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MELKSHAM WITHOUT PARISH COUNCIL
Clerk: Mrs Teresa Strange

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

Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Wednesday 27th August 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 1st September 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=88270535806

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 (14biii) where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications:**
   a. **PL/2025/06609** Beanacre Manor, Beanacre, Melksham, SN12 7PT
   Householder planning permission: Domestic swimming pool with surround and ancillary buildings
   Applicant: Mr Peter Hood **Comments By: 12th September 2025**

   b. **PL/2025/06519** Summerleaze Lodge, 10 Beanacre, Melksham, SN12 7PT
   Full Planning Permission: Change of use to the site from agricultural to domestic. To then develop the site with a bungalow, garage, gardens and drive.
   Applicant**:** Mr & Ms P Neale **Comments By: 11th September 2025**

   c. **PL/2025/06680** SLADES FARM, TOP LANE, WHITLEY, MELKSHAM, SN12 8RA
   Householder Application: Repairs and upgrade of existing windows including slim double glazing. Existing door open reverting to window, and Window returned to door opening
   Applicant Name: Mr Martin Smith **Comments By: 26 September 2025**

   d. **PL/2025/06932** SLADES FARM, TOP LANE, WHITLEY, MELKSHAM, SN12 8RA
   Works to a Listed Building: Repairs and upgrade of existing windows including slim double glazing. Existing door open reverting to window, and Window returned to door opening
   Applicant Name: Mr Martin Smith **Comments By: 26 September 2025**

   e. **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: 19 September 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/2025/03212 Roundponds Farm, Shurnhold, Melksham, SN12 8DF**
Full Planning Permission: The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment.
Applicant: HC ESS3 LIMITED. Comments by **9th September 2025**

To consider revised documents:
Risk Management Plan
Firewater Management Plan
Smoke Plume Analysis Report
Construction Environmental Action Plan
Drainage Assessment Report
Site Layout

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.
To note and consider reply to correspondence from Bloor Homes regarding comments on proposed S106.

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

To note Site Layout Biodiversity Layout and House Type pack B documents.

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

To note Ecological Assessment – July 2025.
To consider submitting new comments now Melksham Joint Neighbourhood Plan 2 has been approved - the application, as is, prevents full development of the site as described in Policy 7.5 of the Plan.

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

To note new comments from Education.

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

To note new comment from Archeology
To note response received following request for economic development view (if received) and request for clarification from the Director of Planning (if received)

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

No new comments or documents to date

g. **PL/2025/04158 Melksham Football And Rugby Club, Eastern Way, Melksham, SN12 7GU**
Full Planning Application: To enable the area of land known as Melksham Rugby and Football club, to hold a temporary music event only for the 20th and 21st June 2025 with associated temporary structures built for the event.

To note the refusal decision for the planning application
To consider the correspondence received from the WTF organisers regarding other events held within the town.

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

To note the minutes of the Strategic Planning Committee on 5th August 2025

9. Premises Licences applications and decisions:

10. Proposed Energy Installations

a. **National Grid related to the substation upgrade**
To consider the response from National Grid following the meeting with them on 22nd July 2025.

b. **Land South of Brockleaze (PL/2025/05552)**
To note submission of CAWS response as endorsed by the Parish Council
To consider requesting call-in of the application although outside the pariah

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

To note correspondence with multiple developers operating off Westlands Lane

12. Planning Policy:

a. **Joint Melksham Neighbourhood Plan:**

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

ii. To consider the Delivery Framework Proposal from Place Studios

iii. To consider the quote from Place Studios to provide training on Joint Neighbourhood Plan 2.

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

No updates to date

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

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

i. **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS PL/2023/11188:** Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleesons

ii. **Pathfinder Place:**

- To note any update on Public Open Space
- To consider response to request for update on footpath from Western Way to Burnet Close
- To consider update on highway adoption
- To consider contact with Taylor Wimpey to confirm all cladding/fire wall issues have been resolved

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

- To note any updates and consider a way forward (new correspondence).

iv. **To note any S106 decisions made under delegated powers**

b. **Contact with developers:**

i. **Land at Old Melksham Library Site**

Copy to all Councillors

Comment

Melksham Without Parish Council's comment

Planning Application

PL/2025/03212

Stance

Object

- **Details**
- Files

Comment Name

Melksham Without Parish Council's comment

Comment Number

WC-25-07-339645

Text

MWPC are concerned about another application for a Battery Energy Storage System (BESS). However, they agreed that it was better to utilise the existing site rather than developing a greenfield site.
The main concern was related to the safety of BESS and particularly fire risk and the ability of Dorset and Wiltshire Fire Brigade to be able to effectively deal with fires (especially as Melksham Fire Station relies on retained firefighters).
Comment: Object, unless a fire safety report including the following is provided:
• research/evidence that, given the numbers of battery containers on site, the proposed onsite water supply reserved for a fire incident is appropriately scaled up from the minimum NFCC guidance level of only 1900 litres per minute for 2 hours for schemes of 1 MW;
• evidence to support the sizing calculation for any on-site ponds to be provided, that will be able to collect and hold secure any and all of the contaminated firewater;
• the risks and effects on these calculations when considering the possibility of simultaneous fires in multiple containers, whether they start independently or as a part of a chain reaction (viz. thermal runaway), the assumptions made and the appropriate justification of those assumptions;
• evidence that the Fire and Rescue Service (FRS) have been consulted, and that they confirm that they are capable of responding appropriately to an incident, including thermal runaway;
• evidence that the FRS also have the capacity to respond to any other concurrent BESS related incident in its region;
• the rationale for container spacing, given the minimum spacing suggested by NFCC guidance is six metres;
• a statement on whether the developer proposes to adopt NFPA 855, noting that an update to that specification is expected in 2026;
• a copy of all relevant safety certificates, or the process to obtain them, including an explanation of the relevance of UL9540A testing;
• a copy of the Fire Safety Management Plan.

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

Date Created

10/07/2025

Fiona Dey

From: Teresa Strange
Sent: 22 August 2025 17:35
To: Jonathan Dodd; O'Donoghue, Ruaridh; Developmentmanagement
Cc: nick.holder@wiltshire.gov.uk; Fiona Dey
Subject: RE: MWPC comments on draft s106 for Planning application PL/2024/10345 Land north of the A3102 (New Road Farm)

Thanks Jonathan
For the recent neighbouring Blackmore Farm application we attended the meetings between the applicant, their solicitor and the WC planning officer and solicitor. This we found worked well, particularly as some of the elements were for transfer to the parish council (equipped play areas, allotments, community centre contribution etc). It seemed a practical and time efficient way to get through the s106 review, with us in the room/zoom.
Perhaps something we can pick up after the long weekend? We are back to work Wednesday.
Enjoy the break,
Kind regards, Teresa

From: Jonathan Dodd <jonathan.dodd@bloorhomes.com>
Sent: 22 August 2025 14:57
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; O'Donoghue, Ruaridh <ruaridh.o'donoghue@wiltshire.gov.uk>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Cc: nick.holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: MWPC comments on draft s106 for Planning application PL/2024/10345 Land north of the A3102 (New Road Farm)

Hi Teresa,

Thanks for these.

A number of these will be picked up in the draft agreement. I can for example confirm we have now agreed to the NHS contributions and note your comments on wording around the recipient project.

Obviously the Parish Council are not a signatory of the agreement and so technically have no right to be involved in discussions on the S106. However, obviously items are of a local interest and impact the Parish Council, so as discussed previously with you I am willing to potentially share the draft agreement/or summary of terms as they develop, and receive comments.

Is that something the Parish Council would be interested in doing? If so we can consider how best to involve you, as you will appreciate we are highly conscious of timescales and not overcomplicating the process.

Enjoy the bank holiday.

Many thanks,

Jon

Jonathan Dodd
Senior Planning Manager

Bloor Homes South West
Unit 7 Latham Road, Swindon, Wiltshire, SN25 4DL

Tel: 01793 835600
Email: Jonathan.Dodd@bloorhomes.com

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 21 August 2025 15:50
To: Jonathan Dodd <jonathan.dodd@bloorhomes.com>; O'Donoghue, Ruaridh <ruaridh.o'donoghue@wiltshire.gov.uk>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Cc: nick.holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: MWPC comments on draft s106 for Planning application PL/2024/10345 Land north of the A3102 (New Road Farm)

Hi Jonathan and Ruairdh/Development Management

Please see additional comments on the draft s106 heads of term for this planning application, following the parish council's planning committee meeting on 11th August.

Points 1 & 2 have been submitted to the planning portal last week, but hadn't gone to Jonathan at Bloor.

1. The suggested contribution for a **Community Hub** should be reflective of the applicant not supplying land, but also at not supplying services to any community land. In the negotiations related to application PL/2023/11188 Land at Blackmore Farm this was reflected as c£11k for the land and £353k for the services (utilities etc). Melksham Without Parish Council is disappointed that Wiltshire Council have continued suggesting and negotiating this contribution without any input from the parish council at all.
2. The **pedestrian crossing and highway improvements** should have triggers to be in place before occupation. Also, when contributions have been made to Wiltshire Council for works there should be some trigger for them to do the work and not delay it for many years later, as in the cases of the footpath to the rear of Melksham Oak school and the, still awaited, pedestrian access improvement into town from the Pathfinder application. These conditions/contributions are to make things safe and/or sustainable and they should be in place sooner.

These are new points, not previously sent to Ruaridh/Development Management:

3. NHS Contributions – further to our comments below, your draft HoT related to evidence of need.

Page 129 of the adopted Core Strategy says for Melksham: "*developer contributions from future housing growth should help to deliver infrastructure necessary in the town**, in particular, there is a need to increase the capacity of GP surgeries, particularly towards the west of the town.** Additional cemetery capacity is also needed".*

Page 73 of the emerging Local Plan says for Melksham:
*"4.92 **Additional growth** will help to deliver a stronger, more vibrant town centre and **needs to be balanced with additional investment in** business, **services and facilities for the local community.** Policy 17 5. **Ensure sufficient healthcare facilities**, schools and transport infrastructure **are delivered"***

Policy 20 of the emerging Local Plan for your site Land north of the A3102:
*"Funding contributions towards early years, primary and secondary education **and on, or off site health care capacity to meet the needs created by the development"***

With regards to a specific response from the NHS, this has been supplied by Teresa Wallace of NHS Estates for Wiltshire (attached). The parish council are keen that this should be funding for the Melksham GP practices and not those in Bradford on Avon who are in the same Primary Care Network. There has been suitable s106 wording to this affect in recent applications Land at Blackmore Farm PL/2023/11188 for example *"£512,727 payable to the council to be applied by the Bath and North East Somerset, Swindon and Wiltshire Integrated Care Board (ICB) towards the*

capital cost of additional primary care floorspace at Giffords Surgery, and/or Spa Medical Centre and/or other surgeries within Melksham to mitigate the impact of the development. 50% of the healthcare contribution to be paid to the Council prior to the occupation of the first residential unit within the development."

The parish council also feel that there should be funding for the impact on the local hospital network, for both the hospitals in the Wiltshire, Swindon, Bath ICB area and the local Melksham hospital site; and are also following up the evidence of need for this with the NHS, but at this stage attach the submission for a similar recent application in Melksham Without for 70 dwellings**.** Land off Woodrow Road PL/2024/10674

4. **Bus Travel Plan**
   Jonathan, when we met you helpfully suggested that a Public Transport Strategy for (East) Melksham would be useful, and that we would look to getting this drafted. The parish council agreed these two documents on Monday 11th August, with a Suggestion for Town Bus "Route 16" to serve East of Melksham documents too. Members requested that the bus services are extended to early morning and late evening. These are attached.

   Hope this helpful, sorry that the comments haven't come all together at the same time.
   With kind regards, Teresa

Sent: 29 July 2025 12:43
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; O'Donoghue, Ruaridh <ruaridh.o'donoghue@wiltshire.gov.uk>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Cc: nick.holder@wiltshire.gov.uk; CEO <ceo@melksham-tc.gov.uk>; Andrew <committee.clerk@melksham-tc.gov.uk>; Millard, Paul <paul.millard@wiltshire.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Lockwood Norris, Rebecca <rebecca.lockwoodnorris@wiltshire.gov.uk>; McCarthy, Tania <tania.mccarthy@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: MWPC comments on draft s106 for Planning application PL/2024/10345 Land north of the A3102 (New Road Farm)

Hi Teresa

Many thanks for your comments. I will review the various comments with my team, and aim to come back to you and Ruaridh. I am heading off on leave today and so it will likely be next week.

Kind regards

Jon

Jonathan Dodd
Senior Planning Manager

Bloor Homes South West
Unit 7 Latham Road, Swindon, Wiltshire, SN25 4DL

Tel: 01793 835600
Email: Jonathan.Dodd@bloorhomes.com

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 29 July 2025 12:21
To: O'Donoghue, Ruaridh <ruaridh.o'donoghue@wiltshire.gov.uk>; Jonathan Dodd <jonathan.dodd@bloorhomes.com>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>

Cc: nick.holder@wiltshire.gov.uk; CEO <ceo@melksham-tc.gov.uk>; Andrew <committee.clerk@melksham-tc.gov.uk>; Millard, Paul <paul.millard@wiltshire.gov.uk>; saffi.rabey@melksham-tc.gov.uk; Lockwood Norris, Rebecca <rebecca.lockwoodnorris@wiltshire.gov.uk>; McCarthy, Tania <tania.mccarthy@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: MWPC comments on draft s106 for Planning application PL/2024/10345 Land north of the A3102 (New Road Farm)

Dear Ruaridh and Jonathan
Please see comments from Melksham Without Parish Council re the draft Heads of Terms for the New Road Farm s106.

Copy to Passenger Transport Team re comments re bus routes and RTI
Copy to Paul Millard re RoW proposals
Copy to Melksham Town Council re RoW and Highway proposals in town, out side of parish area
Copy to Cllr Nick Holder, Wiltshire Council ward member

Melksham Without Parish Council review of the draft Heads of Terms by Bloor South West dated June 2025.
Planning application PL/2024/10345 Land north of the A3102 (New Road Farm)
Approved by Melksham Without Parish Council at Full Council meeting 28th July 2025

As per the recent precedent with the Gleesons/Blackmore Farm application and Local Plan allocation, the parish council wish to be involved in the s106 discussions between Wiltshire Council and Bloor, for all items, not just the elements that they intend to adopt. In addition, the following comments are made against the draft Heads of Terms on the planning portal.

- **The Policy basis for the agreement**

To update this section to reflect that the emerging Melksham Neighbourhood Plan 2 now has significant weight, with Referendum on Thursday 31st July

- **Affordable Housing**

The parish council supports the 40% affordable housing, in line with the emerging Local Plan

- **Affordable Housing mix**

The parish council supports the housing mix as aligns with the identified need in the Melksham Housing Needs Assessment for smaller properties but request that bungalows are included, as discussed. See https://www.melkshamneighbourhoodplan.org/_files/ugd/fcc864_a2d7a2620d174638b9b4898fc4194f4f.pdf And Policy 6 clause 3 of the advancing Melksham Neighbourhood Plan 2

- **Affordable rent and shared ownership eligibility AND First Homes eligibility**

Whilst noting that the eligibility is for people meeting the Wiltshire Council local connection criteria, the parish council would like to see this be a connection to the Melksham Community area.

- **Custom build housing**

The parish council seeks clarification as to what planning status these houses will have on approval of this application that is for FULL planning; would they have outline or full planning permission? Presumably only outline as no further details provided at this stage, but clarification sought.

- **Nursery land**

The parish council seek clarification that there is sufficient room for an adequate car park moving forwards. Whilst recognising that Bloor are expecting a nursery provider to come forward with an application for this part of the application and Local Plan site allocation policy, it's important that the 0.4Ha land safeguarded for the nursery allows for a viable size of nursery for 100 places, and enough land for an adequate car park. Noting that babies and toddlers require parents/carers to park and drop off/collect taking a few minutes each time, unlike for older children where a drop off zone can be utilised, and children walk into the building unaccompanied. Likewise, that access arrangements for the number of vehicles that this will bring to the

development, as this is a strategic Local Plan allocation and intended for residents of other housing developments and not just this one.

- **Allotments**

The parish council welcome the inclusion of the statement to meet the requirements detailed in the National Allotment Society's "21st Century allotments in New Developments" and for clarity confirm that this should be:

  - no services under the ground
  - "non-compaction" of soil on land for the allotments
  - Secure (fenced)
  - With a water supply
  - Adequate car park
  - NO toilet as per the guidelines if the parish council are adopting

The parish council, as previously indicated, would like first refusal on adoption of the allotment land, and a maintenance contribution should also be included, in line with the standard calculations.

- **Management Company for Public Open Spaces**

The parish council, as previously indicated, would like first refusal on adoption of the equipped play areas only (ie not public open spaces) with an appropriate maintenance contribution. The parish council have their own specification for ease of maintenance which they would like to have input into the design. From their recent experience involved with the drafting of the s106 for the neighbouring Blackmore Farm application where this is in place, including the parish council having some final sign off mechanism, suggest that this is reviewed as the wording has been approved by the parish council, Wiltshire Council and both sets of solicitors recently. PL/2023/11188 refers.

- **LEAPS, LAPS etc**

There is no mention of the provision of the Play Areas in this draft Heads of Terms, despite the play areas being detailed on the plans.

- **Secondary School provision**

The parish council urge this to be reviewed by the school places officers at Wiltshire Council as the current low number of pupils at Melksham Oak is reflective of a moment in time and related to other factors than just local birth rate and pupil numbers.

- **Sustainable transport and highways improvements**

The parish council have highlighted the roundabout and rights of way improvements to Melksham Town Council to see if these improvements are required/desirable. The parish council have been made aware, and the RoW (Right of Way) officer notes that there is currently a request from residents to extinguish these RoW. The parish council suggest the following RoW improvements as alternatives.

  - Improvement to MELK46 & MELW60 from Savernake Avenue to New Road, as this currently goes through a garden at Kites Stile at New Road; a small diversion might be appropriate here.
  - General upgrade to stiles/kissing gates in the vicinity.

More details of the financial contribution for bus services should be included, and perhaps based on the £75k per year for 5 years in the Blackmore Farm s106. Jonathon Dodd at Bloor has commented that the parish council should have a bus strategy for East of Melksham to inform this and this is something that can be quickly worked on with the Melksham Transport User Group and Town Council and the parish council are taking forward.

The parish council is currently investing £75,000 on implementing Real Time Information in bus shelters/stops in the parish and request that this is included with bus shelters and stops within the development and vicinity, more details can be provided in conjunction with the Wiltshire Council Passenger Transport Team (Refer to Rebecca Lockwood-Norris and Tania McCarthy.

Rail accessibility improvements at Melksham Railway station are detailed in policy 11 of the advancing Melksham Neighbourhood Plan 2 (page 80).

- **Community Hub contribution**

The parish council would like to understand further the calculation of £740 per dwelling and request further discussion and evidence on this item. Does it include a figure to acknowledge that community land is not being provided on this development, as well as a financial contribution to the community centre on land allocated in the Blackmore Farm s106.?

- **Health**

The parish council feel very strongly that a health contribution should be included for direct benefit to the two GP practices in Melksham namely Giffords and Spa, rather than the wider Melksham and Bradford on Avon PCN. They will engage with the local PCN to discuss and something along the lines of what has been detailed in the Blackmore Farm s106 would be appropriate. Separate NHS contributions should be made to mitigate the impact on the services provided by the local hospitals and emergency services.

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

Advanced Notice of Leave:
Thurs 7th August returning Monday 18th August (but attending the Planning meeting on Monday 11th August evening)

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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We do not guarantee that any email is free of viruses or other malware.

20th March 2025

Ms T. Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire SN12 6ES

R22-053

Dear Teresa

Land at Middle Farm, Corsham Road, Whitley
Update on Progress of Outline Planning Application and Relationship to Draft Policy 7.5 of the Joint Melksham Neighbourhood Plan 2

I am writing on behalf of my client, Mr. Clinton Dicks, in relation to his landholdings at Middle Farm, Corsham Road, Whitley. The purpose of this letter is to provide an update on the progress of the outline planning application for up to 22 dwellings at Middle Farm (reference: PL/2024/09725) and to clarify how the development relates to the emerging allocation on the adjacent site within the Joint Melksham Neighbourhood Plan 2 (JMNP2).

We would appreciate it if this letter, along with the accompanying attachments, could be shared with the Planning Inspector to assist in the review of the draft JMNP2. The attachments include:

1. A copy of the representations submitted during the Pre-Submission Consultation Draft B, on behalf of Mr. Clinton Dicks (the principles of which remain unchanged).
2. A revised copy of the Planning, Design, and Access Statement for the referenced planning application, which corrects the proposed number of affordable housing units to nine in total.

An outline planning application for up to 22 dwellings at "Land off Corsham Road, Whitley, Melksham" was submitted in October 2024. There are no outstanding objections to the application. However, two matters remain to be addressed before a positive determination can be made:

1. The extent of trial trenching for the archaeological officer needs to be agreed and undertaken. This is in hand and is not expected to raise any concerns.
2. A third and final dormouse survey, to take place between April and July 2025, is required. No evidence of dormice has been found in the previous surveys, so this issue is also not expected to raise any concerns.

As a result of the timing of the final dormouse survey, the decision on the application will not be issued before July 2025. An extension of time has been agreed with Wiltshire Council to accommodate this timeframe.

Initially, the application sought approval for access, landscaping, and layout, with all other matters reserved for later determination. The intention was to present a scheme that could be delivered efficiently and that would incorporate a potential access road on the eastern side of the site to allow future connectivity with the adjacent land. However, with the progression of the emerging allocation on the adjacent site, it was decided to amend the application to request approval for access only.

This change was made to maximise flexibility in the event that both sites are developed together, should the adjacent site be allocated in the JMNP2. This approach has been agreed with the planning officer, and the description of development on Wiltshire Council's website has been updated accordingly.

It is acknowledged that the site subject to the application provides for the only suitable vehicular access into the emerging allocation site and Mr. Dicks is committed to ensuring that any future reserved matters application for the site incorporates vehicular access into the adjacent land. We are currently in discussions with the planning officer regarding the wording of the following proposed condition, which will be included in any subsequent approval:

Proposed Condition: Access to Adjacent Site

"Notwithstanding the submitted details, the design and layout of the development for up to 22 dwellings hereby approved shall incorporate provisions for a safe and functional vehicular and pedestrian access into the adjacent site allocated for up to 55 dwellings, as indicated in the Joint Melksham Neighbourhood Plan 2.

At the reserved matters stage, full details of the proposed access point(s), including its location, design, and connectivity with the adjacent site, shall be submitted for approval in writing by the Local Planning Authority. These details shall demonstrate that the development has been designed to facilitate the future integration of the site with the adjacent allocation, ensuring that access between the two sites can be easily achieved and is suitable for the intended scale of development.

The approved access provision shall be implemented in accordance with the approved details and prior to the occupation of the 10th dwelling on this site."

***Reason:** To ensure that the development provides for the integration of the site with the adjacent allocated site and complies with the strategic objectives of the Development Plan."*

At this stage, this condition can only be considered as an 'informative' condition, pending the allocation of the adjacent site in the JMNP2. However, we trust that this will be formalised once the allocation is confirmed.

We take this opportunity to express our ongoing support and commitment to the delivery of both sites within the short term. We appreciate your ongoing support and attention to this matter and look forward to further progressing the planning application.

Yours sincerely



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Encs

20th August 2024

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R22-053

Dear Sir/Madam

Joint Melksham Neighbourhood Plan 2 2020-2038
Representations to Pre-Submission Consultation Draft B on behalf of Mr Clinton Dicks
Land at Middle Farm, Corsham Road, Whitley

These representations are submitted on behalf of our client, Mr Clinton Dicks, in response to the consultation on the Pre-Submission Consultation Draft B of the Joint Melksham Neighbourhood Plan (JMNP2). Mr Dicks owns Middle Farm in Whitley. JMNP2 seeks to allocate a 3ha site at Middle Farm for 'about 55 dwellings' (Policy 7.7).

Mr Dicks continues to support the extant residential allocation of Land at Middle Farm, Corsham Road, Whitley in the JMNP1, and supports the emerging allocation Policy 7.7 of the wider site. Mr Dicks wrote to the Neighbourhood Plan Steering Group in March 2024 to express this support. A feasibility exercise has been undertaken which confirms that a scheme of 'about 55 dwellings' can comfortably be accommodated at the site and address all policy criteria.

Representations

An area of land at Middle Farm (known as Plot A in JMNP1) benefits from an extant allocation for c. 18 dwellings in the JMNP (Policy 7). The site was selected as *"viable and capable of development at a scale and density that complements Whitley's existing character"* (paragraph 4.8.5). Policy 7 sought for Plot A to contribute some affordable housing in line with Wiltshire Core Strategy Policy 43 (30%).

Further to the JMNP being 'made', Mr Dicks instructed a number of technical advisors to prepare an outline planning application for Plot A, and a pre-application meeting was held with the Parish Council on 5th June 2024, and we are pleased to confirm that the application for "up to 22" dwellings will be submitted imminently.

The pre-submission JMNP2 has been informed by an evidence base which includes a 'Site Options and Assessment' prepared by AECOM. The report references Plot A as 3148 and Plot B as MEL07. In terms of the former, the report concludes that Plot A is suitable for development. Mr Dicks supports the continued allocation of Plot A.

In contrast, the report considered Plot B to be unsuitable for development due: to the scale of expansion into the countryside when the site provides a buffer between the village and the electricity substation; the associated impacts on users of the PROW; the lack of connectivity with the adopted highways network (although noting that there is potential to be connected through Plot A); together with the potential impacts

on the Green Infrastructure Corridor, loss of Grade 3 agricultural land, potential impacts on designated heritage assets and proximity to the electricity substation.

Despite these comments, the consultation draft sought to retain and revise the allocation of Plot A and allocate a further c. 40 dwellings at 'Plot B'. In response to the AECOM report, a revised site area was proposed to the Neighbourhood Plan Steering Group. This is included in the evidence base as a 2024 Update "Figure 9a: Land at Middle Farm Redline Plan." It is submitted that the integration of the two plots to create one larger site would result in a far more appropriate density development.

The previous iteration of Plots A and B combined created a total site area of 6.6ha which, based on the proposed total allocation of c. 58 dwellings would result in a development of only 9 dwellings per hectare (dph). Mr Dicks sensibly proposed a reduced site area with a 3ha site incorporating a c. 2ha developable area (surrounded by an ample landscaped buffer to ensure a soft transitional edge with the surrounding countryside and screening of the electricity substation to the east) which would result in a more appropriate density of 30dph. This would not only provide for an improved site efficiency, it would also mitigate the potential landscape impact raised by AECOM.

Mr Dicks acknowledges and supports the proposed deletion of policies 7.4 and 7.5 and their replacement with allocation 7.7 in the JMNP2 which aligns with Figure 9a as set out above.

Mr Dicks supports the wording of draft Policy 7.7 which states: *"The 3 hectare plot of land at Middle Farm, Corsham Road, Whitley as identified in figure 9a is allocated for development of about 55 dwellings including affordable and accessible housing and bungalows."*

Mr Dicks understands that the residual housing requirement for Shaw and Whitley is 50 dwellings (over and above the extant allocation at Plot A). Mr Dicks supports the flexibility of the housing numbers that could be developed at the site.

The Housing Needs Assessment (2022) states that Shaw and Whitley lack smaller, more affordable properties. There was also local feedback from the community which reflected a need for bungalows. Mr Dicks agrees that the village would benefit from bungalows and it is suggested that the western edge of the site adjacent to Corsham Road would be a sensible location for them.

Mr Dicks is aware that there is a need for smaller homes in Whitley due to local people wishing to downsize. He therefore supports the text at 4.8.65 which commits to 10% of dwellings being built to Lifetime Homes Standards (when compared to the adopted Core Strategy which requires only 7%).

To conclude, Mr Dicks supports the draft Policy 7.7 in the JMNP2, and commits to the site through the imminent submission of a planning application to develop part of the site. If the referendum leads to the JMNP2 being 'made', he commits to the wider site being developable and will pursue an application to develop it as soon as possible to help fulfil the identified housing requirement for the village.

Yours sincerely



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PLANNING, DESIGN AND ACCESS STATEMENT

ERECTION OF UP TO 22 DWELLINGS, NEW ACCESS OFF CORSHAM ROAD, PUBLIC OPEN SPACE, LANDSCAPING, DRAINAGE AND ASSOCIATED WORKS

ON BEHALF OF MR CLINTON DICKS

OCTOBER 2024



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1. INTRODUCTION

1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany an outline planning application which is submitted on behalf of Mr Clinton Dicks ("The Applicant"). The application relates to land at Middle Farm, Corsham Road, Whitley ("the Application Site"). The description of development is as follows:

> ***"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".***

1.2 Submission of the application follows ongoing discussions with the Parish Council, the Neighbourhood Plan Committee, and the local community. The application site is allocated for housing in the Melksham Neighbourhood Plan 2020-2026, and remains an allocation in the emerging Melksham Neighbourhood Plan (at submission stage).

1.3 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as an assessment of the application proposals against the relevant Planning Policy Framework and any other material planning considerations. This Statement should be read in conjunction with the following plans and documents:

Application Plans

Drawing Title	Number
Site Location Plan	AA/21/55/03
Illustrative Masterplan	AA/21/55/01
Street Scenes	AA/21/55/02

Application Documents

- Design and Access Statement, prepared by RAW Planning Ltd, dated October 2024
- Preliminary Ecological Appraisal; Bat Activity Survey and GCN eDNA Survey prepared by Arbtech, dated 2021-2023;
- Interim Ecological Assesement prepared by Pro Vision, dated October 2024;
- Biodiversity Net Gain Assessment, metric calculation and condition assessment, prepared by Pro Vision, dated September 2024
- Flood Risk Assessment, prepared by Rappor, dated July 2024
- Transport Statement, prepared by Rappor, dated July 2024

2. THE APPLICATION SITE AND SURROUNDINGS

2.1 The application site comprises undeveloped land located off Corsham Road on the north eastern side of Whitley, which is identified as a Large Village (collectively Shaw and Whitley) on the settlement hierarchy.

2.2 The site is situated approximately 3km from Melksham. It is bound by agricultural land to the north and east, with Corsham Road to the west and existing residential dwellings to the south and south west.

2.3 The site extends to 1.59ha (3.9 acres) of land located on the north eastern side of the village. As seen in the image below, the shape of the site sits naturally with the existing built form on the eastern side of Corsham Road. The topography is relatively flat and open in character, with a gentle southward slope.

2.4 The site is currently an agricultural field with no history of built form, and no planning history.

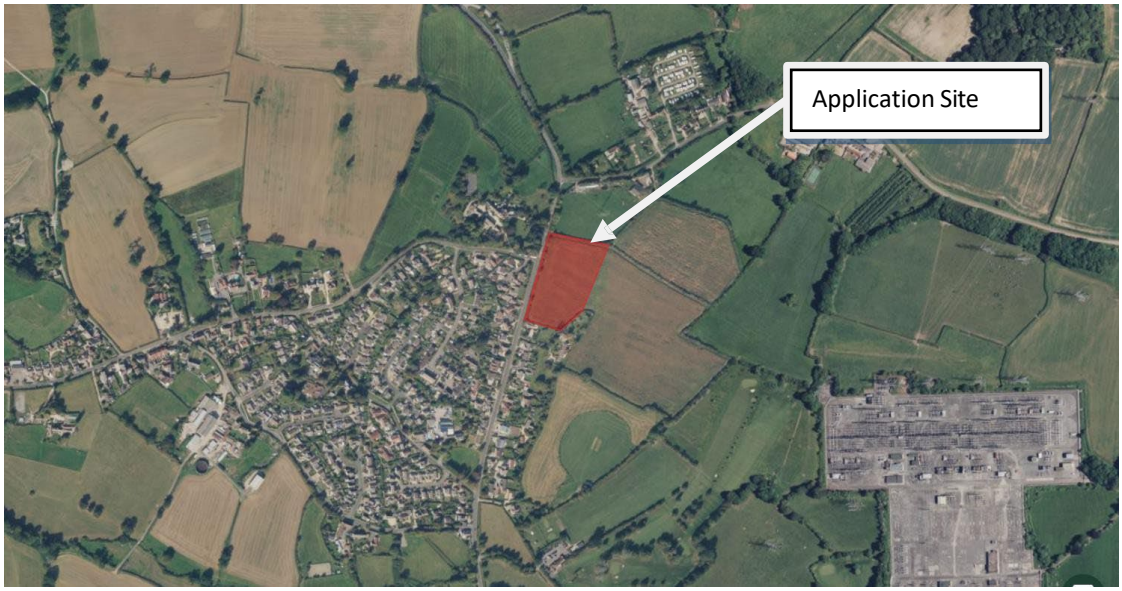


Figure 1: Site Location

2.5 There is a footway linking the site application site with the rest of Whitley village. There are two bus stops located within walking distance of the application site (160-200m away), linking the village with Melksham, Devizes and Bath.

2.6 A public right of way runs east-west along the northern boundary of the site.

2.7 In terms of the characteristics and constraints of the site and the surrounding area, the site is not subject to any strategic planning policy constraints, as set out below:

- The site is not located within a National Landscape;

- The site is not located within a Conservation Area;
- The site is entirely within Flood Zone 1, and as such is not in an area identified at risk of flooding by the Environment Agency;
- There are no Listed Buildings located within the site, and
- The site is not subject to any statutory ecological designations.

2.8 Whitley benefits from a church, pub, village hall and cycle repair shop/village shop and tea-room ('Spindles') and a golf club. The site itself is adequately served by public transport facilities.

3. THE APPLICATION PROPOSALS

3.1 The proposal seeks outline planning permission for up to 22 residential dwellings, along with a new access off Corsham Road, public open space, landscaping, drainage and associated works. All matters other than access are reserved for later determination.

3.2 Due to the outline nature of the application, detailed matters of design of the proposed dwellings are not considered at this stage. However, an illustrative masterplan has been prepared to support the application which represents how the site could deliver up to 22 dwellings together with access, drainage infrastructure and landscaping. A copy of the Illustrative Site Layout is inserted below:



Figure 2: Illustrative Layout

3.3 The design is centred around an internal loop road, with an area retained as public open space and Local Equipped Area of Play at the northern end of the site, and an attenuation basin to the south. Landscaped buffers are proposed around the eastern and western site boundaries.

3.4 Up to 22 residential dwellings, of which 18 would be open market and 9 would be affordable. The total floorspace of the proposed scheme is 26,194sqft with a site density of 29 dwellings per hectare.

3.5 The remainder of the site would be developed off of a central vehicular access that provides a central road with a number of shared surface spurs and private drives with frontage development. A mix of dwellings is proposed to help meet local need as identified in the Melksham Neighbourhood Plan. The final mix of dwellings would be subject to a future reserved matters application however it is envisaged that the mix would include 2, 3 and 4 bedroom houses with opportunities for bungalows.

3.6 A Policy compliant level of affordable housing of 40% would be provided which would include First Homes, Shared Ownership and Social Rent. The exact mix of unit types and tenures would be subject to negotiation with the LPA during the course of the application and would be secured through a Section 106 Legal Agreement.

3.7 It is envisaged that the majority of dwellings would be two storeys in height with opportunities for bungalows. A variety of house types and building forms would provide scope to vary the height and scale of properties within the broad 2 storey parameter with opportunities for 2.5 storeys at selected locations. Dwellings would be a mix of detached and semi-detached.

3.8 In terms of materials it is envisaged the dwellings would be constructed using a palette of materials to reflect the surrounding area which could include reconstituted stone and red brick.

3.9 Existing periphery hedgerows are proposed to be retained with green buffers proposed on the easy and west boundaries. A drainage basin would be provided at the lowest point on the site (i.e. the south east corner). The drainage basin would form a landscape feature with landscaping surrounding it. It would also form a buffer between the proposed development and the dwellings to the south.

3.10 A new vehicular access would be off Corsham Road and full details of access are submitted as part of the application. The proposals would also deliver a new pedestrian crossing which would also assist with traffic calming. Full details regarding the works are provided in the accompanying Transport Statement.

Statement of Community Involvement

3.11 The applicant has engaged the community extensively in various ways, despite disruption from the Covid 19 Pandemic, including:

- An independent leaflet drop to all 550 (approx.) residences in Shaw and Whitley by Mr Dicks and family (May 2021)

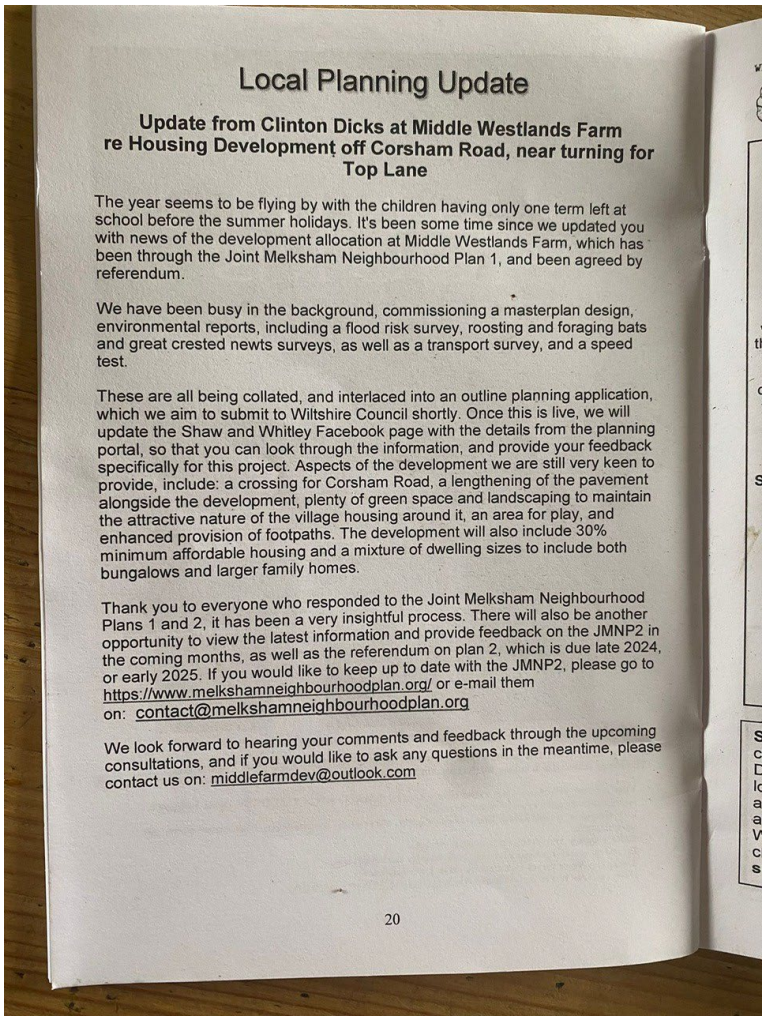
- Articles placed in the Shaw and Whitley Connect Magazine (June-July issue 2021, June-July issue 2024) (copy of latter article

- Relaying the information from the magazine articles onto the Shaw and Whitley Facebook group

- Liaising with and attending meetings with local community group CAWS [Community Action Whitley and Shaw] (attended virtually AGM May 2021 where early plans for the site were made available)

- Liaising with and attending meetings with Melksham Without Parish Council and their advisors to provide updates on progress of the development site. (Most recently a Preapplication advice meeting with MWPC 5 June 2024).

3.12 As well as the community engagement undertaken by the applicant, the allocation has been part of the JMNP1 from the inception and many and varied engagement activities have been ongoing since 2015; the regulation 14 consultation took place June 2020, and the whole plan was voted in by the Melksham area community by referendum in June 2021.



Local Planning Update

Update from Clinton Dicks at Middle Westlands Farm re Housing Development off Corsham Road, near turning for Top Lane

The year seems to be flying by with the children having only one term left at school before the summer holidays. It's been some time since we updated you with news of the development allocation at Middle Westlands Farm, which has been through the Joint Melksham Neighbourhood Plan 1, and been agreed by referendum.

We have been busy in the background, commissioning a masterplan design, environmental reports, including a flood risk survey, roosting and foraging bats and great crested newts surveys, as well as a transport survey, and a speed test.

These are all being collated, and interlaced into an outline planning application, which we aim to submit to Wiltshire Council shortly. Once this is live, we will update the Shaw and Whitley Facebook page with the details from the planning portal, so that you can look through the information, and provide your feedback specifically for this project. Aspects of the development we are still very keen to provide, include: a crossing for Corsham Road, a lengthening of the pavement alongside the development, plenty of green space and landscaping to maintain the attractive nature of the village housing around it, an area for play, and enhanced provision of footpaths. The development will also include 30% minimum affordable housing and a mixture of dwelling sizes to include both bungalows and larger family homes.

Thank you to everyone who responded to the Joint Melksham Neighbourhood Plans 1 and 2, it has been a very insightful process. There will also be another opportunity to view the latest information and provide feedback on the JMNP2 in the coming months, as well as the referendum on plan 2, which is due late 2024, or early 2025. If you would like to keep up to date with the JMNP2, please go to https://www.melkshamneighbourhoodplan.org/ or e-mail them on: contact@melkshamneighbourhoodplan.org

We look forward to hearing your comments and feedback through the upcoming consultations, and if you would like to ask any questions in the meantime, please contact us on: middlefarmdev@outlook.com

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Figure 3: Extract from Connect Magazine June/July 2024 issue)

4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.

4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF)
- The Development Plan

National Planning Policy Framework (NPPF)

4.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version of the NPPF was published in December 2024. It is currently undergoing consultation following the election of the Labour Government with a focus on housing delivery across the country.

4.4 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.5 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.

4.6 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means approving development proposals that accord with an up to date development plan without delay.

4.7 Section 4 is entitled 'Decision-taking'. Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.8 Section 5 is entitled 'Delivering a sufficient supply of homes'. Paragraph 60 sets out Central Government's objective to significantly boost the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed. Paragraph 69 recognises

that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

4.9 Paragraph 82 deals with rural areas and states that in such areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Paragraph 83 continues to state that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

4.10 Section 8 is entitled 'Promoting healthy and safe communities' and paragraph 96 states that to provide social facilities and services a community needs, planning policies and decisions should aim to achieve healthy, inclusive and safe places, providing safe and accessible green infrastructure.

4.11 Section 9 is entitled "Promoting sustainable transport". Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 116 states that priority should be given to pedestrian and cycle movements.

4.12 Section 11 is entitled "Making effective use of land". Paragraph 123 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 128 requires planning policies and decisions to support development that makes efficient use of land whilst taking into account a number of factors, including the importance of securing well-designed, attractive and healthy spaces (sub-section e).

4.13 Section 12 is entitled "Achieving well-designed places". Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

4.14 Section 14 is entitled "Meeting the challenge of climate change, flooding and coastal change". Paragraph 165 seeks to direct new development away from areas at highest risk of flooding. Paragraph 173 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Paragraph 175 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

The Development Plan

4.15 The Statutory Development Plan covering the application site comprises the:

- Wiltshire Core Strategy (WCS)
- Wiltshire Housing Site Allocation Plan (WHSAP)
- Saved policies in the West Wiltshire District plan 2004 (none relevant)
- Melksham Neighbourhood Plan (JMNP) and emerging JMNP2

Wiltshire Core Strategy

4.16 The WCS was adopted in January 2015. The application sites are identified as lying in the designated countryside (i.e. outside the limits of development) within the Royal Wootton Basset Community Area. The sites are not identified as being subject to any other designations.

4.17 The most relevant policies in the consideration of this application are as follows:

4.18 **Core Policy 1 (Settlement Strategy)** sets out the settlement strategy and identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Shaw and Whitley is identified as a Large Village.

4.19 The policy states that there is a presumption in favour of development within the defined limits of development in Large Villages. The policy goes on to state that the limits of development may be altered through neighbourhood plans.

4.20 **Core Policy 2 (Delivery Strategy)** sets out a housing requirement for Wiltshire of 42,000 homes over the Plan Period (2006 to 2026) with over half of this requirement (24,740 dwellings) directed to the North and West Wilshire HMA within which the application site lies.

4.21 **Core Policy 3 (Infrastructure Requirements)** seeks to ensure that new development provides for the necessary on-site and off-site infrastructure required to accommodate the development proposals.

4.22 **Core Policy 15 (Spatial Strategy; Melksham Community Area)** identifies Shaw and Whitley as a Large Village. The Policy states that over the Plan Period (2006 to 2026) approximately 2,240 new homes will be provided in Melksham town, and a further 130 new dwellings to be location within the remainder of the Community Area (Table 5.9), of which 51 dwellings remain to be identified.

4.23 **Core Policy 43 (Delivering Affordable Homes)** requires provision of at least 30% affordable housing on sites of five or more dwellings in the Melksham area.

4.24 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and

4.25 **Core Policy 45 (Meeting Wiltshire's Housing Needs)** requires new housing to be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. The Policy continues to state that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located and based on the Wiltshire Strategic Housing Market Assessment.

4.26 **Core Policy 46 (Meeting the needs of Wiltshire's vulnerable and older people)** requires provision to be made, in suitable locations, for housing to meet the specific needs of vulnerable and older people. Wherever practicable, accommodation should seek to deliver and promote independent living.

4.27 **Core Policy 50 (Biodiversity and Geodiversity)** requires development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The Policy goes onto state that all development should also seek opportunities to enhance biodiversity and major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

4.28 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and must not have harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The Policy goes onto set out aspects of landscape character that should be conserved and where possible enhanced.

4.29 **Core Policy 57 (Ensuring High Quality Design and Place Shaping)** requires development to be of a high standard of design and to create a strong sense of place through drawing on the local context and being complementary to the locality. The Policy goes onto list factors that should be taken into account when demonstrating that a proposal makes a positive contribution to the character of Wiltshire.

4.30 **Core Policy 60 (Sustainable Transport)** states that the Council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people. This will in part be achieved by planning developments in accessible locations.

4.31 **Core Policy 61 (Transport and New Development)** requires new development to be located and designed to reduce the need to travel particularly by private car and to encourage the use of sustainable transport alternatives.

4.32 **Core Policy 62 (Development Impacts on the Transport Network)** requires developments to provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

4.33 **Core Policy 67 (Flood Risk)** requires all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Wiltshire Housing Site Allocation Plan (WHSAP)

4.34 The WHSAP was adopted on 4th February 2020. The Plan revised settlement boundaries across Wiltshire. The application site is not allocated in the WHSAP and is identified as lying outside the settlement boundary for Whitley. However, the site is allocated for housing in the Melksham Neighbourhood Plan.

Joint Melksham Neighbourhood Development Plan (JMNP)

4.35 The adopted Joint Melksham Neighbourhood Plan (NP) relates to a plan period of 2020-2026. The NP forms part of the Development Plan for decision making purposes.

4.36 The NP remarks that whilst there is no requirement to allocate housing in the document, the Steeringn Group had felt strongly that due to the ongoing pressure for development in the area, that it was important to agree which sites were considered to be suitable for development.

4.37 Key findings of the NP include that the housing supply data for Whitley evidenced that little market housing and no affordable housing had been delivered in the village since 2020. As there are no strategic Local Plan allocations in Large Villages, the NP allocates the application site for residential development (Policy 7) to address the shortcoming.

4.38 **Policy 7 (Allocation of Land at Middle Farm, Corsham Road, Whitley)** states:

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

"Proposals will be expected to conform with the criteria below and relevant policies within the Development Plan. Site requirements:

i. *the development will deliver approximately 18 dwellings including affordable homes in conformity with Wiltshire Core Strategy Core Policy 43;*

ii. *proposals will be accompanied by a landscape conservation scheme that retains and secures the sustained management of existing hedgerow boundaries;*

iii. *the developable area will be contained within land south of the junction with Top Lane and a c15m minimum landscaped buffer along the western and eastern boundary of the site incorporating new hedgerow and tree planting;*

iv. *incorporation of a Local Equipped Area for Play;*

v. *habitat creation that achieves an overall net enhancement to biodiversity on site;*

vi. *be of an appropriate layout, form, appearance and materials and landscape treatment that protects the amenity of neighbouring residents and enhances the form and character of Whitley, protects the setting of adjacent listed buildings and conserves the rural setting of the site;*

vii. *include appropriate mitigation measures to prevent any increase in flood risk within the site or elsewhere and provide multifunctional benefits of amenity and biodiversity; viii. provide a single vehicular access to Corsham Road and enhanced pedestrian crossing facility across Corsham Road to an adoptable standard;*

viii. *retain and enhance the existing public right of way along the site's northern boundary, and incorporate accessible public green space to the north of the site, north of Top Lane"*

4.39 Policy 7 was robustly assessed by AECOM and the Neighbourhood Plan's own design and landscape consultants. The site was found as being viable and capable of development at a scale and density that complements Whitley's existing residential character.

4.40 The site is allocated for market housing with an obligation to incorporate affordable housing in accordance with Wiltshire Council's Core Strategy policies.

Joint Melksham Neighbourhood Plan 2 (JMNP2)

4.41 The JMNP2 explains that the Wiltshire Council draft Local Plan has identified a revised housing target figure of 1,170 for Melksham and 73 in Shaw and Whitley to be delivered by 2038. It refers to identified strategic site allocations to the north-east and south-east of Melksham. The Wiltshire Local Plan will not be identifying sites for allocation at Shaw and Whitley leaving it to the Neighbourhood Plan process.

4.42 The Local Plan suggests that land for a further 200 dwellings at Melksham should be delivered through housing site allocations made by the review of the Neighbourhood Plan and after planning permissions and the JMNP 1 allocation is taken into account, a reduced "residual" target of about 50 dwellings in Whitley and Shaw.

4.43 In order to address this shortfall, the JMNP2 maintains the extant allocation of residential development at the application site, and updates it to include land to the east. The revised policy is Policy 7.5 "Land at Middle Farm, Corsham Road, Whitley" which allocates about 55 dwellings on a site area of c. 3ha.

4.44 The earlier Reg 14 draft JMNP2 proposed separating the area into two plots, with Plot A relating to the application site, and Plot B relating to land to the east. However, the submission draft of the JMNP2 proposed to delete those allocations and replace them with a single, larger allocation.

4.45 The JMNP2 is now being submitted to Wiltshire Council (Reg 15) following a unanimous resolution for Melksham Town Council and Melksham Without Town Council to approve the submission version.

Other Material Considerations

Emerging Wiltshire Local Plan Review

4.46 Wiltshire Council is in the process of preparing a Local Plan Review that upon adoption will replace the Wiltshire Core Strategy and the saved policies of the West Wiltshire District Plan. The Council has consulted on their Regulation 19 draft Plan which is the final stage in the Plan preparation before the Plan is submitted to the Planning Inspectorate for Examination, which is intended to take place in late 2024. The Local Plan is still subject to Independent Examination by a Local Plan Inspector and as such whilst it shows the Council's direction of travel it can still only (at the time of writing) be afforded limited weight in the determination of planning applications. Relevant draft policies and sections of the Plan are set out below.

4.47 **Draft Policy 1: Settlement Strategy** sets out the settlement strategy for Wiltshire and maintains the status of Shaw and Whitley as a Large Village.

4.48 **Draft Policy 2: Delivery Strategy** identifies a need for 36,740 new homes in Wiltshire over the forthcoming Plan Period of 2020 to 2038. The Policy goes onto state that development will be supported in Large Villages that helps sustain the vitality of these communities where it is consistent with the scale, form and role of the settlement and does not detract from its character or appearance. Neighbourhood Plans will provide a main means to help carry out this role. A scale of housing growth is set for each Local Service Centre within the Area Strategies section of the Plan.

4.49 Paragraph 4.107 relates to Neighbourhood Planning and refers to the current review of the JMNP, explaining that it provides scope to allocate suitable sites in Whitley. The housing requirement for Shaw and Whitley is 70 homes.

4.50 **Draft Policy 76: Affordable Housing** requires affordable housing provision of at least 40% (net) on sites of ten or more dwellings in areas that are not designated as rural areas. The tenure of such housing will be expected to be 65% affordable rent, 10% shared ownership and 25% first homes.

4.51 Other relevant draft policies include Policy 4 (addressing climate change), Policy 5 (securing infrastructure provision from new development), Policy 78 (meeting Wiltshire's housing needs), Policy 84 (public open space and play facilities), Policy 85 (sustainable construction and low energy carbon), Policy 87 (embodied carbon), Policy 88 (Biodiversity and Geodiversity), Policy 89 (biodiversity net gain), Policy 90 (woodland, hedgerows and trees), Policy 91 (conserving and enhancing Wiltshire's landscapes), Policy 95 (flood risk), Polic 98 (ensuring high quality design and place shaping),

5. PLANNING ASSESSMENT

Principle of Development

5.1 The application site is located on the edge of Whitley, which is a "Large Village" (collectively with Shaw). The site itself falls outside of the identified limits of development, but adjacent to it as seen in the image below.

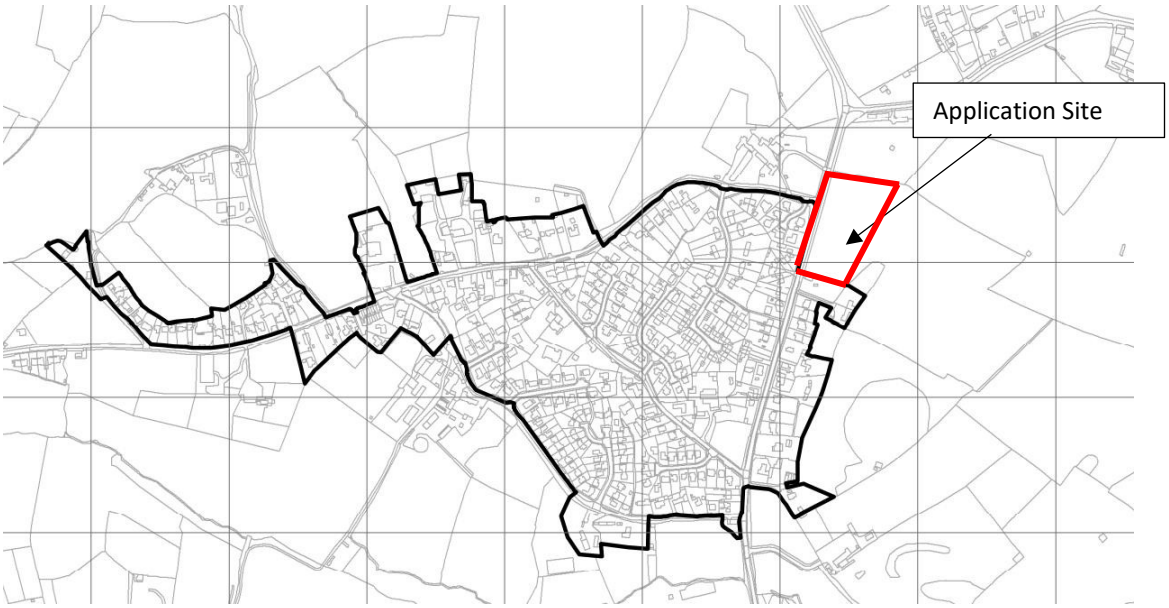


Figure 3: Whitley settlement boundary

5.2 Whilst the principle of new development is not supported outside the limits of development, Core Policy 2 of the Wiltshire Core Strategy allows for the limits to be altered by neighbourhood plans. The Joint Melksham Neighbourhood Plan, which forms part of the Development Plan, allocates the site for new residential development as outlined in Section 4 of this Statement (Policy 7). Therefore, the principle of development on the application site is deemed to be acceptable.

5.3 Policy 7 sets out nine criteria to which the proposals are expected to conform (along with relevant Development Plan policies). As set out at section 38(6) of the Act, all decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The nine criteria are set out below, along with a response:

(i) The development will deliver approximately 18 dwellings including affordable homes in conformity with Wiltshire Core Strategy Core Policy 43. [our emphasis]

5.4 The proposal seeks outline permission for up to 22 dwellings, of which 40% would be affordable. As Policy 7 states that the site should deliver approximately 18 dwellings, it is clear that there is a degree of flexibility within this figure.

5.5 The proposed development of 22 dwellings would result in a density of 29 dwellings per hectare which remains a relatively low density but seeks to make efficient and respectful use of the site.

5.6 Furthermore, the new Labour Government is seeking to impose the five year housing land supply into the NPPF, and it is widely accepted that Wiltshire Council cannot demonstrate this level of supply. In fact, evidence indicates that the proposed NPPF changes would lead to Wiltshire Council needing c. 1,000 new homes per year. It is submitted that the proposed minor increase in dwellings at the site would help boost Wiltshire's housing land supply.

(ii) Proposals will be accompanied by a landscape conservation scheme that retains and secures the sustained management of existing hedgerow boundaries.

5.7 The existing hedgerow boundaries are proposed to be retained, and new landscape buffers provided on the eastern and western site boundaries. A landscape conservation scheme would be prepared and submitted to address landscaping as a reserved matter should outline permission be granted.

(iii) The developable area will be contained within land south of the junction with Top Land and a c. 15m minimum landscaped buffer along the western and eastern boundary of the site incorporating new hedgerow and tree planting.

5.8 The initial masterplan layout presented ensured that the developable area of the site accorded with this criterion, being below the junction with Top Lane.

5.9 During the course of preparing the plan proposals, a series of technical work was undertaken to assess and inform the feasibility and site layout. These included: Flood Risk Assessment (FRA), Transport Statement and Ecology Reports. The results of these are all summarised further in this section. However, fundamental to criterion (iii) of Policy 7, the topographical survey and subsequent FRA found and advised that the gradient of the site slopes southwards.

5.10 The FRA found that the bedrock geology underlying the site is clay and as such, infiltration is unlikely to be a viable solution. The FRA advised that the surface water strategy should consist of an attenuation basin to accommodate the necessary storage volumes to also allow for storm water storage.

5.11 Due to the site topography, it is not feasible to locate the attenuation basin at the northern part of the site and as such could not be designed into the public open space area north of Top Lane. The basin has therefore been designed to be located at the southern part of the site. Due to the size of the basin required, this has rendered an area of the site to the south as non developable. In order to compensate for this, the developable area of the site slightly encroaches north of the junction with Top Lane.

5.12 As seen on the illustrative masterplan, a landscaped buffer of at least 15m is proposed along the western and eastern site boundaries.

(iv) Incorporation of a Local Equipped Area of Play

5.13 The illustrative masterplan provides for a LEAP at the north eastern section of the site. This is an accessible location for the site itself and the wider community, as it is situated adjacent to an existing public right of way.

(v) Habitat creation that achieves an overall net enhancement to biodiversity on site

5.14 A BNG metric has been prepared and submitted with the application which calculates the required credits that would be addressed via a planning condition.

5.15 The Assessment confirmed that the application site comprises an arable field with cereal crops in active rotation and associated boundary vegetation comprising native hedgerows, blackthorn scrub and modified grassland. In addition to the proposed dwellings, the scheme proposals associated vegetated gardens, a SuDS system, mixed scrub landscape buffers, public open space and wildflower grassland. This results in a gain of 0.53 habitat units (16.52%) and 0.97 hedgerow units (41.1%).

(vi) Be of an appropriate layout, form, appearance and materials and landscape treatment that protects the amenity of neighbouring residents and enhances the form and character of Whitley, protects the setting of adjacent listed buildings and conserves the rural setting of the site.

5.16 These details will be addressed at the reserved matters stage. Any new development will ensure that it protects the setting of both Whitley House and Barn (both Grade II listed), which are located to the north west of the application site, set back from Corsham Road.

(vii) Include appropriate mitigation measures to prevent any increase in flood risk within the site or elsewhere and provide multifunctional benefits of amenity and biodiversity.

5.17 The submitted FRA confirms that the site is at low risk of flooding and in order to compensate for the clay soil and potential lack of infiltration, an attenuation pond is proposed to be located at the southern end of the site. The proposed drainage strategy ensures that the surface water runoff will be restricted to 1.0l/s to prevent an increase of flood risk elsewhere.

(viii) Provide a single vehicular access to Corsham Road and enhanced pedestrian crossing facility across Corsham Road to an adoptable standard.

5.18 As seen on the illustrative masterplan, and supported by the accompanying Transport Statement, a single vehicular access to Corsham Road is proposed. Any works to enhance the pedestrian crossing facility would need to be agreed with Wiltshire Highways as the landowner.

(ix) Retain and enhance the public right of way along the site's northern boundary, and incorporate accessible public green space to the north of the site, north of Top Lane.

5.19 The public right of way along the northern boundary of the site is proposed to be retained and an accessible area of public open space along with a LEAP is proposed on land north of Top Lane. Detailed layouts will be provided at the reserved matters stage.

5.20 It is concluded that the outline proposals accord with the nine criteria of Policy 7 where possible. Some areas will have to be addressed at the reserved matters stage. The proposal complies with Core Policies 1, 2 and 43 in terms of principle and affordable housing.

Affordable Housing

5.21 The application site is located in an area where Core Policy 43 requires 30% affordable housing. Notwithstanding this requirement, the applicant has committed to providing 40% affordable housing in accordance with the emerging Local Plan requirements.

Housing Type

5.22 The Housing Needs Assessment (2022) states that Shaw and Whitley lack smaller, more affordable properties. There was also local feedback from the community which reflected a need for bungalows. As a result, it is suggested that the bungalows could be located on the western edge of the site adjacent to Corsham Road. This would have a two fold benefit: firstly, it would reduce any possible impact on views from the listed building to the north west; and secondly, they would be located within close proximity to the road and proposed pedestrian crossing.

Lifetime Homes

5.23 It is understood that a need for smaller homes in Whitley results from local people wishing to downsize. It is therefore considered that a proportion of the dwellings should be designed for wheelchair access. The emerging Wiltshire Local Plan policy 45 seeks to require 7% of housing to be built to this standard, but this application proposes that this is increased for 10% for the purposes of JMNP policies 7.4 and 7.5.

Character and Appearance of the Area

5.24 Wiltshire Core Strategy Policy 57 requires development to be of a high standard of design and to create a strong sense of place drawing on the local context and being complementary to the locality. Neighbourhood Plan Policy H3 also requires new housing development to be designed in a way that integrates it effectively into the existing fabric of the town.

5.25 Aside from the bungalows, it is envisaged that the properties would predominantly be two storeys in height in keeping with the character of the wider surrounding area. Properties would be delivered as a mix of detached and semi-detached with either on-plot or frontage car parking to meet Wiltshire Council's standards. It is proposed to serve the dwellings from a single access road with shared access spurs and private drives serving small groups of dwellings.

5.26 A key feature of the residential proposals and as shown on the Illustrative Site Layout is the retention of the land north of Top Lane for open space and it would be kept open with hedgerows retained providing a softer development edge, along with an equipped play area.

5.27 A surface water drainage basin would be proposed at the lowest part of the site (i.e. the south west corner). The drainage basin would largely be dry except in times of heavy rainfall and as such would provide an area of informal open space for residents as well as providing a natural landscape feature. Existing boundary hedgerows would largely be retained (except where removal is required to facilitate the access road) and new planting would be provided through the development.

5.28 Whilst the application proposals would result in a change to the character of the application site through the introduction of residential development, the site is well contained and screened. The proposals would therefore provide an opportunity to deliver a high quality landscape led development that would only have localised impact on the landscape of Whitley.

Residential Amenity

5.29 The application site adjoins existing residential development to the south only. The Illustrative Site Layout shows that the landscaped attenuation pond and land to the west being left open will ensure that the proposals would not lead to any adverse overlooking of existing properties.

5.30 Internally individual plots would be designed to ensure there is no adverse overlooking between proposed properties and that the 21m back to back distance is achieved.

Ecology

5.31 Initial ecological surveys were conducted by Arbtech from 2021. Further surveys in relation to Great Crested Newts (GCNs) were undertaken, along with hedgerow boundary surveys for bat commuting. These surveys found that GCNs are considered likely absent from the site and would not be impacted by the development. It was also found that the hedgerows recorded only low levels of bat activity. Mitigation measures are proposed which would retain dark corridors and a sensitive lighting scheme.

5.32 More recent surveys found that the hedgerows and surrounding woodland areas provide potential habitat for dormice. Dormouse tubes were deployed with one survey already undertaken in September 2024 and two further surveys scheduled in October and November 2024. A further survey will need to take place in April 2025.

5.33 Precautionary working methods are proposed to protect possible reptiles given the habitat could be suitable but the scheme incorporates retention of green corridoes and creation of a receptor site in the south of the site.

Transport and Highways

5.34 A Transport Statement has been submitted with the application. It has been concluded that as the predicted number of vehicle trips associated with the proposed development will be small, it would not have a material impact on the safe and efficient operation of Corsham Road or on the surrounding highway network. Consequently there would be no unacceptable impact in terms of highway safety and no conflict with Wiltshire Core Policies 60, 61, 62 or paragraph 115 of the NPPF.

Flood Risk

5.35 The application site is located within Flood Zone 1 and all other sources of flooding are shown to pose a low risk to the site. A Flood Risk Assessment (FRA) has been submitted with the application which proposes mitigation measures to further minimise risks. These include raising finished floor levels and a drainage strategy incorporating a sustainable drainage basin. It is concluded that the proposed development is not at significant flood risk.

6. SUMMARY AND CONCLUSION

6.1 Planning permission is sought provide up to 22 dwellings on land at Middle Farm in Whitley. The adopted and emerging Neighbourhood Plans allocate the site for housing following an independent site review by AECOM and the JMNP1 having been examined by an Inspector.

6.2 The emerging Wiltshire Local Plan identifies a residual need for a further 50 homes in Whitley and Shaw during the plan period however does not propose allocations in these locations. The JMNP2 seeks to ensure that the 50 dwellings are provided through two additional allocations with one being on land adjacent to the application site. JMNP2 is now at the Reg 15 stage being submitted to Wiltshire Council. This indicates a strong presumption in favour of residential development at the site.

6.3 The principle of development is therefore acceptable. A slight increase in density is proposed which would result in an improved density whilst ensuring all technical policy criteria can be met. The proposal goes further than the existing policy requirements by proposing 40% affordable housing rather than the required 30%. It also proposes 10% of the dwellings to be Lifetime Homes which is an improvement on the current policy requirements.

6.4 The housing mix would meet with policy requirements, but in response to the community, the applicant proposes to include some bungalows into the development to provide for downsizers.

6.5 The applicant has proactively engaged with the community, the Parish Council and the Neighbourhood Plan Committee in order to ensure that the scheme provides for a sustainable development for all to be proud of.

6.6 It is therefore respectfully requested that this outline planning application is approved subject to any conditions that are reasonably necessary.



RAW Planning

Website: www.rawplanning.co.uk

CONFIDENTIAL NOTES

PRE APP MEETING WITH LANDOWNERS OF MIDDLE FARM, WHITLEY
WEDNESDAY, 5 JUNE 2024

Present: Councillor John Glover, Chair of Council
Councillor David Pafford, Vice Chair of Council & Chair of Melksham Neighbourhood Plan Steering Group
Councillor Alan Baines, Vice Chair of Planning (Chair of Meeting)
Councillor Mark Harris, Planning Committee Member
Councillor Peter Richardson, Planning Committee Member
Teresa Strange, Clerk, Melksham Without Parish Council
Clinton Dicks, landowner Middle Farm
Abi Leeder, landowner Middle Farm
Alison Whalley, Raw Planning, Planning Consultants

Vaughan Thompson, Place Studio (Neighbourhood Plan Consultants)

Alison explained after the last meeting, a Letter of Intent had been submitted, which set out a response to the AECOM Site Options and Assessment comments on plot B in particular and proposed a smaller red line for plot B. It also explained the total number of units 58 (40 Plot B & 18 Plot A) could be accommodated across the site as a whole, with plot B reduced in size, reference was also made to affordable and lifetime homes. Clarification was sought if the suggested amendment to the redline on Plot B formed part of the emerging site allocation for Plot B in the revised Neighbourhood Plan (JMNP#2).

Vaughan explained the JMNP#2 had regard to comments received during consultation with a revised plan due to be published shortly, with potential for another round of consultation if both the Qualifying Bodies felt the level of amendments to the revised plan triggered a requirement for another period of Regulation 14 consultation prior to submission to Wiltshire Council.

Alison explained the previous plans which were drawn up to submit to Wiltshire Council as an outline planning application included 22 dwellings as part of the neighbourhood plan allocation in JMNP#1. Whilst JMNP#1 included an allocation of c18 dwellings, it was felt 18 dwellings was a relatively low density for the size of the site. Therefore, following the previous meeting the architect was instructed to prepare a revised masterplan to see how plots A and B could both be developed on a smaller scale size which reflected the reduced redline boundary in the Letter of Intent.

The revised masterplan showed a total number of 58 dwellings in plots A & B spread across both sites with a link road provided between the two sites in line with the policy in JMNP2. An attenuation pond on the southern part of plot B was proposed and would be sizeable enough to deal with surface water run-off for both sites. The detail of plot A had been drawn up, however plot B was greyed out on the plans, as this was indicative at present and was drawn up to see what density could be accommodated on the site. The dotted red line is a proposed alternative at the southern end of the site to what was presented in the allocation in Plot B and

accommodated the comments from AECOM. The density on plot A is relatively low at 28 dwellings per hectacre with similar density for plot B.

Alison explained what they would like to do going forward would be the allocation for Plot A is adopted in order to go for planning permission. The issue they have is if submit an application for 28 dwellings on plot A this would stray from the adopted allocation, also the attenuation pond is detached from plot A and therefore Wiltshire Council may not support the application. Another option would be to submit an outline application for the whole site for Plots A & B as presented, however, this would be considered premature prior to the Referendum or certainly before the end of the consultation period Wiltshire Council will be undertaking later in the year. Therefore, it is proposed to submit an application for outline planning permission for 22 dwellings on plot A which includes an attenuation pond, in order to establish the principle of development with Wiltshire Council. If the allocation for plot B is carried forward in the revised neighbourhood plan (JMNP2) and allocated and supported through the next round of consultation etc a scheme as presented today, would be submitted to Wiltshire Council. This would give security to know if plot B is not allocated, a reserved matters application could be submitted straightaway for Plot A. If plot B is allocated a fresh application could be submitted for both plot A & B with it felt it was too early to submit a planning application for both sites now with the views of the parish council sought on this proposal.

Vaughan explained there was already a made plan with an allocation ie Plot A, therefore a right was established to submit an application with policies set out that have to be met should an application come forward. Therefore, it depended on whether criteria in the allocation could be met with 22 dwellings rather than 18 dwellings, with the important thing being to protect the amenity of neighbours and maintaining the qualities of the environment, which the allocation was seeking to protect, as well as the setting of the listed building opposite. At outline stage the test would be is the amount of development being proposed reasonable in delivering the detail, whilst meeting the criteria of the allocation.

Vaughan noted a Housing Needs Appraisal was now available which was not previously, which set out the type and tenure of houses for Shaw & Whitley which the community are assessed to need most. Therefore, qualitative evidence of what type of housing is required, which highlighted a need for smaller houses, therefore, a case to be made, because looking at smaller houses, can get more houses on this plot of land. Therefore, c22 dwellings meeting local housing needs can be delivered on plot A and meet the environmental criteria set out in the plan as only an uplift of 4.

Clarification was sought if going for outline was the exact number needed to be quoted.

Alison confirmed it could say the exact number, but often applicants would say up to a certain amount to give flexibility for the reserved matters stage and had not done this previously and would have to give a maximum. At present there was an indicative illustrative plan to show how 22 dwellings could be accommodated on the site, the detail of whether any would be bungalows etc would be submitted at reserved matters. However, the hope and aspiration would be that the current layout would be put to one side in the future and a slightly more dense scheme coming

forward in the future, with more houses on plot A, meaning there would be less encroachment into the countryside whilst still maintaining a reasonable and low density housing space.

Vaughan explained as an allocated site in the neighbourhood plan, it would be unreasonable to say that an application should not be progressed in line with the neighbourhood plan policy and demonstrated the deliverability of the site, when the deliverability of the site might be something others would question. With regard to affordable housing felt it would be useful to come to an agreement at this stage in terms of affordable housing deliverability.

Q: What are your intentions in bringing plot B into play?

A: The reason for submitting an application now for just Plot A is for security for Clinton and Abbie, which would give crystallisation of permission regardless of what happens to plot B. Hoping and aspiring to put in an application for site B, for next steps and either submit an outline or full planning application for plots A and B along the lines of the master plan previously tabled. It is not possible at this stage to say how the application will come forward, in terms of who would submit this application. The intention is it would come forward as one site but feel not right to wait until the Referendum has taken place and then submit an application for plots A & B, which would seem the simpler approach but does have an element of risk.

Councillor Baines noted plot A was already in JMNP1 which had been to Referendum and accepted as a site and therefore understood why proceeding with the site and hopefully if Plot B was allocated alongside plot A in JMNP2, could proceed afterwards as a variation, with a new outline application or full application.

Councillor Richardson as a representative for the community of the Shaw & Whitley area, felt the proposed separation of plots A and B would resonate with the community as they believed the housing allocation in the emerging Local Plan was wrong and too high and cannot be justified. However, recognise the neighbourhood plan is following the guidance of the draft Local Plan and therefore by differentiating plots A & B the community might feel this gave them time for Wiltshire Council to review the issue of overall numbers for Shaw & Whitley. The community were also concerned if no housing was delivered soon, this could lead to a proposal elsewhere which may not be so favourable.

Abi explained the policy in the neighbourhood plan required a play area, which was located in the green space to the north of the site.

Q: It was proposed to build a footpath on the eastern side of Corsham Road and put in a pedestrian crossing, is this still the case?

A: Yes.

Q: There is a policy in the neighbourhood plan relating to flooding, which is not just about mitigation for a particular site but for the wider area. As flood water comes across from the north over Corsham Road, will there be some form of attenuation included in proposals?

A: This would have to be discussed with the Flood Engineer, in order to find out if the attenuation pond proposed would accommodate surface water flooding.

Q: Would you be prepared to have parameters plans agreed as part of the outline consent, as often this helps in demonstrating and securing matters, should you choose to sell the site on and it comes back with someone else doing the reserved matters application, need to make sure the basic principles for the site are enshrined.

A: Not adverse to this if the parish council wishes. Hopeful this application is somewhat academic and by submitting as outline with access, allows us to submit reserved matter application with all the aforementioned matters going forward if the the NHP does not progress or go back to the previous scheme for full or outline with access, siting and landscaping, the only thing which potentially would not be included in application for both sites would be the appearance therefore not tying anyone to specific materials or designs.

Q: Is it still proposed to provide a community building on the site?

A: This has not been dismissed, however, a final decision has not been made on this as yet and discussions would need to take place with potential developers.

Q: Will renewables be included in the design?

A: There is a commitment from some developers to provide renewables, this was something which would be dealt with at reserved matters, EV charging will be included in the reserved matters application. However, can consider and be part of discussions with potential developers to see what their views are to renewables.

Q: Will there be any community engagement?

A: Leaflets had previously been distributed and these could be re-issued and also an article in the local magazine to provide an update on proposals.

Councillor Richardson felt a meeting with Community Action Whitley & Shaw (CAWS) on proposals would be useful.

The parish council ask that affordable housing is mixed in with the market housing and is ‘tenant blind’.

Alison asked if there would be feedback from the parish council on proposals.

It was explained any pre app notes would be included within the minutes of a Planning Committee meeting and therefore in the public domain, unless they were asked to be kept confidential, with it asked that these be kept confidential.

The Clerk agreed to forward the notes of the meeting to both Abi and Alison and explained those representing the parish council at the meeting could not give the

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view of the parish council on proposals as this could only be done at a formal meeting.

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Teresa Strange

From: Vaughan Thompson <vaughan@placestudio.com>
Sent: 20 August 2025 13:44
To: Teresa Strange
Subject: Whitley Middle Farm Bungalows

Follow Up Flag: Follow up
Flag Status: Flagged

Teresa

I stumbled on this in the BBC local news and immediately connected it with Middle Farm allocation that prioritises bungalows. These are potentially exemplars that could be models for the site.

Vaughan

Swindon Borough Council Social Media Post

"This bungalow has taken so much stress away from us… to help our son live the best life he can."

Three brand-new accessible bungalows in Ashley Close, Walcot, are now ready for residents. Each has step-free interiors, wider doorways, wet rooms, adjustable-height kitchen counters, private gardens, and off-road parking, with solar panels and air source heat pumps to keep running costs low.

Amber and her partner Claire (pictured) are among the first to move in, along with their young children. Their son lives with Duchenne muscular dystrophy, a progressive muscle-wasting condition that made their previous home a constant challenge. Stairs, getting in and out of the bath and even moving between rooms were becoming harder as his mobility needs increased.

Their new bungalow removes those barriers, giving him a safe, accessible space to grow up in and giving Amber and Claire peace of mind that their home will continue to meet his needs in the future.

Built on unused council land by local firm R J Leighfield & Sons Ltd, and part-funded through developer contributions and Right to Buy receipts, the project supports a Fairer, Greener, Better Swindon by creating homes that offer safety, independence, and strong foundations for residents.



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Melksham Without Parish Council Comments on PL/2024/09725 Land off Corsham Road (Middle Farm)

4th December 2024 – No Objection

The parish council have no objection and welcome this as plan led development (as per Policy 7 of the adopted Melksham Neighbourhood Plan 1) subject to the following caveats:

• The parish council would like clarification on the housing numbers detailed in this application, as the split between affordable and market housing does not add up to the total number of dwellings in this application. The housing type and tenure needed to be in accordance with the Melksham Neighbourhood Plan's Housing Needs Assessment https://www.melkshamneighbourhoodplan.org/_files/ugd/fcc864_a2d7a2620d174638b9b4898fc4194f4f.pdf as per Policy 6: Housing in Defined Settlements in the adopted Melksham Neighbourhood Plan 1, and Submission Version of Melksham Neighbourhood Plan 2.

• This proposal will secure the means of access to enable further development on adjoining land as detailed in the emerging Neighbourhood Plan 2 allocation for this site, which is currently at the Regulation 16 stage (Policy 7.5 of the draft Melksham Neighbourhood Plan 2: Submission Version). For example, the council would like to see a road access point provided from this proposal site into land to the east of the site so that there is access for future development of the site.

• In addition, the council acknowledges that although the flood risk assessment provided was thorough, it only focused on the development itself and only made passing reference to the effect on the local village. The council would like to see that this application will demonstrate that measures will be put into place to prevent any increase in flood risk to the village and particularly to two properties on the eastern side of Corsham Road. These have suffered internal property flooding on several occasions. See Policy 7: vii "include appropriate mitigation measures to prevent any increase in flood risk within the site or elsewhere…"

• The council would like to draw attention to the adopted Neighbourhood Plan 1's Policy 3: Flood Risk and Natural Flood Management "Where development proposals are in areas with known surface water flooding issues, they should include appropriate mitigation and construction methods, including where appropriate, contributions towards wider catchment projects".

• The council would also like to support the comments made on this application by the Wiltshire Council Rights of Way Officer; however, did not feel that the current footway needed to be extended all the way up to the Westlands Lane junction. It was felt, however, that there must be a footway and a crossing in order to link this development to the wider village.

6th January 2025 – Comment

Dear Drainage team
Melksham Without Parish Council are keen to ensure that the policies in the adopted Melksham Neighbourhood Plan 1 are adhered to, and would ask if you are able to support/comment on the two comments that are highlighted below that the parish council have made. With regards to the mitigation measures for properties to the east of Corsham Road and wider catchment areas, could you please liaise with Richard Williams, and the Atkins team who visited in November 24 to follow up

re the Government funding for preventative measures following Storm Henk in January 24.
NB: we have not named the properties for GDPR reasons, but happy to share confidentially with the Planning Officer.

23rd May 2025 – Comment

Please note 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. The parish council request that all its policies and the significant weight that it has gained at this stage of the Plan progress be taken into account with the consideration of the above planning application, especially as the planning application relates to a Site Allocation in the Neighbourhood Plan.

We look forward to hearing an update from Wiltshire Council as to when this application will be considered at Planning Committee.

Teresa Strange

From: Teresa Strange
Sent: 27 August 2025 15:30
To: Thomas, Nic
Subject: FW: PL/2024/11426 Gompels warehouse, Melksham

Dear Nic
I hope that you have had a good bank holiday weekend....

I am following up two points on the planning application for Gompels warehouse at Bowerhill, further to the last planning committee of Melksham Without Parish Council.

Firstly, the parish council have not had a reply back on this communication with the planning officer. Perhaps you can reply on this one, please see below, which continues to question why the Wiltshire Council Economic Development team have not commented on the planning application, but they have done recently for an application for Octavian in the north of the parish.

Secondly, the parish council and Bowerhill residents have interpreted your comments at the end of the Strategic Committee meeting in two completely different ways, and the parish council ask that you clarify what you meant please. Did you mean that approving or refusing the Gompels application was going against the strategy in the emerging Local Plan.?

Extract from the Minutes:
"The Director of Planning, Economy and Regeneration added that discussions with the applicant had been ongoing for many years with a number of potential sites being investigated. He also informed Members that the Council's strategy for delivering additional employment land would form part of the examination of the emerging Local Plan and highlighted the dangers of the Council going against the Strategy in the new emerging Local Plan and before it is even adopted. He noted that the emerging Local Plan included a combination of dedicated employment land and pro-development policies to reflect the changing needs of businesses."

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

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

Advanced Notice of Leave:
Thurs 7th August returning Monday 18th August (but attending the Planning meeting on Monday 11th August evening)

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.

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From: Teresa Strange
Sent: 25 July 2025 14:59
To: Brown, Russell <Russell.Brown@wiltshire.gov.uk>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Cc: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>; Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: PL/2024/11426 Gompels warehouse, Melksham

Dear Russell
I am following this up further to the Melksham Without Parish Council planning committee meeting for the first time after the Strategic Committee meeting when this application was considered and deferred for a future decision.

The parish council still feel strongly that the Wiltshire Council Economic Development team should be consulted and comment on this application.
They feel that Wiltshire Council's approach to the Gompels application is not consistent with the comments submitted by Economic Development on the Octavian planning application. The fact that one site was an extension on an existing site does not correlate with the nature of the comments that were supplied on the Octavian application, as these are about the type of business and the welcome of new jobs.

Members felt that the comments made about Octavian, equally apply to Gompels. They feel that Gompels is a significant high value brand, a successful specialist service provider, and a significant private employer locally. They feel that Gompels ongoing presence and growth delivers a range of direct and wider benefits to the economy and community. They feel that the proposed investment in facilities at Bowerhill is an enhancement, enabling the core business to grow via new product categories which require additional storage in an independent new building. This diversification is expected to support further local jobs over the next 5 years.

The parish council request that in the time allowed by deferred decision on this application, that Wiltshire Council's Economic Development team are consulted on the Gompels application in terms of consistency with the approach applied to Octavian, and to validate the job numbers in the Gompels application.
With many thanks,
Teresa
Melksham Without Parish Council

Wiltshire Council

Comment
Economic Development's comment

Planning Application	Stance
PL/2024/03104	Support

DETAILS FILES

Information

Comment Name
Economic Development's comment

Comment Number
WC-24-05-300403

Text
The Economic Development Service welcomes this proposal by Octavian Wine Services to invest further in i
significant high value brand, a successful specialist service provider, and a significant private employer locally
and growth delivers a range of direct and wider benefits to the economy and community.

The proposed investment is an enhancement to the established secure employment site, enabling the core b
category which requires different storage in an independent new building. This diversification is expected to
over the next 5 years. It also provides a much improved office working environment better reflecting the con
supporting staff recruitment and retention. The proposal helps address efficiency, sustainability and site-spe
positively to feedback on earlier proposals and more recent local consultation.

Date Created
03/05/2024

From: Brown, Russell <Russell.Brown@wiltshire.gov.uk>
Sent: 30 June 2025 10:03
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>; Green, Kenny <Kenny.Green@wiltshire.gov.uk>
Subject: RE: PL/2024/11426 Gompels warehouse, Melksham

Dear Teresa,

Thanks for your email.

We consulted Spatial Planning on this application. Economic Development is not a statutory consultee but they feed into Spatial Planning through the promotion of land and assisting in the formulation of policies.

Economic Development's role is to support the Council's economic strategy to bolster sustainable and inclusive growth; become involved in discussions over the infrastructure needed to support appropriate economic expansion, supporting town centre regeneration, looking at ways to address skills gaps and workforce development, and in assisting the Councils strategic planning team when it comes to identifying land for employment.

Whereas the land based planning matters is the clear role and remit of the development management team.

The difference between the Octavian application you cite below and the Gompels site is that the Octavian site is in an existing and allocated employment site. The development plan is supportive in principle of additional employment within those allocated sites. The Gompels site is outside of any employment land allocation, and is therefore contrary in principle to the development plan. As stated above, the Economic Development team's remit is to support the Council's economic strategy through the formulation of development plan policies and land allocation.

I hope this helps clarify the matter.

Best wishes
Russell

Russell Brown BA(hons) MTP MSc MRTPI
Senior Planning Officer
Development Management
Place Directorate

Wiltshire Council

Wiltshire Council : County Hall : Bythesea Road : Trowbridge : BA14 8JN
Email: russell.brown@wiltshire.gov.uk
Website: www.wiltshire.gov.uk
Follow Wiltshire Council

Please note that I work a compressed fortnight and every second Friday is a non working day for me.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 25 June 2025 13:44
To: Brown, Russell <Russell.Brown@wiltshire.gov.uk>
Cc: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>
Subject: RE: PL/2024/11426 Gompels warehouse, Melksham

Hi Russell

I am just following up on this query raised by the parish council, now that the Officer Report has been published, and shows that the Wiltshire Council Economic Development team have not submitted comments. Are you able to clarify why they were not consulted, but they were on the planning application for a significantly smaller warehouse application just north of the parish at the end of last year? https://development.wiltshire.gov.uk/pr/s/web-comment/a07Q300000LtehsIAB/economic-developments-comment or if they were consulted, but decided not to comment?
Just anticipating what the parish council may query when they meet as a Planning Committee on Monday 30th June evening, but as the Strategic Committee is the following morning they won't have time to raise before then.

When attending the Strategic Committee at the end of January for a large development in the parish, the meeting was paused in order to gain the view of the Ec Dev officers, which they were unable to locate and speak at the meeting.

Any update you can give would be useful please.
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

Advanced Notice of Leave:
Tues 17th June to Thurs 26th June

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From: Teresa Strange
Sent: 20 February 2025 17:40
To: Russell Brown - Wiltshire Council (russell.brown@wiltshire.gov.uk) <russell.brown@wiltshire.gov.uk>
Cc: 'Developmentmanagement' <developmentmanagement@wiltshire.gov.uk>; Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>
Subject: RE: PL/2024/11426 Gompels warehouse, Melksham

Hi Russell
Have you consulted the Economic Development team on this application at all?
Considering that most of this will presumably hinge on the balance between the policies for Additional Employment Land and impact on the local amenity/landscape and heritage, it would be good to see the Ec Dev comments, as they did on the one I mentioned below; rather than just the comments of the applicant on the economic benefit/need in the area.

With many thanks, Teresa

From: Teresa Strange
Sent: 30 January 2025 19:58
To: Russell Brown - Wiltshire Council (russell.brown@wiltshire.gov.uk) <russell.brown@wiltshire.gov.uk>
Cc: 'Developmentmanagement' <developmentmanagement@wiltshire.gov.uk>
Subject: PL/2024/11426 Gompels warehouse, Melksham

Hi Russell
I am just reading more into this planning application for the Gompels warehouse before the parish council consider on Tuesday evening.
I have looked at the one the other side of the parish, considered recently, and note that Economic Development were consulted, and wondered if this was something considered for this application, it doesn't look like they have been from the consultee list.

PL/2024/03104
Site Address
OCTAVIAN BONDED WAREHOUSE, GOODES HILL, GASTARD, CORSHAM, SN13 9PP
Proposal
Proposed Construction of 2-Storey Extension to the Side of the Existing Offices and Single Storey Storage Building

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
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The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2025/04158

Decision Date: 11/08/2025

Applicant:	Mr Gary Cooke 8 Merlin Way, Bowerhill, Melksham, Wiltshire, United Kingdom, SN12 6TJ
Particulars of Development:	To enable the area of land known as Melksham Rugby and Football club, to hold a temporary music event only for the 20th and 21st June 2025 with associated temporary structures built for the event.
At:	Melksham Football And Rugby Club, Eastern Way, Melksham, SN12 7GU

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

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

Refusal Reason

1 The proposed development fails to demonstrate compliance with Core Policy 50 of the Wiltshire Core Strategy (2015), which requires all development to protect and enhance features of nature conservation value. The event layout, as implemented, encroached upon ecologically sensitive boundary habitats—hedgerows, scrub, and species-rich grassland—identified as mitigation areas under planning permission 13/06739/FUL. These habitats support protected and priority species including ground-nesting birds, reptiles, great crested newts, and foraging bats.

The submitted Ecological Impact Assessment was inaccurate and incorrectly stated that these areas would be fenced off and unaffected. The Proposed Site Plan showed pedestrian and vehicle routes, ticketing points, and fencing within these habitats, resulting in trampling, vegetation damage, and disturbance during a biologically sensitive period. The absence of temporary protective fencing and failure to exclude festival activity from these areas constitutes a breach of the approved mitigation strategy and results in unacceptable ecological harm.

As such, the proposal is contrary to Core Policy 50 of the Wiltshire Core Strategy, the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017.

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

NOTES

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

Wiltshire Throwback Festival - WTF26
21 August at 12:36 ·

👇 A planning twist for WTF25... but GREAT news for WTF26! 👇

The council's decision came down to one tiny technical point 🌱 — and it doesn't affect our plans for next year.

👉 Full details in our statement attached.
We can't wait to see you on 26th & 27th June 2026 🎉

#WTF26 #WiltshireThrowbackFestival

WTF26!
WILTSHIRE THROWBACK FESTIVAL

PRESS RELEASE - 21/08/25

Wiltshire Throwback Festival **2025** – Planning Decision Update

Wiltshire Throwback Festival (WTF) would like to provide an update regarding the planning application for our **2025** event.

We want to reassure everyone that this refusal was based on a **single, technical issue**. The council's planning department decision focused solely on the ecological impact of a grass verge at the site boundary. In their view, this overgrown strip required protection from festival activity. From our perspective, the verge is naturally self-contained, with dense growth already forming a 3-6ft barrier (see image attached).

Importantly, this was the only reason given for refusal, and therefore we have no concerns moving forward with Wiltshire Throwback Festival 2026.

The overall feedback from Wiltshire Council and Wiltshire Police has been extremely positive. Our 2025 event was praised for its organisation, with just a few very minor notes for improvement. Both Wiltshire Police and Wiltshire County Council have been constructive and supportive, and we now have a clear timeline and collaborative plan in place for WTF26.

Planning for our 2026 event is already well underway, and we will be incorporating the feedback into our site design to ensure the next application is fully compliant and approved. We are confident and excited to welcome everyone back to our arena on 26th & 27th June 2026 for the biggest Wiltshire Throwback Festival yet.

Written by the Promoters of Wiltshire Throwback Festival.





Fiona Dey

From: Nico jarboom <nico@jarboom.co.uk>
Sent: 18 August 2025 12:22
To: Richard Tottle; Bahadoor, Roy; Gemma Rutter; Louis Mccoy; towncouncil@melksham-tc.gov.uk; Fiona Dey; Francis, Claire; Ayres, Lucy
Cc: Gary Cooke (Jarboom)
Subject: Concerns Regarding Event at Melksham Park – Friday 15th August

Importance: High

Dear Melksham Town Council, Melksham Without Parish Council, Wiltshire Police, and Wiltshire Council,

I am writing to raise my concerns regarding the event that took place at Melksham Park on Friday 15th August, which was advertised as a free community event with entertainment hosted within Evie's Kitchen.

While I appreciate and support events that bring the community together, I believe there are serious issues that need to be addressed following this occasion. Attendance was clearly higher than anticipated, however, as a promoter of events I am very aware that planning must always account for worst-case scenarios in order to safeguard attendees, local residents, and the wider community.

From my perspective, and based on reports from attendees and social media, the following issues were evident:

- **Lack of Control Measures:** If a Temporary Event Notice (TENs) licence was in place, it did not appear to include adequate capacity controls.
- **Drugs and Alcohol:** There were no searches or visible control measures. Many reports stated that cannabis was openly smoked throughout the park. Underage drinking was also taking place and widely commented on.
- **Public Disorder:** A serious fight broke out in front of families towards the end of the evening. While some security staff were present, numbers fell short of what is advised under the Purple Guide. Any escalation at that point would not have been sufficiently managed.
- **Parking & Traffic:** Vehicles were abandoned around Melksham due to lack of organised parking.
- **Noise Pollution:** The music was heard as far as Berryfields Park (approx. 2km away). More concerning is the care home located directly opposite the park (within 100m) – were residents consulted in advance?

Based on these issues, the following licensing objectives appear to have been compromised:

Prevention of Crime and Disorder

- Fighting and public disorder.
- Insufficient security provision.
- Lack of crowd control.
- Widespread use of drugs.

Public Safety

- Insufficient parking for the event .
- Unregulated structures erected by the public.
- Unsafe parking and access routes.

Prevention of Public Nuisance

- Excessive noise without management or consultation.
- Disruption from abandoned vehicles.
- Cannabis use in a public family space.

Protection of Children from Harm

- Underage drinking.
- Exposure to fighting and drug use.

I want to be clear that my intention is not to prevent community events from happening. On the contrary, I strongly support opportunities for free and inclusive entertainment for the people of Melksham. However, as someone who promotes and produces events in the local area under the scrutiny of both Melksham Town Council and Melksham Without Parish Council, I feel it is only fair to question how and why this particular event was able to proceed without sufficient oversight and safeguards in place.

The music events at King George Park V have been running over several weeks now, and their popularity is only increasing. At what point will it become necessary for these events to meet the same safety, security, and licensing requirements that other promoters in the area are expected to uphold?

I would appreciate clarification on how these events are being licensed, monitored, and assessed for risk, and whether future measures will be implemented to ensure they meet the required standards for public safety, nuisance prevention, and protection of children.

Thank you for your time and attention to this matter.

Kindest Regards,
Nico Menghini.


WTF25!
WILTSHIRE THROWBACK FESTIVAL
Current Project:
Wiltshire Throwback Festival.
Nico Menghini
Co-Founder & Director
Nico@jarboom.co.uk
07395858011
www.jarboom.co.uk - Under Construction
I choose to work flexibly and send emails outside of normal office hours, there is no need to respond to my emails outside of yours.

Agenda item

PL/2024/07097 - Land South of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP

- Meeting of Extraordinary meeting, Strategic Planning Committee, Tuesday 5 August 2025 10.30 am (Item 73.)

Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on land South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107)

Minutes:

Public Participation

- Mr David Pafford (Chair of the Melksham Neighbourhood Plan) spoke in objection to the application.
- Mr Ian Humble (Applicant) spoke in support of the application.
- Teresa Strange (Clerk Melksham, Without Parish Council) spoke on the application

The Senior Planning Officer, Verity Giles-Franklin, introduced the report which recommended that the application for outline planning permission for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on land South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way), be granted.

Key details included the principle of the development; loss of agricultural land; visual/landscape impacts; highway safety; flood risk and drainage; heritage impacts; neighbouring amenity and amenity of future occupiers; ecology; planning obligations.

It was explained that due to the position of the Clackers Brook, the proposed development would be split across two parcels of land either side of the Brook and be served by its own surface water strategy and entirely separate to the existing attenuation basin that served the housing development to the west of Eastern Way. In addition, Members were informed that since the publication of the agenda papers, the Joint Melksham Neighbourhood Development Plan (No.2) had been made following a successful Referendum. The Committee was also advised that the site had also been considered as a housing allocation site by the Council as part of the local plan review, but it was not included in the final list of sites.

The Committee was furthermore informed that the making of the new Neighbourhood Plan was a material planning consideration, but it did not alter the officer recommendation. The officer provided a couple of updates for the S106 agreement – namely the S106 monitoring fee changing from 1% to 2.5% of the total financial contribution and without a cap, the contribution towards the provision of waste and recycling containers for each residential unit increasing from £101 per dwelling to £115 per dwelling, and the start date listed in Condition 1 being reduced from 3 years to 2 years from the date of planning permission.

Following the presentation, Members of the Committee then had the opportunity to ask technical questions of officers.

In response to queries, it was stated that the application site was not incorporated into the draft Local Plan, any revised settlement boundary for Melksham and the site was not included in either the made and recently published Melksham Neighbourhood Development plan 2. There was a need to weigh up the benefits and harm in line with the National Planning and Policy Framework (NPPF) (Para 11(d)) titled balance as the council was unable to demonstrate a five-year Housing Land Supply (HLS). The application of NPPF Para 14 was raised in relation to the Neighbourhood Development Plan 2 containing additional allocation sites; the current Housing Market Area for Chippenham (Melksham was included in this area) equated to 910 residual properties required for Melksham.

The Committee received legal advice in relation to paragraphs 11 (d) and 14 of the NPPF which indicated that Paragraph 14 stated 'likely' therefore it was not mandatory, if the tilted balance was engaged and where the two criteria (a) and (b) of Paragraph 14 were met, whether the proposal was contrary to the Neighbourhood Plan and warranted refusal of the application, this would be a planning judgement.

Officers also highlighted a briefing note – Wiltshire's Housing Land Supply Statement Briefing Note No. 25-04 which confirmed the Council's housing land supply position as 2.42 years, using a base date of April 2024, and the requirement for the Council to restore it's five-year housing land supply, as set out in the member briefing note 'in the interim, where applications are being considered for sites at settlements but outside the defined settlement boundaries there may be the opportunity to improve housing supply by favourably considered housing development proposals'.

Furthermore, the Committee were reminded that site had not been included in the Local Plan nor the recently published Neighbourhood Development Plan 2, the original Neighbourhood Development Plan had not delivered on the sites it identified, and the residential areas would be located in the least likely areas for flood risk and there were no drainage issues within the development site.

A number of Committee Members felt that the application was premature and that the application was speculative and not plan led. Officers explained that the Committee should assess the application before them and consider all the material planning considerations.

Members asked for officer advice on potential risks of a refusal against officer advice. Officers commented that the risk of costs at any appeal were low due to the circumstances of a refusal on the grounds of Para 14 being unlikely to be seen to be unreasonable behaviour. Officers also referred to all Council's being monitored by the Government in relation to the speed of decisions made by officers and Committees and the 10% threshold for applications refused and successfully appealed. The Committee noted that Wiltshire Council was very close to meeting the 10% threshold.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

Cllr Nick Holder then spoke in objection to the application in his capacity as the unitary division member. The main points referred to included the scale of the development, the visual impact of the development and the site being located outside the defined settlement boundary for Melksham.

In response to the points raised by the public and the local unitary division Member, officers advised Members that the proposals contained details about an Active Travel Plan, S106 contributions were proposed for the improvement of bus services and the local road network, there would be a community building on the Blackmore Farm Site, the Neighbourhood Development Plan provided an aspect of material weight and Paragraphs 11(d) and 14 of the NPPF were engaged and there was tilted balance, the application would provide an element of housing towards the Melksham part of the Chippenham HMA, a level of affordable housing of 40% (10% above the currently adopted Wiltshire allocation of 30%), and the comments from Highways were detailed in the report.

The Chairman then invited members of the Committee to make a proposal so that they could debate the application.

Cllr Chris Brautigam proposed that the application be deferred pending further evaluation of the recently published Neighbourhood Development Plan 2, which was seconded by Cllr Howard Greenman.

A debate followed where issues such as non-determination of the application, and the need to consider a timeframe for the deferral were raised.

The Head of Development Management reported that the applicant had already served notice on their intention to appeal against any non-determination.

The proposal moved by Cllr Brautigam to defer consideration of the application as detailed above was not supported following a vote (for the motion -1, against the motion – 6, and abstaining -1).

Cllr Dominic Muns proposed that the application be refused for the reasons detailed below, which was seconded by Cllr Bill Parks.

At the conclusion of the debate, it was:

Resolved

That the application be refused for the following reasons:

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

2. The application fails to provide and/or secure adequate provision for the necessary on-site and, where appropriate, off-site infrastructure to make the application proposal acceptable in planning terms. The application is therefore contrary to policy CP3 of the adopted Wiltshire Core Strategy, and the National Planning Policy Framework, with regard to the central social and environmental sustainable development objectives enshrined within paragraph 8.

INFORMATIVE TO APPLICANT:

Pursuant to RFR No.2, in the event of an appeal being advanced, it may be possible to address the necessary developer obligations and commitments through a suitably worded s106 Unilateral Undertaking for an appointed planning inspector to review.

At 12:30 the Chairman announced that the meeting would be adjourned until 12:45.

Supporting documents:

- PL.2024.07097 - Land South of Snarlton Farm - Committee report for SPC 05.08.25, item 73. PDF 2 MB
- PL.2024.07097 - Location Plan, item 73. PDF 666 KB
- PL.2024.07097 - Aerial Plan, item 73. PDF 870 KB

Teresa Strange

From: .box.melksham <box.melksham@nationalgrid.com>
Sent: 22 August 2025 17:44
To: Teresa Strange
Subject: Re: [EXTERNAL] RE: Latest HGV movements the wrong way on Westlands Lane

Hi Teresa

Thank you for passing this on.

The delivery was not associated with our specific project, but the vehicle was for the separate National Grid shunt reactor project.

We've spoken to the relevant team on site, and this was a new supplier who had not passed on our delivery instructions to their drivers. The project team for the shunt reactor has been in touch with the supplier and the delivery instructions have now been passed to their drivers.

We will take further action if the supplier continues to follow the incorrect route to site.

We'd also be happy to talk to any residents of Westlands Lane directly about vehicles movements, so please do pass on our details if you feel that would be appropriate.

Kind regards

Tom

National Grid community relations team

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 20 August 2025 17:57
To: .box.melksham <box.melksham@nationalgrid.com>
Cc: Dean.Baker@wiltshire.gov.uk <Dean.Baker@wiltshire.gov.uk>; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; phil.alford@wiltshire.gov.uk <phil.alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: [EXTERNAL] RE: Latest HGV movements the wrong way on Westlands Lane

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Hi Tom
Thanks for your response.
I will come back to you on the other points, as just catching up following leave and your presentation was discussed at the last planning committee meeting, but in the meantime, here is another report unfortunately.

From yesterday:
"XX followed this HGV this morning. It went into the SSE National Grid. XX spoke to him and he said the company hadn't supplied any instructions about not going over the bridge. He also said he saw the sign saying

no access but as there was no diversion sign he didn't know how to approach the National Grid from the other direction as he does not know the area."

Kind regards, Teresa

From: .box.melksham <box.melksham@nationalgrid.com>
Sent: 13 August 2025 10:26
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Dean.Baker@wiltshire.gov.uk; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; phil.alford@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re: [EXTERNAL] RE: Latest HGV movements the wrong way on Westlands Lane

Hi Teresa

Good to be back in touch and thank you for your patience whilst we looked into this, and the other questions we agreed to come back to you on.

We've asked our contacts at the solar farm for permission to share their contact details with you. As I'm sure you will appreciate, we need their permission before we can share them on. We'll be back in touch when we've heard back from them.

We've also reviewed your request to purchase a speed indicator for Westlands Lane. After further discussions, we do not believe we could justify the purchase of a speed indicator as our traffic using Westlands Lane is following the 20-mph speed restriction. As a business we are regulated by Ofgem and must carefully justify all our project costs.

You could consider making an application for the speed indicators to the Community Grant Programme. Applications are considered independently and more information on the programme is available online here.

We'll continue to review our traffic measures and, if needed, take further action to ensure our drivers are using the correct route and adhering to the 20-mph speed limit.

We also agreed to provide you with a more detailed answer to your question about flood risk during development. The field where our work is taking place is a flood zone 1, meaning it has a low risk of flooding. Our contractor has also carried out a Flood Risk Assessment and are in discussions with the Environment Agency regarding the discharge of surface water to ensure we have the appropriate consents in place and any mitigation measures needed are appropriate. We have also considered flood risk in the design of the new bellmouth at the entrance to the site, which will include new drainage within the design.

Together, we believe these steps will ensure sufficient drainage for the new compound and the short stretch of underground cable we will be installing as part of our project.

Finally, I know Mark has been in touch separately to organise a site visit. We look forward to welcoming you to site in the coming months. Please do get back in touch with some potential dates when you've agreed them with the other members of the Parish Council.

Kind regards

Tom

Teresa Strange

From: Teresa Strange
Sent: 27 August 2025 16:22
To: Wragg, Peter; Developmentmanagement
Cc: CAWS; helen.belcher@wilthshire.gov.uk; ruth.hopkinson@wiltshire.gov.uk; Alford, Phil (Phil.Alford@wiltshire.gov.uk)
Subject: RE: Call in PL/2025/05552 - Brockleaze BESS

Dear Cllr Wragg,
Thank you for your comments back to CAWS, who have submitted comments on this application and whose comments are supported and endorsed by Melksham Without Parish Council.

Whilst this application is not in the parish of Melksham Without, the parish council are very concerned about its impact on the parish, particularly the villages of Whitley, Shaw and Beanacre where the BESS will be connecting to, and have flood impacts for. Therefore, the parish council are asking if you have called in this application for a committee, rather than officer, decision so that they are able to attend, along with CAWS to raise their concerns.

We are checking regularly but cannot see any reference to a call in on the planning application portal; is this something that are planning on doing? We understand that it is from a recent meeting you attended that CAWS members were in attendance, hence why we are double checking.
With many thanks, Teresa

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

Advanced Notice of Leave:
Thurs 7th August returning Monday 18th August (but attending the Planning meeting on Monday 11th August evening)

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.

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On LinkedIn: Melksham Without Parish Council

Teresa Strange

From: Teresa Strange
Sent: 21 August 2025 15:26
To: Tate, Kate; Fry, Ian
Cc: Baker, Dean; Fiona Dey
Subject: RE: Site access signage to Westlands Lane - Balfour Beatty work

Appreciate your help Kate, thanks, have spoken to Carlos at Balfour.

From: Tate, Kate <Kate.Tate@wiltshire.gov.uk>
Sent: 21 August 2025 15:06
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Fry, Ian <Ian.Fry@wiltshire.gov.uk>
Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Site access signage to Westlands Lane - Balfour Beatty work

Hi Teresa,

I will ask the Agent to contact you asap.

Kind regards,
Kate

Kate Tate
Arboricultural Officer
Planning Technical Services

Wiltshire Council

Email: kate.tate@wiltshire.gov.uk
Tel: 01249 706641
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 21 August 2025 14:28
To: Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Tate, Kate <Kate.Tate@wiltshire.gov.uk>
Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: Site access signage to Westlands Lane - Balfour Beatty work

Resent with Kate Tate (Tree Officer) copied in.
Although the works are to maintain the overhead pylons, they were planning applications as for hedge removal.

From: Teresa Strange
Sent: 21 August 2025 14:22
To: Fry, Ian <ian.fry@wiltshire.gov.uk>
Cc: Baker, Dean <dean.baker@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Site access signage to Westlands Lane - Balfour Beatty work

Hi Ian
Another one!

This sign has appeared pointing to Westlands Lane, which just complicates everything and is directing site traffic from the A350 to Westlands Lane.
I think its this work for maintenance to the overhead pylons.
https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000CI38bIAD/pl202500873?tabset-8903c=3 The planning application form says that access is from the A350 to the site via a private farmers road. There has been tractor movements on Westlands Lane all yesterday and today though.

I can't see any contact details apart from an address.

I have copied in the tree officer, as the application says that they had pre app discussions, Kate, if you are able to share details to me, or Ian as another Wiltshire Council officer as more appropriate I would be grateful as the site signage conflicts with construction management plans for other current sites for development.
With many thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
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On LinkedIn: Melksham Without Parish Council

Teresa Strange

From: Teresa Strange
Sent: 18 August 2025 08:44
To: Fry, Ian; Fiona Dey; Enforcement
Cc: Baker, Dean
Subject: Re: Breach of planning conditions / construction traffic management plan - Wick Solar Beanacre

Good morning Ian
Thanks for following up….we have no contact details for the solar farm to do so ourselves.
Happy to stop the enforcement action request as they have responded so positively.
Thankyou for your help and support.
Kind regards
Teresa

From: Fry, Ian <Ian.Fry@wiltshire.gov.uk>
Sent: Friday, August 15, 2025 15:22
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Enforcement <Enforcement@wiltshire.gov.uk>
Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Breach of planning conditions / construction traffic management plan - Wick Solar Beanacre

Dear Fiona/Teresa

I have continued to liaise with the developer and site manager where required as I have been copied in to all the emails from the Parish Council. My concern is the Soar site which you correctly point out in your original email has a condition directing all deliveries to the site via the western end of Westlands Lane, avoiding the built-up area of Westlands Lane and the railway bridge. Regarding the instances pointed out in your email below that appears to have been a rare occasion where the operatives for the solar site did not adhere to the routing directives.
I passed on your email to the developer at the Solar site and received the following response.

Hi Ian,

Thanks for your email and I have spoken to the site manager. All our site deliveries are sent the traffic routing plan and are aware of the weight restriction of the bridge and to not use the route over the bridge. Deliveries to the site are supposed to call the site office 1 hour before arrival and it is confirmed with them on this phone call not to come over the bridge. In this instance the drivers did not call ahead and chose to ignore the traffic routing plan along with the no entry sign that is placed on the Westlands Road/A350 junction.

Our site manager has been in contact with the haulage firm and the two drivers who delivered to site yesterday by going over the bridge have been barred from site. The haulage firm have also implemented that before the drivers leave the depot for our site, they must confirm they have a print out of the route and confirm they are aware of the 'no go' entrance.

Again apologies for this and we have a zero tolerance policy onsite for drivers who ignore the strict delivery route.

Kind Regards

There are several other services that may be utilising heavy vehicles along Westlands Lane all those concerned are taking steps to ensure that the heavy vehicles involved in the construction phase of the Solar Energy site are following the conditions imposed through the rant of planning permission. If this is a satisfactory response to this particular query, could you please confirm with planning enforcement that you do not wish to pursue.
Please continue to copy me into any further concerns passed on to the PC and I will continue to monitor and follow up when necessary.

Regards
Ian Fry

Ian Fry
Highways DM Engineer Level 3
Ph: 01225 771649
PRONOUNS – He/Him

From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 15 August 2025 10:37
To: Enforcement <Enforcement@wiltshire.gov.uk>
Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Breach of planning conditions / construction traffic management plan - Wick Solar Beanacre

Dear Planning Enforcement

We have been made aware of breeches of the construction management plan by lorries delivering to Wick Solar in Beanacre. These are lorries which are accessing Westlands Lane from the A350, then crossing the weight-limited bridge to access the Wick Solar site (despite very clear signage).

Residents in Westlands Lane are acutely aware of the issue – they monitor and report breaches as they should not have large lorries passing their properties and potentially causing damage to the weight limited bridge. Yesterday they reported the following comments (via What'sApp) to the Parish Council.

"Lots of lorries today. Someone had an argument out on the lane with a lorry driver earlier. I've got a wildlife cam which could be fitted looking at the lane. Anyone got a good position from their garden looking at the lane to mount it ?"

"XX followed 2 lorries this afternoon which turned into the electricity site by mistake. They then went across to the solar site. XX spoke to the site manager who took pictures of their registrations and said it appears to be one particular company who refuses to abide by the rules. He also said they are carry 20 tonnes of sand plus the weight of the lorry so well over the bridge limit. @~Teresa Strange here are the registration numbers of both Lorrie's."

Photos of the lorries including the registration plates are attached.

The Construction Traffic Management Plan (from PL/2023/06596) states:

Southern Access

3.7. The route for the construction traffic travelling to the southern access is as follows:

i. Vehicles will exit the M4 Junction 17 onto the A350 and will follow it southwards,

ii. Upon reaching the Chequers Roundabout junction vehicles will take the third exit onto the A4, Bath Road following it west,

iii. At the mini roundabout junction with the B3353 vehicles will turn left and follow the B3353 southeast out of Corsham,

iv. Construction vehicles will continue along the B3353 until turning onto Westlands Lane and then turn left into the southern site access.

3.8. The route for construction traffic departing from the site is the same as the arrival route bu in reverse.

3.9. Construction vehicles are not permitted to turn left out of the site access due to a low bridge with a weight restriction to the east. This will be managed by placing appropriate signage at the site access warning drivers that it is right turn out only. All drivers will be informed of the construction traffic routes before departing the site.

Kind regards
Fiona

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

From: OHare, Thomas <tom.ohare@rwe.com>
Sent: 21 August 2025 09:19
To: Fry, Ian; Miszczynski Giza, Kamil; Teresa Strange
Cc: steve.lane@equans.com; Baker, Dean; paul.macdonald1@equans.com
Subject: RE: Breach of planning conditions / construction traffic management plan - Wick Solar Beanacre

-NOT ENCRYPTED-

Hi Ian,

Thanks for this and this was reported to me on Tuesday. I understand the crane entered the site using the correct routing but for some unknown reason they exited the site and went over the bridge. We have let the crane company know and the banksman has been reminded that vehicles must not go over the bridge when exiting the site.

@Teresa Strange I note you don't have any contact details for RWE. If there are any incidences in the future please reach out to myself directly. I am the Planning Manger for the Wick Solar Farm at RWE and my colleague Kamil (cc'd) is the RWE Construction Manager for the Wick Solar Farm. Steve Lane from Equans (also cc'd) is the construction manager for the main contractor carrying out the works for the Solar Farm and is onsite most days. Please reach out to us three in the future and we can action any problems immediately.

With regards to the National Grid Substation there are 3 grid operators who all have equipment at that substation (NGET, NGED and SSE). I note you have contact details for National Grid which I assume would be NGET but it might be worth reaching out to NGED and SEE through their communication teams to raise the issue also.

Apologies for this again.

Kind Regards

Tom

Tom O'Hare
Project Development Manager
RWE Renewables UK Solar and Storage Limited
Development, Solar and Storage UK

Office base: 14 Bird Street, London, W1U 1BU
Mobile: +44 (0) 7909549007
E-mail:tom.ohare@rwe.com
Website: www.rwe.com/rwe-renewables-uk

RWE Renewables UK Solar and Storage Limited: Registered in England and Wales no. 14539260
Registered office: Windmill Hill Business Park, Whitehill Way, Swindon SN5 6PB

From: Fry, Ian <Ian.Fry@wiltshire.gov.uk>
Sent: 20 August 2025 19:28

To: OHare, Thomas <tom.ohare@rwe.com>; Miszczynski Giza, Kamil <kamil.giