **Comments By: 18 December 2025**
   b. **PL/2025/08907 Manor Farm, Sandridge Common, Melksham, SN12 7QT**
   Full planning permission: Change of use and conversion of barn from agricultural to residential annexe for family members. Applicant Name: Mr G Walters **Comments By: 16 December 2025**
   c. **PL/2025/09237 Shaw House, Bath Road, Shaw, Melksham, SN12 8EE**
   Listed building consent (Alt/Ext): Demolition of chimney stack and wall in ground floor kitchen. Applicant Name: Mr Craig Bond **Comments By: 26 December 2025**
   d. **PL/2025/09366 WILDS FARM, SANDRIDGE LANE, BROMHAM, CHIPPENHAM, SN15 2JN**
   Full planning permission: Proposed private vehicular access to serve existing main dwelling. Applicant Name: Mr & Mrs Hood **Comments By: 26 December 2025**
   e. **PL/2025/09100 Sahara Sandpit, Sandridge Hill, Melksham, SN12 7QX**
   Full planning permission: Erection of an additional silo
   Applicant Name: Mr Josh Dean **Comments By: 23 December 2025**
   f. **PL/2025/09170 205A Woodrow Road, Forest, Melksham, SN12 7RD**
   Householder planning permission: Proposed Garage Conversion & Single Storey Rear Extension. Applicant Name: Mrs Wilby **Comments By: 24 December 2025**
   g. **PL/2025/06704 Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF**
   Full planning permission: Proposed Creation of Private Lake & Associated Landscaping. Applicant Name: **Mr David Guley Comments By: 26 December 2025**

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

   a. **PL/2025/00965: Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW** Outline planning permission: Some matters reserved. Erection of 2No. dwellings with all matters reserved apart from access and layout. **Comments By: 2nd January 2026**

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 Education, Rights of Ways, National Highways and Natural England.
   - To note communication regarding the s106 legal agreement
   - To consider Public Path Order to extinguish MELK103 to inform s106 contribution (comments by 5th Jan 2026)

   b. **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 new comment from Public Protection.

   c. **PL/2025/06105 Land at Bowerhill Lane, Bowerhill, Melksham (*Old Loves Farm*)**
   Outline Planning Permission: Erection of up to 50 No. dwellings and associated works

   No new documents or comments.

   d. **PL/2024/11426: Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels):** Outline planning permission: All matters reserved. Construction of warehouse with office space, parking and associated landscaping including site access.

   - To note new comments from Conservation, Ecology and Seend Parish Council.
   - To consider response to Freedom of Information (FOI) request and next steps.

   e. **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

   No new documents or comments.

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

To note new comments from Public Open Space, Drainage, Landscape and Rights of Way

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

No new documents or comments.

h. **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 documents or comments.

i. **PL/2025/07044 Former Countrywide Site, Bradford Road, Melksham**
Full planning permission Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant Name: Aldi

To consider submitting new comments regarding drainage work

9. Wiltshire Council Planning Committees

To consider who will speak at Wiltshire Council Planning Committees

- PL/2024/10345 Land north of the A3102, Melksham (New Road Farm) 295 dwellings (Local Plan allocation)
- PL/2025/06749 Land North of Bath Road (A365), Melksham (adjacent to MOCS) 205 dwellings (Local Plan allocation)
- PL/2025/06105 Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm) 50 dwellings
- PL/2025/00626 Land North of Berryfield Lane, Melksham (68 dwellings)
- PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm) 22 dwellings (Neighbourhood Plan allocation)
- PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham (Gompels warehouse)

Upcoming meetings in **2026**
13th January – Strategic Planning
21St January – Western Area Planning
10th February – Strategic Planning
18th February – Western Area Planning
18th March – Western Area Planning
24th March – Strategic Planning
21st April – Strategic Planning
22nd April – Western Area Planning

10. Proposed Energy Installations

a. Land South of Brockleaze (PL/2025/05552)

b. Lime Down Solar

c. Wick Solar Farm (20/06840/FUL), Studley Solar Farm (PL/2021/08690) and associated cable installation (PL/2025/05856)

To note the public consultation event to be held in Shaw/Whitley for Studley cable route (date to be confirmed).

d. To receive an update on Wiltshire Council Engagement about Cumulative Impact and to note Community Action Whitley and Shaw (CAWS) briefing note.

e. Future Energy Landscapes in Wiltshire

To receive feedback from meeting with Future Energy Landscapes project team.

11. Planning Policy:

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

- To reflect on responses to planning applications for future review of the Neighbourhood Plan

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

To note Site Allocation Update

c. To receive feedback from Wiltshire Area Localism and Planning Alliance (WALPA) meeting

d. To consider comments to submit to the Government National Planning Policy Framework (NPPF) consultation (if published) https://www.gov.uk/government/publications/rollout-of-the-new-local-plan-making-system/rollout-of-the-new-local-plan-making-system

12. Premises Licenses applications and decisions:

13. Appeals

a. **Appeal Hearings**

PL/2024/07097: Land south of Snarlton Farm – start Tuesday 20th January 2026
PL/2024/10674: Land off Woodrow Road – start Tuesday 3rd February 2026

To receive update on parish council's representation and consider any new proposals.

b. **PL/2023/05883: Land to the rear of 52e, Chapel Lane, Beanacre**

To note appeal decision (if determined)

14. 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

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

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

i. Pathfinder Place

ii. To receive feedback from S106 cemetery contribution requests (if received)

iii. To receive feedback on s106 drafting process

iv. To receive update on s106 request for holistic review of A365 Bowerhill in relation to planning applications.

v. To note any S106 decisions made under delegated powers

b. **Contact with developers:**

i. To arrange/provide feedback from pre-application meeting for reserved matters for Land at Blackmore Farm with David Wilson Homes (Outline PL/2023/11188)

ii. To arrange/provide feedback from meeting with new owners of Cooper Tires site related to demolition works.

Copy to all Councillors

Melksham Without Parish Council comments on PL/2021/06922 - Land at First Lane, Whitley: Outline application for 4 dwellings with all matters reserved except access.

I am sending Melksham Without Planning Committee's comments on the above application via email, as there was no tick box for Cannot Support via the Planning Portal:

The Parish Council CANNOT SUPPORT this application on the following grounds:

• The development is outside the settlement boundary.
• As the Melksham Joint Neighbourhood Plan has only recently been made, this affords protection against a lack of 5-year land supply for at least 2 years.
• The provision of 4no. 5 bed dwellings does not meet the current needs of Shaw and Whitley and does not include affordable housing.
• Erodes the visual boundary between Shaw & Whitley.
• Impact on the highway, due to the potential for extra vehicles to park on First Lane, which is narrow in places and used twice daily as parking for "school run" traffic for Shaw primary school.

If Wiltshire Council were minded to approve this application, more enhancements are required to the SUDs provision proposed, with further enhancements to the natural environment such as the inclusion of bird, bat and hedgehog boxes.

For context attached is an extract from the Planning Minutes of 23 August 2021, which includes comments made by members of the public during Public Participation, as well as Councillor debate on this application.

EXTRACT FROM PLANNING COMMITTEE MEETING HELD ON 23 AUGUST 2021 AT 7.15PM AT 1 SWIFT WAY, BOWERHILL

PL/2021/06922: Land at First Lane, Whitley. Outline proposal for 4 dwellings and associated access and landscaping works. Applicants Ashford Homes

192/21 Public Participation

A member of CAWS (Community Action Whitley & Shaw) Community Emergency Group (CEG) in attendance in the meeting room, wished to voice their concerns at proposals for 4 houses on First Lane (PL/2021/06922) and stated in commenting on the application to Wiltshire Council they had reiterated their previous comments made in 2020 for proposals for 9 dwellings on this site, as they were still relevant.

It was noted Whitley suffered with flooding on several occasions with this area in particular suffering from flooding events on an annual basis in recent years.

The CEG representative noted the Flood Risk Assessment was the same as the 2020 proposal, but with the different housing layout and expressed disappointment no attention had been paid to local knowledge in response to the previous application. CEG also did not agree the site was located in Flood Zone 1 i.e., low probability as stated in the report.

CEG had noted proposals included an attenuation pond and in one of the reports not it stated 'these values are estimates only and should not be used for design purposes', from the group's own calculations, they felt an attention pond for this catchment would have to be substantially larger than that proposed.

With regard to the houses proposed, it was noted these would have relatively small paved areas at the rear. CEG felt it was probable owners would extend these and therefore expressed concern that any hard standing of surfaces would increase peakiness of 'run-off' into the South Brook.

Therefore CEG, given their experience of this catchment in their role as flood wardens, strongly recommended the proposal for 4 dwellings on First Lane be rejected.

A Member of Community Action Whitley & Shaw (CAWS), in attendance via Zoom also wished to voice the group's objections to proposals for 4 dwellings on First Lane (PL/2021/0922). A copy of their response to Wiltshire Council had been circulated to Members prior to the meeting for their information.

The CAWS representative highlighted the group's various comments/concerns:

- Whilst it was noted there had been a reduction in the dwellings proposed from 9 to 4, this did not fundamentally change the concerns residents had with regard to previous issues raised.

- Due to the age demographic in the village, some people would not have the opportunity to respond to the proposals because they did not have access to IT and appealed for the Parish Council to put extra weight in the comments of CAWS.

- The site is outside of the settlement boundary and would erode the gap/green space between the villages of Shaw and Whitley. Whilst the group recognised Core Strategy 2 allowed for carefully managed development outside a settlement boundary, did not believe this proposal passed the tests for this site to be considered, specifically with regard to the site providing 'investment in employment, tourist accommodation, affordable housing or otherwise supports the diversification of the rural community'.

- Whilst it is only proposed to build on this field, the developer owns the adjacent field and concern was raised this could be developed in the future, if this development were approved.

- Compound issues of flooding in the area.

- The impact this development would have on heritage of the area, particularly as there are several listed buildings in the vicinity of the site.

- This site is not included in the Neighbourhood Plan and following adequate consultation another site in Whitley was included and therefore Whitley will be taking its share of housing.

- Impact on the ecology of the site.

- Impact on already overstretched doctor services and lack of school places.

Another resident of Whitley attending the meeting via Zoom supported the views raised by the Members of CAWS and CAWS CEG.

193/21 To consider the following Planning Applications:

PL/2021/06922: Land at First Lane, Whitley. Outline proposal for 4 dwellings and associated access and landscaping works. Applicants Ashford Homes

Councillor Glover sought clarification whether the proposed properties

were in or outside the flood plain.

Councillor Pile explained she understood from someone who lived opposite the site that it had previously been under water.

It was noted Wiltshire Council had recently undertaken some works in First Lane to improve flood water flow away into South Brook.

Councillor Baines explained the proposals were above the flood plain and whilst being reduced from the original plans were not necessarily for local people and felt it was a retrograde step to be looking at large properties on this site.

Councillor Baines also confirmed Wiltshire Council had undertaken a lot of flood alleviation work in the area, with this application building on this, with the provision of an attenuation pond for the run off associated with the development and felt as long as Wiltshire Council's Drainage Team were satisfied this application would not adversely affect the surface water drainage in the area, would have difficulty objecting.

Councillor Baines clarified the site was not included in the Neighbourhood Plan, as it was too small a site and below the criteria set for it to be allocated within the Plan.

With regard to the site being outside the settlement boundary, without a 5-year land supply, this site would be considered as a windfall site. However, suggested whether 4 large properties would be acceptable in terms of what the local community needed, as these could attract people from outside the locality, as opposed to smaller properties for local families.

It was noted reducing the number of properties would also reduce the possibility of traffic congestion on First Lane, therefore on planning grounds it would be very difficult to object, particularly as the various concerns raised previously had been resolved such as the existing road side hedgerow and trees to be protected, the issue with one of the trees on the site had also been addressed.

Councillor Pafford raised concern at some of the content in the Design and Access Statement i.e:

- The site description stated the site was to the North of First Lane when in fact it was to the South.

- 'Visitor parking can be accommodated on driveways and through on street parking on First Lane which has unrestricted parking'. This statement was alarming given how narrow First Lane is near to this site.

- On page 22 the statement '…and following completion by generating

additional demand for existing services in the Melksham Community Area, this will be achieved by retaining existing residents who will vacate existing housing stock to occupy the new development and attract new households to Whitley.' Councillor Pafford felt this was an assumption and felt larger properties would attract those from outside the area, wishing to locate to a village and possibly still work where they currently worked.

- 'Enhance natural surveillance'. It was unclear what this statement meant.

- With regard to the statement '…the settlement boundary should be overridden, because of the opportunities this development provides for extra housing in the area for local people'. Councillor Pafford felt this application did not answer this point and would not be adding to local housing stock for local people.

Councillor Pafford also raised concern that as adjacent land was under the ownership of the same developer, this land could be developed for housing in the future.

Councillor Pile also expressed concern at reference to on street parking in First Lane within the Design and Access Report, given parts of it are very narrow and consistently used twice a day by people picking up children from the school, making it very difficult for other road users, particularly for buses wishing to get by.

Councillor Wood stated the Local Plan was currently under review and would be allocating housing numbers for the Shaw and Whitley area, creating a lot of pressure for the villages and felt the development proposed was not what the area wanted, especially as it was outside the settlement boundary, therefore the Parish Council needed to resist the proposals, particularly as the Neighbourhood Plan was now made, giving protection against a lack of 5 year land supply which would be in place for at least 2 years. The Neighbourhood Plan also included proposals for yields of affordable housing which this application did not.

Councillor Glover stated the Council's response needed to include reference to improvements to the SUDs (Sustainable Urban Drainage) provision proposed, if this application were approved, as those proposed were not sufficient. Further enhancements to the natural environment were also needed and noted the Ecological Impact Assessment on page 43 referenced additions to the SUDs measures stating '…suitable enhancement measures **could include**' and felt this should say '**should include'**, things like bat and bird boxes etc..… and a tick box of what was currently present as well as improvements in the future.

Councillor Wood invited the representative from CAWS CEG to speak to this application, therefore Standing Orders were suspended.

The representative from CEG stated with regard to Wiltshire Council's recent improvements to the drainage, the only evidence of its effectiveness was that the 'peakiness' had increased. No attenuation was done as part of the work, but to divert water away, and noted Wiltshire Council's Drainage Team were not in approval of the previous plans submitted for various reasons.

Melksham Without Parish Council previous comments on PL/2025/06704 - Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF: Proposed Creation of Private Lake & Associated Landscaping.

Melksham Without Parish Council has No objection subject to the following:
• The development does not impinge on the protected route for the Melksham link canal (as per Wiltshire Core Strategy Policy 16 and Policy 94 of the emerging Local Plan)
• The comments from Archaeology are addressed

Councillors welcomed the Biodiversity Net Gain this development would bring (as per Policy 12 Green and Blue Instructure and Policy 13 Biodiversity of the Joint Melksham Joint Neighbourhood Plan 2).

Melksham Without Parish Council previous comments on PL/2025/00965 - Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW: Outline planning application for the erection of 2No. dwellings with all matters reserved apart from access and layout.

No Objection

Members discussed that this application was technically outside the Shaw & Whitley Settlement Boundary but in the setting of an old farmyard. Whilst there was still some farm activity on the site, there had also been more recent uses as a builders yard and for caravan storage, and therefore, it was a brownfield site.

Teresa Strange

From: Wilcock, Lance <Lance.Wilcock@wiltshire.gov.uk>
Sent: 26 November 2025 17:07
To: Teresa Strange
Cc: O'Donoghue, Ruaridh; nick.holder@wiltshire.gov.uk; Woodland, Sue
Subject: RE: PL/2024/10345 - construction of 295 dwellings at Land north of the A3102, Melksham

Hi Teresa,

I'm not sure why the HoTs say this but I'm currently drafting the agreement to send the LEAPs and the Allotments to the Parish Council, at the developer's discretion, and the LAPs and the Open Space to a management company.

I will be sending the draft over to the Council's solicitor this week, who will then presumably send it to the applicant. If they have an issue with this clause then we will find out then, but I've not heard anything to the contrary suggesting that Bloor are now not interested in this since the discussions I've had with yourself.

Many thanks,

Lance.

Lance Wilcock
Senior Technical Officer
Highway Operations

Wiltshire Council

Tel: 01225 716656
Email: lance.wilcock@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 26 November 2025 16:57
To: Wilcock, Lance <Lance.Wilcock@wiltshire.gov.uk>; O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>
Cc: Woodland, Sue <Sue.Woodland@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: PL/2024/10345 - construction of 295 dwellings at Land north of the A3102, Melksham

Hi Lance and Ruaridh
We have just had a quick look at the revised Heads of Terms for this application and it states that allotments and the play areas are to be transferred to private management company.
These are items that you are drafting for the parish council to adopt; as we have requested of Bloor since pre application stage and throughout our planning comments.
Can this be addressed please? Is this something we need to raise directly with Jonathon Dodd at Bloor.
With kind regards, Teresa

Log in (/pr/s/login)

(https://www.wiltshire.gov.uk/)

Comment
Rights of Way's comment

Planning Application	Stance
PL/2024/10345 (/pr/s/planning-...	Comment

Details (?tabset-ae70b=... Files (?tabset-ae70b=2)

Information

Comment Name

Rights of Way's comment

Comment Number

WC-25-11-356388

Text

Clarification on Heads of Terms document from the 13th of November.
The section 106 agreement will not be contributing to the cost of extinguishing MELK103. The application to extinguish is separate from the planning application.
The application for the extinguishment of MELK103 was received on the 7th June 2024 following several months of correspondence with the applicant.

Date Created

25/11/2025

Paul Millard

Countryside Access Development Officer

(https://www.facebook.com/WiltshireCouncil)

(https://twitter.com/wiltscouncil)

(https://www.youtube.com/user/wiltshirecouncil)

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26th November 2025

Definitive Map and Highway Records
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: P/2024/004

Dear

Proposed Extinguishment of Footpath Melksham 103 (part), Skylark Road, Melksham, SN12 7GD

Wiltshire Council has received an application to extinguish part of footpath Melksham 103 (MELK103) from its junction with Skylark Road , leading north to its junction with Sandridge Road. The application has been registered in Wiltshire Councils register of Public Path Order (PPO) applications which can be viewed on our website at www.wiltshire.gov.uk/recreation-rights-of-way under the heading *Changing a right of way*, the application has been assigned reference P/2024/004.

The application has been made by a local resident and the reasons for their application are stated within the application documents which can be viewed in the online register. The reasons for the application are summarised as:

- The path is scarcely, if ever used.
- It is an area which attracts antisocial activity, including litter and graffiti.
- There is an adopted alternative highway along Fieldfare Way and its footway which links Skylark Road and Sandridge Road. This alternative route is used daily, is hard surfaced and access friendly in comparison to MELK103.
- If the extinguishment is successful, the land over which MELK103 leads could be incorporated into the curtilages of properties adjoining the path subject to appropriate planning and land registry permissions etc. This would improve the amenity of the properties.
- The path is not needed for public use for the reasons stated above.

I would be pleased to receive any comments to the proposal in writing addressed to Craig Harlow to the above address at County Hall or via email at craig.harlow@wiltshire.gov.uk. Please can any responses be received by 5th January 2026.

Please note any responses to this public consultation will be available for public inspection in full.

Information relating to the way Wiltshire Council will manage your data can be found at:
http://www.wiltshire.gov.uk/recreation-rights-of-way

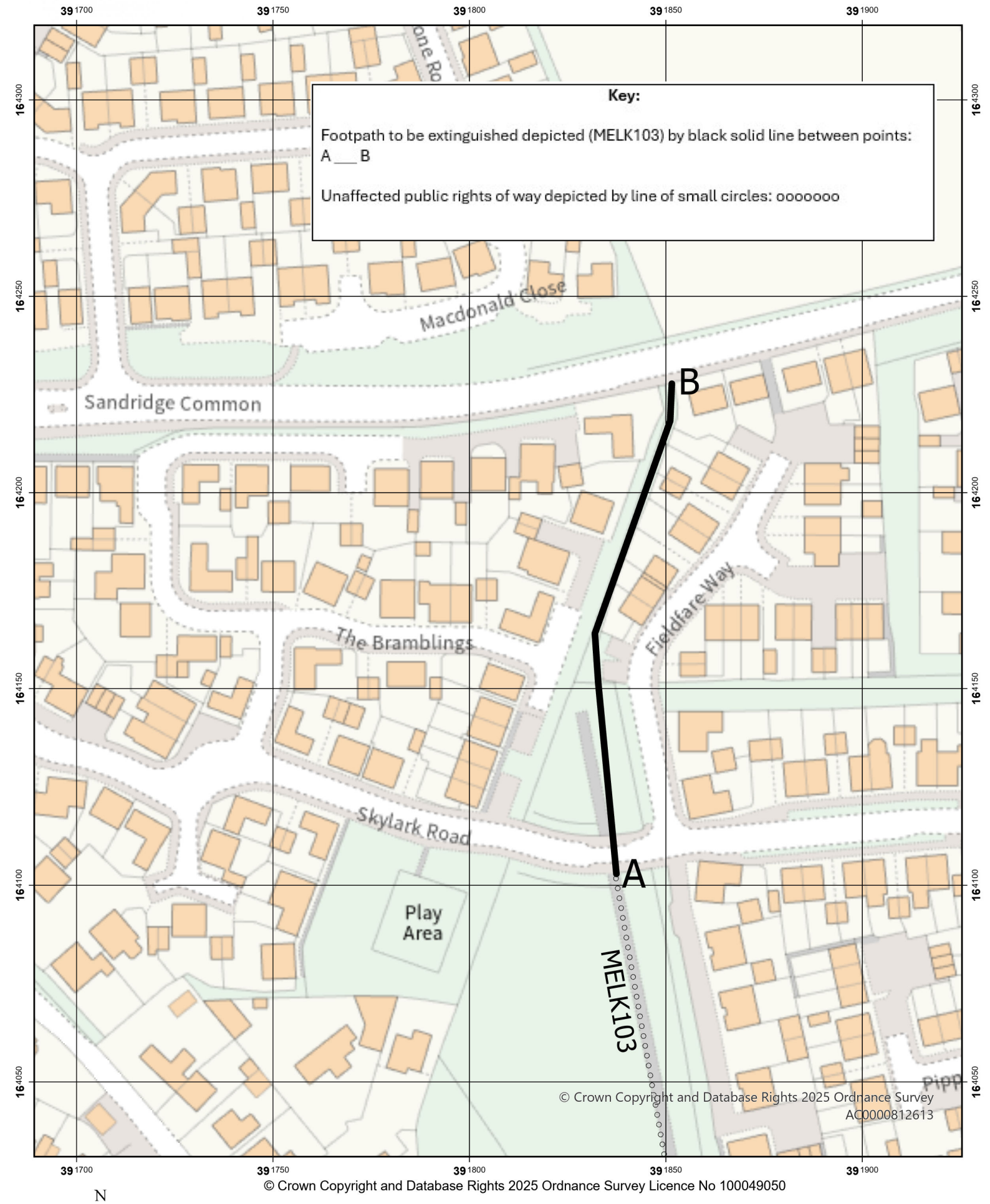
Yours

Craig Harlow
Definitive Map Officer
Direct line: 01249 468568
Email: craig.harlow@wiltshire.gov.uk

Enc. Plan

Wiltshire Council

Proposed extinguishment of footpath MELK103(part)



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Teresa Strange

From: Information Governance <InformationGovernance@wiltshire.gov.uk>
Sent: 08 December 2025 12:29
To: Teresa Strange
Subject: RE: CAS-6686-EIR-Economic Development input on planning applications

Dear Teresa Strange

Request for Information - Environmental Information Regulations Case ID CAS-6686

Thank you for your request for information received on 13/11/2025, in which you asked for the following information:

• *When was the decision made to change your procedures so that that Economic Development no longer comment on individual planning applications?*
• *What was the trigger, justification and reason for reviewing and changing your procedures so that that Economic Development no longer comment on individual planning applications?*
• *When and why was the decision made for Economic Development to not comment on application PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham?*
• *How many and which applications have received comments from Economic Development since that date?*
• *How many and which applications have not received comments from Economic Development since that date?*

Under the Environmental Information regulations 2004 (EIR) the Council is obliged to make environmental information, that it holds, available on request.

I can confirm that Wiltshire Council holds the information you have requested, however **Regulation 6 (1) (b)** removes the obligation to provide you with some of the information as it is publicly available and easily accessible to you.

• When was the decision made to change your procedures so that that Economic Development no longer comment on individual planning applications? – **A verbal operational decision was made in 2024 and applied more formally in 2025.**

• What was the trigger, justification and reason for reviewing and changing your procedures so that that Economic Development no longer comment on individual planning applications? - **Our economy and regeneration service merged with our planning service to become one Directorate. This was an important step in making sure our approach to supporting economic development and regeneration activity is aligned across our different functions. This also allows a more co-ordinated approach to making sure that we protect the historic and natural environment and the amenity of local residents, providing more joined up advice to stakeholders.**

The planning application process for the PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage application has involved assessing a range of issues and opinions to arrive at a recommendation that can be fully justified and defended if we end up in an appeal situation. It is important that individual services or officers are not put in a difficult position to express opinions that might not align with the officer's overall view and that might undermine the officer's case either at committee or in any subsequent appeal proceedings. This is not in the spirit of our One Council approach, can affect the council's reputation, and could expose the taxpayer financially in the event of a costs claim by an appellant. For this reason, we have a clear position that our economy and regeneration team does not express views on individual planning applications.

Our officer assessment of planning applications is a matter for the Development Management case officer, who balances a range of competing issues. They work closely with our economy and regeneration colleagues where they need to better understand the benefit of business retention and employment opportunities so this can be considered alongside the range of other matters.

• When and why was the decision made for Economic Development to not comment on application PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham? - **No information held. A verbal operational decision was made in 2024 and applied more formally in 2025.**

• How many and which applications have received comments from Economic Development since that date? - **This information is excepted by virtue of Regulation 6(1)(b). All applications and comments on applications are held on the public website: Planning and building control - Wiltshire Council.**

• How many and which applications have not received comments from Economic Development since that date? – **This information is excepted by virtue of Regulation 6(1)(b). All applications and comments on applications are held on the public website: Planning and building control - Wiltshire Council.**

If you are dissatisfied with the response to your request you can ask for a review of the handling of your request for information. Details of the complaints procedure are below.

Regards,
Karen

Information Governance Team
Legal and Governance
Wiltshire Council
InformationGovernance@wiltshire.gov.uk

Environmental Information Regulations Complaints and Review Procedure

Any person who has requested information from Wiltshire Council which has been dealt with under the Environmental Information Regulations is entitled to make a complaint and request an internal review of the handling of their request if they are dissatisfied with the response they have received.

Requests for review of an Environmental Information Regulations request should be made, in writing, which includes email, to:

Freedom of Information and Records Lead
Information Governance Team
Legal and Governance
Wiltshire Council
InformationGovernance@wiltshire.gov.uk

Please include the Case ID number, the date of your request and details of why you are asking for a review. Requests for a review should be brought to our attention within 40 working days of our response to your request.

Any request for a review will be acknowledged in writing confirming the reasons for the review. The review will be allocated to someone who is independent of the original decision. Regulation 11(4) allows a maximum of 40 working days to respond to a complaint however, the person conducting the review will set a target date for a response with the intention to complete the review within 20 working days.
The reviewer will conduct a full review of the handling of the request for information and the decisions taken, including decisions taken about where the public interest lies in respect of exempt information where applicable. The review enables a re-evaluation of the case taking into account any matters raised by the requester.

On completion of the review the reviewer will contact the requester with the result of the review. If the requester is still dissatisfied with the council's handling of their request they should contact the Information Commissioners Office (ICO). The ICO can be contacted using the following details:

Information Commissioners Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF
Tel; 0303 123 1113 (local rate)
01625 545 745 (national rate)
https://ico.org.uk/global/contact-us/contact-us-public/

From: Information Governance
Sent: 13 November 2025 10:32
To: 'Teresa Strange' <clerk@melkshamwithout-pc.gov.uk>
Subject: CAS-6686-EIR-Economic Development input on planning applications

Dear Teresa Strange

Freedom of Information Request Case ID CAS-6686

Thank you for your request for information received on 13/11/2025 in which you asked for the following information:

• When was the decision made to change your procedures so that that Economic Development no longer comment on individual planning applications?
• What was the trigger, justification and reason for reviewing and changing your procedures so that that Economic Development no longer comment on individual planning applications?
• When and why was the decision made for Economic Development to not comment on application PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham?
• How many and which applications have received comments from Economic Development since that date?
• How many and which applications have not received comments from Economic Development since that date?

Your request is being processed under the provisions of the Freedom of Information Act 2000 and you will receive a response within 20 working days of receipt of your request.

Regards,

Karen
Information Governance Officer
Legal & Governance
Wiltshire Council
E-mail: informationgovernance@wiltshire.gov.uk

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 12 November 2025 17:36
To: Information Governance <InformationGovernance@wiltshire.gov.uk>
Subject: FOI request from Melksham Without Parish Council

Dear Wiltshire Council

Please take this email as a request for information from Melksham Without Parish Council, under the Freedom of Information Act.

- When was the decision made to change your procedures so that that Economic Development no longer comment on individual planning applications?
- What was the trigger, justification and reason for reviewing and changing your procedures so that that Economic Development no longer comment on individual planning applications?
- When and why was the decision made for Economic Development to not comment on application PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham?
- How many and which applications have received comments from Economic Development since that date?
- How many and which applications have not received comments from Economic Development since that date?

With many thanks,

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
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On Instagram: melkshamwithoutpc
On LinkedIn: Melksham Without Parish Council

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Economic Development's Comment on PL/2025/02430 Unit 17 , Erin Trade Park , Bumpers Lane Industrial Estate, Chippenham, Wiltshire , SN14 6LH - Change of use to Bakery (Class E) [Greggs] on 5th June 2025

Planning Application

PL/2025/02430

Stance

Object

Comment Name

Economic Development's Comment

Comment Number

WC-25-06-336472

Text

Economic Development position – Object

Economic Development, having given this application to change the use of Unit 17, Erin Trade Park, SN14 6LH to a bakery careful consideration, do not feel that this would be beneficial to the long-term economic prospects of the local area and reduce the options for members of the local population, which is growing, to expand or start a business. We accept that it would create some jobs and potentially provide entry level jobs, but this is not a sector that traditionally pays high salaries or one that we are focusing one to provide the highly skilled, well-paid jobs that would be more beneficial to the local population and economy.

Other local agents have told us that demand for units of this size is still strong in Chippenham and the surrounding area. We have also had a number of enquiries in the last six months, all of which have now been satisfied but does add weight to the argument that there is still demand. A recent report by the Swindon and Wiltshire Growth Unit stated that only 7% of the total commercial floorspace in Wiltshire is currently vacant, with the bulk of this space being at J17. Anything below 10% indicates there is a shortage of supply. It also stated that the total available light industrial floorspace in Wiltshire has decreased by 35% over the last 10 years.

We are also concerned that if permission was granted then a precedent would be set, and other operators that would more normally be seen in the high street or other retail centres would make similar applications.

Kind regards,

Russell

Russell Frith
Inward Investment Manager,
Wiltshire Council

Date Created 05/06/2025

Teresa Strange

From: Teresa Strange
Sent: 09 December 2025 21:10
To: 'Jones, Hannah'
Cc: Nick.Holder@wiltshire.gov.uk
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Hannah
It's something that the parish council and Cllr Holder have been consistently asking for, but it doesn't seem as though our comments to date have been hitting the right place, hence us raising directly now.
Is this something you are able to look into please?
With many thanks, Teresa

From: Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>
Sent: 09 December 2025 14:41
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>; Sims, Steven <Steven.Sims@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.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>; nick.holder@wiltshire.gov.uk; Wiltshire, Mark <mark.wiltshire@wiltshire.gov.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hello Teresa

This is certainly something which I have not had discussions with the applicant over. It is a matter which I would want more detailed consideration over , particularly in relation to the impact on the road network, and at this stage I have certainly not agreed to anything.

With regards

Hannah

HANNAH R JONES
Highways Development Control Officer
Highways Development Control
Sustainable Transport

Wiltshire Council

Tel: 01225 713315
Email: hannah.jones@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 09 December 2025 14:06
To: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>; Sims, Steven <Steven.Sims@wiltshire.gov.uk>; Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.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>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Dear Charlotte, Steve and Hannah
The parish council have asked me to get in touch regarding the use of the proposed emergency access off the A365 to be used for the construction traffic for this site, and therefore avoiding the construction traffic using Maitland Place.

We have not seen anything regarding this in information from Barratt, despite the correspondence below and agreement that construction access will be in the Reserved Matters application. We note the comments from the highways officer https://development.wiltshire.gov.uk/pr/s/web-comment/a07Q300001BZvX7IAL/highways-departments-comment about the emergency access but that it makes no mention of it being used for construction traffic.

Are you able to let the parish council know whether this is now being considered as part of this application please.
With many thanks, Teresa

From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Sent: 14 October 2025 11:58
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>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Teresa,

I hope you are well and thank you for your email.

Yes, I can confirm we have reviewed the construction traffic access and will be included in a further submission pack after this round of consultee comments.

Can you provide us with any feedback from the meeting yesterday evening?

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: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 13 October 2025 10:21
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>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Charlotte
The parish council will be considering this Reserved Matters application this evening at their Planning Meeting. I have had a quick look at the documentation, and I can't see anything about the construction traffic using the proposed emergency access from the A365. Can you confirm if this is in place, and in the documentation anywhere.
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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From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Sent: 11 September 2025 16:42
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

Hi Teresa,

I hope you are all well.

For your information purposes, the reserved matters application associated with the land to the south of Western Way has now been submitted. If you have any queries, please do not hesitate to contact me.

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

On October 3rd, I am walking 26.2 miles along the Tarka Trail raising money for James Hopkins Trust. If you would like to donate please visit https://www.justgiving.com/page/barrattbristol

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 10 June 2025 11:55
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
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 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 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 Hindes <sean.hindes@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 Hindes <sean.hindes@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 Hindes <sean.hindes@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,

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: 29 April 2025 13:16
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>; 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 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

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 unconstested, and so although we are in the period of heightened politicial 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 Counicillor is, but its business as usual, so not critical.

Suggested dates:
Thurs 24th April between 2 and 4pm
Monday 28th April between 11am and 4pm
Weds 7th May between 11am and 4pm
Tues 13th May between 2 and 4pm
Weds 14th May between 11am and 4pm
Thurs 15th 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: Teresa Strange
Sent: 01 December 2025 11:19
To: 'Rosie.Golledge@alpacacommunications.com'; 'cem.sabri@alpacacommunications.com'
Cc: Fiona Dey
Subject: RE: Studley Farm Solar

Hi Rosie
Thanks for getting in touch.
As the community that is most affected is Whitley, we think the most appropriate venue is Whitley Reading Rooms.
It doesn't have a car park, like Shaw Village Hall, but its much easier for Whitley residents and they will all be able to walk as very close.
Can you please avoid a Monday evening, that is when parish council meetings are held, and we know that they would like to be able to attend.
With kind regards, Teresa

From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 01 December 2025 10:00
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: FW: Studley Farm Solar

From: Rosie Golledge <Rosie.Golledge@alpacacommunications.com>
Sent: 28 November 2025 16:04
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Cc: Cem Sabri <cem.sabri@alpacacommunications.com>
Subject: Studley Farm Solar

Dear Melksham Without Parish Council,

I'm writing to you on behalf of Verdant Energy with regards to Studley Solar Farm, (Ref: PL/2021/08690), on land at Studley Farm, Atworth, Melksham, SN12 8JN.

We recently held an event on Thursday 27th November at Atworth Village Hall. This event was to give the local community at Atworth, near where the solar farm will be based, the opportunity to meet the team constructing the solar farm. Verdant Energy would like to ensure that the local community in Whitley are also kept up to date on the project.

While Whitley isn't close to where the solar panels will ultimately be sited, a portion of the proposed cable route runs through Whitley. Initially, a section of the cable route was due to be routed as follows: Bath Road>Shaw Hill > Corsham Rd > Westlands Lane. However, it has emerged that a utility also plans on utilising part of the project cable route for the installation of a 132kV cable. The construction team is working closely with this utility to coordinate the installation of the two cables; and in parallel the team is also in discussion with Wiltshire Council to explore the viability of partial re-routing through Top Lane-West Hill-Pulpit from Whitley toward Atworth.

With this in mind, we wanted to inform you of our intention to hold a Public Information Event so that the local community can meet the developers and ask them any questions they may have. We believe the most suitable venue to hold this in is Whitley Reading Rooms or Shaw Village Hall but would welcome your advice. We are aiming to send a leaflet to the local community in due course which will provide a brief summary of the project and invite them to the event. We will share this leaflet with you prior to the leaflet being sent to residents.

Best regards,

Rosie Golledge
Senior Account Executive
1 Triton Square, London NW1 3DX | alpacacommunications.com

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Wiltshire Local Plan Review

Site allocations update – 1 April 2025

Date of publication: November 2025

1. This paper has been provided in response to the Examining Inspectors' request (ID9) to identify what (if any) development progress has been made on site allocations since the Plan was submitted.
2. The council have prepared a table setting out each site allocation that is recorded in the Plan policies. This is set out in the Appendix to this paper. The headings in the table are as follows:

Heading	**Description**
Local Plan Review – Policy reference	Policy number in the Wiltshire Local Plan review that the allocation falls under.
HMA	Housing Market Area that the allocation is located in.
Settlement	Settlement that the allocation is located in.
Site Address	Short address of the allocation site.
Land Use	Form of development in the allocation (Residential, Employment, Mixed)
LPR 5-yr housing land supply reference	For allocations which include an element of residential development, the residential element will be recorded in the housing land supply trajectories (WC5). The reference for the site given in the trajectories is shown in this field. For all other allocations this is marked with a hyphen.
Status	Status of the allocation at 1 April 2025 (Not started, Extant or Complete)
Proposed Development in allocation	Quantum and unit (dwellings or hectares) of development within the allocation. If there is no quantum of development specified in the allocation this is marked with a hyphen.
Under Construction	Quantum and unit (dwellings or hectares) of development that was under construction at 1 April 2025.
Complete	Quantum and unit (dwellings or hectares) of development that was complete at 1 April 2025.
Commentary as of 01 April 2025.	Commentary on progress of the site at 1 April 2025 (including submission of planning applications and permissions).
Allocations granted permission or under construction since the Plan was submitted?	This indicates whether planning permission has been granted on an allocation since the Plan was submitted in November 2024. At the date of submission, activity on the residential elements is measured from the 1 April 2023 base date, and activity for the employment elements is measured from the plan's employment land evidence base which is dated September 2023. Activity update as of 1 April 2025.

2

Appendix

Site allocations and planning updates.

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
Policy 6	Chippenham	Chippenham	Patterdown and Rowden - Small Extension Sites (South West Chippenham)	Residential	CH1	Extant	400 dwellings	21 dwellings	55 dwellings	233 dwellings to come forward from 3 sites. 19/00098/REM for 72 dwellings approved on 12/08/2019. 55 dwellings complete, 17 under construction. PL/2023/06727 for 120 dwellings approved 29/08/2024. 4 units under construction. PL/2024/02998 for 41 dwellings validated on 08/04/2024. Still under consultation.	Yes
			Land South West of Chippenham	Mixed	CH1	Extant	1000 dwellings	81 dwellings	203 dwellings	14/12118/OUT for 1,000 dwellings approved on 24/03/2017. Reserved matters applications for 734 dwellings have been approved (17/08786/REM for 102 dwellings - 02/08/2018, PL/2021/06001 for 12 dwellings - 08/11/2021, PL/2023/01773 for 140 dwellings - 10/10/2023, 19/11461/REM for 64 dwelling - 08/07/2021, 20/02326/REM for 191 dwellings - 17/11/2023, 20/02334/REM for 91 dwellings - 23/05/2024, 20/02335/REM for 134 - 18/03/2025), with remaining reserved matters applications under consultation. 203 dwellings completed, 81 under construction.	Yes
					-	Extant	18 ha	8 ha	0	PL/2024/03204 - The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, … - approved 25/10/2024. Under construction.	Yes
			Rawlings Green	Mixed	CH2	Not started	650 dwellings	0	0	15/12351/OUT for 650 dwellings validated on 23/02/2018 and approved 29/10/2021. Two reserved matters applications under consultation (PL/2024/06987 - Phase 1 for 196 dwellings validated on 08/08/2024. PL/2024/09507 - Phase 2 for 454 dwellings validated on 21/10/2024).	No
					-	Not started	5 ha	0	0	15/12351/OUT for 5ha of employment generating space (Outline) approved 29/10/2021.	No
Policy 7	Chippenham	Chippenham	Land South of Chippenham and East of Showell Farm	Mixed	Policy 7	Not started	2,525 dwellings	0	0	No planning application update.	No
					-	Not started	15 ha	0	0	No planning application update.	No
Policy 8	Chippenham	Chippenham	Emery Gate Shopping Centre, Chippenham	Mixed	-	Not started	-	0	0	PL/2024/11661 validated on 09/01/2025 for part-demolition of existing buildings and full planning permission for new buildings for Commercial, Business and Service (Use Class E), Local Community and Learning (Use Class F1/F2), Sui Generis and residential (Use Class C3) uses. Still under consultation.	No
			Bath Road Car Park and Bridge Centre, Chippenham	Mixed	-	Not started	-	0	0	No planning application update.	No

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
Policy 9	Chippenham	Calne	Land East of Beversbrook Farm and Porte Marsh Industrial Estate, Calne	Employment	-	Extant	4.4 ha	0	0	21/00081/FUL - Phased development to comprise: erection of a Class E(a) retail store, car parking and servicing areas, access, landscaping and associated works (Phase I); and erection of 10 employment units for use within Classes E(g), B2 and/or B8 - approved 21/02/2025. May 25 - groundworks have started on site.	Yes
Policy 10	Chippenham	Calne	Land off Spitfire Road, Calne	Employment	-	Not started	2.7 ha	0	0	No planning application update.	No
Policy 11	Chippenham	Calne	Land to the North of Spitfire Road, Calne	Mixed	Policy 11	Not started	570 dwellings	0	0	PL/2025/02426 for 300 dwellings (Outline) under consultation. Covers part of the site.	No
					-	Not started	0.5 ha	0	0	No planning application update.	No
Policy 13	Chippenham	Corsham	Land south of Dicketts Road	Residential	Policy 13	Not started	105 dwellings	0	0	PL/2023/10560 for 24 dwellings (Outline) approved on 17/10/2025. Covers part of the site.	No
Policy 14	Chippenham	Devizes	Land between A361 and Horton Road, Devizes	Employment	-	Not started	8.4 ha	0	0	PL/2022/00977 - (Outline) up to 25,000 sqm of use class B2 (General Industrial), B8 (Storage and Distribution) and E (Commercial, Business and Service) (g) (i-iii) - approved 16/02/2024.	Yes
Policy 15	Chippenham	Devizes	Land at Devizes Wharf, Assize Court, and Wadworth Brewery, Devizes	Mixed	Policy 15	Not started	-	0	0	PL/2023/03573 for 102 dwellings (Full) permitted on 26/06/2025. PL/2022/08744 for 58 dwellings (Outline) permitted 30/01/2025.	Yes
					-	Not started	-	0	0	PL/2023/03573 for provision of 267sqm of retail space (Class E) (Full) permitted on 26/06/2025. PL/2022/08744 for circa 67.7sqm flexible commercial unit (Use Class E) (Outline) permitted 30/01/2025.	No
Policy 16	Chippenham	Malmesbury	Land North of Tetbury Hill, Malmesbury	Employment	-	Extant	1 ha	0	0.3 ha	Legacy planning application completed on part of the site in 2008.	No
			Garden Centre, Malmesbury	Employment	-	Extant	4 ha	0	0.7 ha	18/06980/FUL - Hybrid planning application: Full Approval for the Demolition of Existing Buildings and the Erection of a Class A1 Foodstore (1,782 sq m Gross Internal Floor Area) with Associated Access, Car Parking and Landscaping. Outline Approval for a Replacement Garden Centre and/or Class B1/B2/B8 Employment Uses. Approved 17/09/2020. Aldi store is complete.	No
Policy 17	Chippenham	Melksham	Hampton Business Park	Employment	-	Complete	6 ha	0	6 ha	Land take complete	No
Policy 18	Chippenham	Melksham	Land East of Melksham	Mixed	Policy 18	Not started	425 dwellings	0	0	PL/2023/11188 for 500 dwellings (Outline) approved on 12/05/2025.	No
					-	Not started	5 ha	0	0	PL/2023/11188 (Outline) for up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F) - approved on 12/05/2025.	No
Policy 19	Chippenham	Melksham	Land off Bath Road	Residential	Policy 19	Not started	135 dwellings	0	0	PL/2025/06749 for 205 dwellings (Outline) under consultation.	No
Policy 20	Chippenham	Melksham	Land North of A3102, Melksham	Residential	Policy 20	Not started	285 dwellings	0	0	PL/2023/01584 - EIA Screening Opinion - Erection of up to 350 dwellings. EIA required - 11/07/2023. Only covers part of the site.	No

4

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
Policy 22	Salisbury	Salisbury	Land South of Netherhampton Road	Mixed	H3.1	Extant	640 dwellings	160	22	19/05824/OUT for 640 dwellings (Outline) approved on 25/06/2020. PL/2021/08735 for 234 dwellings (Res matt) approved on 21/10/2022. PL/2023/11196 for 406 dwellings (Res matt) approved on 16/06/2025.	No
					-	Not started	2 ha	0	0	19/05824/OUT - Mixed use development comprising of residential (Class C3) up to 640 dwellings, local centre (Class A1), primary school (1.8 ha), employment (2 ha) public open space including country park (10 ha), landscaping, 2 vehicular accesses, estate roads including loop road in detail and associated infrastructure and landscaping. Approved 25/06/2020. No reserved matters applications for the employment element.	No
			Hilltop Way	Residential	H3.2	Complete	10 dwellings	0	10	Site complete in 2024.	No
			Land North of Netherhampton Road	Residential	H3.3	Extant	100 dwellings	62 dwellings	44 dwellings	PL/2021/06594 for 106 dwellings (Full) approved 13/12/2022.	No
			Land at Rowbarrow	Residential	H3.4	Extant	100 dwellings	0	0	20/00337/FUL for 86 dwellings (Full) approved 31/10/2024. Groundworks under way and some plots above oversite level in July 25.	Yes
			The Yard	Residential	H3.5	Complete	14 dwellings	0	14 dwellings	Site complete in 2024.	No
			Longhedge	Mixed	WCS/S2	Complete	450 dwellings	0	788 dwellings	13/00673/OUT for 673 dwellings (Outline) approved 24/03/2014 and 19/00537/FUL for 65 dwellings (Outline) approved 12/11/2019. 752 dwellings approved via reserved matters or full applications (15/07253/REM - approved 14/01/2016, 20/08160/REM approved 11/02/2021, 19/02482/FUL approved 12/11/2022) and 66 C2 units (36 equivalent dwellings applying bed space-to-dwelling ratio) from 19/01603/FUL approved 30/05/2019. Site complete in 2024.	No
					-	Complete	8 ha	0	0.88 ha	19/00537/FUL - Hybrid application - Outline planning consent for 65 dwellings with all details reserved, except access, full planning consent for 29 small business units (flexible use within Use Classes B1 and B8), access, parking, landscaping and servicing. Complete in 2022. Land take complete.	No
			Fugglestone Red	Mixed	WCS/S3	Extant	1250 dwellings	23 dwellings	886 dwellings	S/2012/0814 for 1,250 dwellings (Outline) approved on 02/04/2015. As of the base date (01 April 25) 909 dwellings have been permitted via reserved matters (17/03168/VAR for 147 dwellings, approved on 14/07/2017, 17/03580/REM for 188 dwellings on 05/05/2017, 18/06032/REM for 345 dwellings on 25/06/2018,20/08976/REM for 166 dwellings on 09/04/2021 and PL/2022/07678 for 63 dwellings on 28/04/2023. 176 dwellings approved since under PL/2023//05287 on 15/04/2025 and 164 dwellings approved under PL/2023/10980 on 23/05/2025.	Yes

5

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
					-	Not started	8 ha	0	0	S/2012/0814 for Outline application for access only for proposed mixed use development comprising residential (up to 1250 dwellings), employment, local centre, community uses - approved on 02/04/2015.	No
			UKLF	Mixed	WCS/S7	Extant	450 dwellings		407 dwellings	The components of the UKLF development covered by the 2011 outline permission are now complete. The remainder of the site is subject to a full planning application (PL/2021/08160) for an innovation centre, 15 x veterans' flats, and 52 x dwellings.	No
					-	Extant	3 ha	0	0.3 ha	13/04870/OUT - Hybrid application for residential, employment and commercial facilities, an Enterprise Hub (Use class B1,D1,D2,A3), Employment units (Use class B1,B2,B8), commercial produce growing, Veterans accommodation delivered by a registered provider (Use classes C2 and C3), Care home (Use class C2), Local convenience store (Use class A1), Retirement accommodation (Use class C3) - approved 24/10/2014. PL/2021/08160 - 52 dwellings, an innovation centre (use class E) with 15no. Veterans flats above. Under consultation. 0.5 ha of employment land remains available.	No
			Old Sarum, Salisbury	Employment	-	Extant	6 ha	0	0	Approximately 3.8 hectares remains.	No
Policy 23	Salisbury	Salisbury	Land North East of Old Sarum	Residential	Policy 23	Not started	350 dwellings	0	0	PL/2025/02686 for 294 dwellings validated on 24/03/2025. Under consultation.	No
Policy 24	Salisbury	Salisbury	Netherhampton Road Garden Centre	Residential	Policy 24	To be removed	60 dwellings	0	0	In the Schedule of Proposed Changes (SD/41A), this site has been identified as unavailable and proposed for deletion from the WLPr.	No
Policy 25	Salisbury	Salisbury	Land North of the Beehive Park & Ride	Residential	Policy 25	Not started	100 dwellings	0	0	No planning application update.	No
Policy 26	Salisbury	Salisbury	Land North of Downton Road	Residential	Policy 26	Not started	220 dwellings	0	0	PL/2025/02992 (Outline) for 220 dwellings validated on 09/07/2025. Under consultation.	No
Policy 27	Salisbury	Salisbury	Land South of Harnham	Residential	Policy 27	Not started	265 dwellings	0	0	S of Harnham and W of Coombe Road to be built out together. PL/2025/06497 - EIA Screening Opinion - Erection of up to 310 dwellings. EIA required - 18/08/2025.	No
Policy 28	Salisbury	Salisbury	Land West of Coombe Road	Residential	Policy 28	Not started	45 dwellings	0	0	S of Harnham and W of Coombe Road to be built out together. PL/2025/06497 - EIA Screening Opinion - Erection of up to 310 dwellings. EIA required - 18/08/2025.	No
Policy 30	Salisbury	Salisbury	Church Road, Laverstock	Residential	Policy 30	Not started	50 dwellings	0	0	Outline permission (20/11598/OUT) granted at appeal (3359108) for 49 dwellings on 10/10/2025.	No
Policy 33	Salisbury	Salisbury	The Maltings and Central Car Park	Mixed	Policy 33 / WCS/S5	Not started	-	0	0	Core Strategy allocation (WCS/S5) and Local Plan Review allocation (Policy 33) to be considered together as part of the re-development of The Maltings and Central Car Park. No planning application update.	No
Policy 36	Salisbury	Amesbury	Kings Gate	Residential	WCS/S1	Complete	1300 dwellings	0	1058 dwellings	Land take complete. Site complete in 2025	No

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
Policy 37	Salisbury	Boscombe Down	Boscombe Down	Employment	-	Not started	7 ha	0	0	No planning application update.	No
Policy 38	Salisbury	Porton Down	Porton Down	Employment	-	Extant	10 ha	4 ha	1 ha	10 hectares of land - 5 hectares as a first phase, although there is a further 5 hectares of adjoining land available if required in the future. 15/06132/REM - Reserved matters application for construction of a junction to Manor Farm Road, site spine road and related distribution roads and the erection of a two-storey office/laboratory incubator building... - approved 17/09/2015. Complete in 2018. 20/10269/VAR - Variation of Condition 6 of 15/12526/REM (Particulars of Development: - Reserved matters application the erection of single and two storey office/laboratory buildings… - approved 12/03/2021. Site under construction.	Yes
Policy 39	Salisbury	Ludgershall	Empress Way	Residential	H1.1	Extant	270 dwellings	14 dwellings	60 dwellings	18/04346/REM for 80 dwellings permitted on 03/06/2019. Site under construction. 20/06554/FUL for 190 dwellings permitted subject to signing of S106 agreement.	No
			Drummond Park	Residential	WCS/E2	Extant	475 dwellings	51 dwellings	155 dwellings	21/02122/REM - Reserved matters for 412 dwellings permitted on 22/07/21. Site under construction.	No
			Castledown Business Park, Ludgershall	Employment	-	Extant	12 ha	0	1 ha	1 ha complete from 2013. No planning application update.	No
Policy 40	Salisbury	Ludgershall	Land South East of Empress Way	Mixed	Policy 40	Not started	1220 dwellings	0	0	No planning application update.	No
					-	Not started	0.7 ha	0	0	No planning application update.	No
Policy 41	Salisbury	Wilton	Land at Bulbridge Estate	Residential	3/LPA/36	Not started	45 dwellings	0	0	No planning application update.	No
Policy 42	Salisbury	Mere	Land at Dead Maid Quarry Employment Area, Mere	Employment	-	Not started	1.5 ha	0	0	20/11079/FUL - 70 bed care home approved 11/07/2022 - under construction. Still 1.5 hectares of employment land available.	No
Policy 44	Swindon	Marlborough	Land to the West of Salisbury Road	Residential	WCS/E3	Complete	220 dwellings	0	171 dwellings	Land take complete. Site complete in 2023	No
Policy 45	Swindon	Marlborough	Land at Chopping Knife Lane	Residential	Policy 45	Not started	50 dwellings	0	0	No planning application update.	No
Policy 46	Swindon	Marlborough	Land off Barton Dene	Mixed	Policy 46	Not started	30 dwellings	0	0	No planning application update.	No
					-	Not started	1.8 ha	0	0	No planning application update.	No
Policy 47	Swindon	Royal Wootton Bassett	Templars Way	Employment	-	Extant	3.7 ha	0.7 ha	0	PL/2023/07556 - Erection of 19 new industrial units (Class E & B8 Uses). Approved 23/02/2024. Site under construction.	Yes

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
Policy 48	Swindon	Royal Wootton Bassett	Land at Marsh Farm	Residential	Policy 48	Not started	150 dwellings	0	0	No planning application update.	No
Policy 49	Swindon	Royal Wootton Bassett	Land adjoining Midge Hall Farm	Mixed	Policy 49	Not started	415 dwellings	0	0	PL/2025/02340 - Outline permission for residential-led mixed use development comprising: up to 425 residential dwellings (Class C3), mixed-use Local Centre (non-residential uses to include Classes E and F2), a Primary School (Class F1), employment land (Class E) for 425 dwellings (Outline) under consultation.... - Under consultation.	No
					-	Not started	1.8 ha	0	0	PL/2025/02340 - Outline permission for residential-led mixed use development comprising: up to 425 residential dwellings (Class C3), mixed-use Local Centre (non-residential uses to include Classes E and F2), a Primary School (Class F1), employment land (Class E) for 425 dwellings (Outline) under consultation.... - Under consultation.	No
Policy 50	Swindon	Royal Wootton Bassett	Land west of Maple Drive	Residential	Policy 50	Not started	70 dwellings	0	0	No planning application update.	No
Policy 51	Swindon	Royal Wootton Bassett	Land at Woodshaw	Residential	Policy 51	Not started	445 dwellings	0	0	PL/2023/02129 for 410 dwellings (Outline) under consultation.	No
Policy 52	Trowbridge	Trowbridge	Elm Grove Way	Residential	H2.1	Extant	250 dwellings	11 dwellings	0	PL/2022/09425 for 247 dwellings approved on 11/12/2024. Groundworks have started on site.	Yes
			Land off the A363 at White Horse Business Park	Residential	H2.2	Not started	175 dwellings	0	0	132 dwellings to come forward under two applications. 20/03641/OUT for 70 dwellings granted permission subject to signing of the s106 agreement in March 25. PL/2022/05426 (62 dwellings) under consultation.	No
			Elizabeth Way	Residential	H2.3	Extant	355 dwellings	75 dwellings	36 dwellings	Allocation taken forward by three developers totalling 406 dwellings: 20/09701/FUL for 187 dwellings approved 30/06/2022, PL/2021/08554 for 151 dwellings approved 16/09/2022 & 20/07751/FUL for 68 dwellings approved 06/03/2024. All 3 parcels under construction.	Yes
			Church Lane	Residential	H2.4	Not started	45 dwellings	0	0	Outline application 18/10035/OUT for 55 dwellings approved 07/06/2024.	Yes
			Upper Studley	Residential	H2.5	Extant	45 dwellings	0	0	20/09659/FUL for 50 dwellings approved on 12/03/2024. Site under construction with some dwellings above oversite level in Nov 25.	Yes
			Southwick Court	Residential	H2.6	Not started	180 dwellings	0	0	Outline application 20/00379/OUT for 180 dwellings approved on 20/03/2024	Yes
			South East Trowbridge (inc Ashton Park)	Mixed	WCS/NW6	Not started	2600 dwellings	0	0	15/04736/OUT for 2,500 dwellings (Outline) approved on 02/09/2025. PL/2025/07298 for 161 dwellings (reserved matters - phase 1, land parcel 1) under consultation. PL/2025/07293 for 35 dwellings (reserved matters - phase 1, land parcel 2) under consultation. PL/2025/07352 for 145 dwellings (reserved matters - phase 1, land parcel 3) under consultation.	No
					-	Not started	15 ha	0	0	15/04736/OUT for 15 ha of employment use (Outline) approved on 02/09/2025.	No

Local Plan Review - Policy reference	HMA	Settlement	Site Address	Land Use	LPR 5-yr housing land supply reference	Status	Proposed Development in allocation	Under Construction	Complete	Commentary as of 01 April 2025.	Allocations granted permission or under construction since the Plan was submitted?
			West Ashton Road, Trowbridge	Employment	-	Not started	10 ha	0	0	No planning application update.	No
			Elm Grove Farm, Trowbridge	Residential	H2.1	Extant	250 dwellings	11 dwellings	0	PL/2022/09425 for 248 dwellings (Reserved matters) approved on 11/12/2024. Under construction.	Yes
Policy 53	Trowbridge	Trowbridge	Land North-East of Hilperton	Residential	Policy 53	Not started	600 dwellings	0	0	No planning application update.	No
Policy 55	Trowbridge	Trowbridge	Innox Mills	Mixed	Policy 55	Not started	175 dwellings	0	0	PL/2021/08064 for 255 dwellings (Hybrid application - outline permission for 243 dwellings, full permission for 12 dwellings) approved on 05/02/2025.	Yes
Policy 58	Trowbridge	Warminster	Bore Hill Farm	Residential	H2.8	Not started	70 dwellings	0	0	PL/2024/01752 for 9 dwellings (Reserved matters) approved on 11/10/2024. PL/2022/07120 for 80 dwellings (Full application) under consultation.	Yes
			Boreham Road	Residential	H2.9	Complete	30 dwellings	0	34 dwellings	19/07647/REM for 34 dwellings approved 14/01/2021. Site complete in 2024.	No
			West of Warminster	Mixed	WCS/NW7	Extant	900 dwellings	101 dwellings	426 dwellings	1,529 dwellings to come forward across 5 sites. 1. 15/01800/OUT - outline permission approved for 1,000 homes on 15/12/2020. As of 01 April 2025, reserved matters approval for 506 dwellings - 145 completions and 80 dwellings under construction (PL/2022/04343 - 145 dwellings, PL/2022/08898 - 168 dwellings, PL/2024/03667 - 193 dwellings). 2. 17/11145/VAR - Full permission for 202 dwellings on 17/04/2018. Site complete in 2022. 3. 19/09428/FUL - 46 dwellings approved 04/02/2021. 42 dwellings complete, 4 under construction. 4. PL/2021/11051 - 54 dwellings approved 19/05/2022. 37 dwellings complete, 17 under construction. 5. 17/01463/FUL - 227 dwellings approved 20/10/2022. No units under construction to date.	Yes
					-	Not started	5.6 ha	0	0	15/01800/OUT - outline permission approved for 5.6 ha of employment on 15/12/2020.	No
Policy 60	Trowbridge	Westbury	Land at Mill Lane, Hawkeridge, Westbury	Employment	-	Not started	14.7 ha	0	0	No planning application update.	No
Policy 60	Trowbridge	Westbury	North Acre Industrial Estate, Westbury	Employment	-	Not started	3.8 ha	0	0	No planning application update.	No
Policy 61	Trowbridge	Westbury	Land West of Mane Way	Residential	Policy 61	Not started	220 dwellings	0	0	PL/2025/05073 for 365 dwellings (Outline) under consultation.	No
Policy 62	Trowbridge	Westbury	East of Bitham Park	Residential	Policy 62	Not started	260 dwellings	0	0	PL/2022/06046 for 41 dwellings (Outline) under consultation (only covering part of the site).	No

Teresa Strange

From: Teresa Strange
Sent: 05 December 2025 12:37
To: Phil Alford; Andrew Griffin; Charlie Stokes; saffi.rabey@melksham-tc.gov.uk
Cc: Committee Clerk; CEO; Nick.Holder@wiltshire.gov.uk; Griffin, Andrew; Alford, Phil (Phil.Alford@wiltshire.gov.uk)
Subject: FW: s106 requests for financial contributions to expansion/new Melksham Cemetery
Attachments: Melksham Cemetery.pdf; Additional comments from MWPC regarding Melksham Cemetery provision.pdf

Dear Town Council reps on the Cemetery Working Party, & Cllr Rabey (Chair of Ec Dev Committee)
Copy to: Wilts Cllr Nick Holder, Andrew Griffin & Phil Alford (whose wards the applications are in)

Please see below.
Whilst we wait for a joint Cemetery Working Party meeting to agree our next steps, Melksham Without parish council have resolved to go ahead and ask for financial contributions for the major planning applications in the parish (as per my email to you 28th November).
The parish council don't want to miss the boat and miss the opportunity to request that this is included; some of these must be close to decision.

As per the email below, you may wish to request for the Upside development? And support the parish council's requests?

We look forward to hearing back from you.
With kind regards, Teresa

From: Teresa Strange
Sent: 05 December 2025 12:26
To: Noyce, Mary <mary.noyce@wiltshire.gov.uk>; Hampton, Adrian <adrian.hampton@wiltshire.gov.uk>; Green, Kenny <kenny.green@wiltshire.gov.uk>
Subject: s106 requests for financial contributions to expansion/new Melksham Cemetery

Dear Mary and Adrian
Please note that further to your correspondence about the future of Melksham Cemetery and that you have not secured any financial contributions for an extension or new Cemetery in Melksham, the parish council have now asked for s106 contributions for future Cemetery provision.
There are a number of major development planning applications being considered at the moment, including Local Plan site allocations, and we have asked for it on all of them as they will be contributing to the potential number of burials in the Melksham area in the future.

Kenny, for your information, there is provision for this in the CIL list and Core Strategy. We have suggested to Melksham Town Council that they do the same for the Upside development PL/2022/06221 112 dwellings. Attached is a copy of the request. Can this be considered as part of the application decision process please.

PL/2024/10345 Land north of the A3102, Melksham (New Road Farm) 295 dwellings (Local Plan allocation)
PL/2025/06749 Land North of Bath Road (A365), Melksham (adjacent to MOCS) 205 dwellings (Local Plan allocation)
PL/2025/06105 Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm) 50 dwellings

PL/2025/00626 Land North of Berryfield Lane, Melksham (68 dwellings)
PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm) 22 dwellings (Neighbourhood Plan allocation)

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
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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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From: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>
Sent: 23 October 2025 15:05
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Hampton, Adrian <Adrian.Hampton@wiltshire.gov.uk>
Cc: Bullock, David <David.Bullock@wiltshire.gov.uk>; CEO <ceo@melksham-tc.gov.uk>
Subject: RE: Melksham Cemetery - future plans for expansion?

Good afternoon Teresa,

Answers to your questions below; we would be happy to explore the service delegation of the cemetery and the strip of land for a potential extension with either Melksham Without Parish Council or Melksham Town Council.

1. When we were investigating the extension the detailed breakdown of costs was not carried out as we were informed that funding for further extensions would not be provided. We do have

the costs from the previous extension works which were carried out; and these came in at around £5,000 for design and planning fees, around £20,000 for works on the wall and new fencing and around £5,000 for landscaping work. This was for a similar sized area of extension around 5 – 6 years ago.

2. I have attached a plan showing the strip of land between the current extension to the cemetery and the campus that was allocated for a future extension. It is roughly the same area as the existing extension, however, there has been a bund constructed between the cricket pitch and this land since the attached plan was drawn up and this would slightly reduce the area of land available. There is further land in Wiltshire Council ownership on the former rugby pitch, but I am aware that there may be some archaeological concerns, along with concerns about the loss of sports land from Sport England if this land were to be considered for additional cemetery use.
3. We are not closing the service, the cemetery in Melksham will continue to be in use for those who have already purchased plots. We have sought to engage with and inform both Melksham Town Council and yourselves at Melksham Without Parish Council on this matter as we became aware of the limited capacity, and likelihood of the cemetery becoming full to new burials.

Regards,
Mary

Mrs Mary Noyce
Technical Team Manager
Highway Operations

Wiltshire Council

Tel: 01249 706364
Email: mary.noyce@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 23 October 2025 10:30
To: Hampton, Adrian <Adrian.Hampton@wiltshire.gov.uk>
Cc: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>; Bullock, David <David.Bullock@wiltshire.gov.uk>; CEO <ceo@melksham-tc.gov.uk>
Subject: RE: Melksham Cemetery - future plans for expansion?

Morning Adrian

A couple of further questions please on the Melksham Cemetery, to aid decisions when the two councils next meet on this issue.

1. How much was the capital expenditure required for the extension on the small strip of land to give another 3 year capacity – can you let us know, and the breakdown please.
2. Was the small strip the bit between the Campus and the Cemetery? The old rugby pitch? As indicated on the map?

3. Do Local Authorities have a statutory duty to engage/inform with local residents and the parish/town councils before closing a service such as this?

Many thanks, Teresa

From: Hampton, Adrian <Adrian.Hampton@wiltshire.gov.uk>
Sent: 02 October 2025 15:22
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>; Bullock, David <David.Bullock@wiltshire.gov.uk>
Subject: RE: Melksham Cemetery - future plans for expansion?

I will have to find out and come back. I am not aware of any funding currently.

Adrian

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 02 October 2025 13:53
To: Hampton, Adrian <Adrian.Hampton@wiltshire.gov.uk>
Cc: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>; Bullock, David <David.Bullock@wiltshire.gov.uk>
Subject: RE: Melksham Cemetery - future plans for expansion?

Hi Adrian
I understand from Cllr Phil Alford that there was a strip of land assigned for this 3 year provision, and funding too, when he enquired in Summer 2024.
We are trying to understand what has happened to that, when/how was a decision made to no longer provide that land and funding?
Thanks, Teresa

From: Hampton, Adrian <Adrian.Hampton@wiltshire.gov.uk>
Sent: 30 September 2025 12:40
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>; Bullock, David <David.Bullock@wiltshire.gov.uk>
Subject: RE: Melksham Cemetery - future plans for expansion?

Teresa

I apologise for any concern caused.

I have checked with the team, and they have stated that any estimate on capacity is only ever a best guess at the time, based on availability of plots and current trends for demand.

They have confirmed that looking at Melksham Cemetery it is likely that we will run out of new full burial plots in the current extension within the next 6 months. However, there will still be some new ashes plots and some new Muslim full burial plots that are likely to continue to meet demand into 2027, at which point there will then be no new plots of any kind available.

Where possible we look to use space as efficiently as possible to meet the current demands and may be able to reallocate areas to create some additional full burial plots which are currently expected to provide ashes plots or form part of the Muslim area, this may extend the availability of new full burials beyond the current 6 month estimate.

Teresa Strange

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 07 December 2025 16:07
To: Corps, Kimberly
Cc: Green, Kenny; Teresa Strange
Subject: RE: Requests for major development planning applications on the A365 Bowerhill
Attachments: Additional Melksham Without Parish Council comments on PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham; Additional Melksham Without Parish Council comments on PL/2025/06749 Land North of Bath Road (A365); Additional Melksham Without Parish Council comments on PL/2025/06105 Land at Bowerhill Lane, Bowerhill

Hi Kimberley,
As the local member for the Bowerhill unitary division, I wish to add my support to this request and I will attach to the email the amended comments what have been submitted by the Parish Council on each of th3 developments as you may not have seen them.

To clarify one request, we are asking for contributions from all 3 applications, obviously only those that are approved, to address an holistic approach to traffic management on the A365, to include funding to enable the introduction of an advisory 20MPH limit outside Melksham Oak High School for which there is significant local support.

I have also copied in Kenny Green from the planning team.

I would be interested to hear your views.

Regards,

Nick

Nick Holder
Councillor for Bowerhill
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

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."

Wiltshire Council

Tel: 07931 905520
Email: **nick.holder@wiltshire.gov.uk**
Facebook@Cllr Nick Holder for Bowerhill

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 05 December 2025 13:52
To: Corps, Kimberly <Kimberly.Corps@wiltshire.gov.uk>; Wiltshire, Mark <mark.wiltshire@wiltshire.gov.uk>; Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>; Lear, David <DavidLear.DavidLear@wiltshire.gov.uk>
Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Fiona Dey

<office@melkshamwithout-pc.gov.uk>
Subject: Requests for major development planning applications on the A365 Bowerhill

Dear Highways Planning officers

Melksham Without Parish Council wanted to draw to your attention the highways s106 requests that they have made for 3 planning applications for major development on the A365 at Bowerhill, so that there is a co-ordinated approach to these requests and on the cumulative effect of the applications.

PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham (Gompels warehouse)
PL/2025/06105 Land at Bowerhill Lane, Melksham (Old Love's Farm) 50 dwellings
PL/2025/06749 Land north of Bath Road, Melksham (adjacent to Melksham Oak school) 205 dwellings (site allocation in draft Local Plan for 135 dwellings)

We have been asking for a holistic review of this stretch of road, and a holistic review to the approach to the planning application on this stretch for some time, rather than a piecemeal approach by application; with different Planning Officers and different Highway Officers commenting on them.

We have just submitted new comments on the email below, to 3 applications, but note that these applications are also very close to the proposed A350 eastern bypass route, Melksham Oak school, and have been subject to a recent accident with life changing injuries (junction with Bowerhill Lane) and new LHFIG solutions to improve safety concerns.

Issue 09-24-27 Junction A365 with Bowerhill Lane, just implemented following accident
Issue 09-24-12 Junction A365 with Hornchurch Road, to be approved following scheme design, same issue as accident at junction with Bowerhill Lane, evidence from covert cameras earlier in the year

Report on accident:
https://www.bbc.co.uk/news/articles/c9qj983dn04o

We hope that your will support these highway requests.

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
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Want to keep in touch?
Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news
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From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 05 December 2025 11:59
To: developmentmanagement@wiltshire.gov.uk
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; kenny.green@wiltshire.gov.uk; nick.holder@wiltshire.gov.uk; Brown, Russell <russell.brown@wiltshire.gov.uk>; sasha.acourt@gompels.co.uk; sam@gompels.co.uk
Subject: Additional Melksham Without Parish Council comments on PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham

Dear Development Management,

Please can you add the following comments from Melksham Without Parish Council to PL/2024/11426 Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham:

Melksham Without Parish Council have significant concerns about the safety of the A365 in this area. There are already road safety concerns relating to the safety of turning into/out of Melksham Oak Community School, Bowerhill Lane and Hornchurch Road, speeding and inappropriate overtaking. There are number of new developments, including this one, that need to be considered as part of a holistic review of the safety measures needed for the road including the cumulative impact of these new developments.
If Wiltshire Council is minded to approve this application, Melksham Without Parish Council would like the following conditions/s106 contributions to be included:

1) Funding contribution towards a holistic review of the safety measures needed on the A365
2) Funding contribution towards any engineering and traffic Regulation Orders (TROs) arising from the holistic review
3) Funding contribution towards reduction of the speed limit on the A365 outside Melksham Oak Community School to 20 mph at the beginning and end of the school day and during term time only.

Kind regards
Fiona

Fiona Dey
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham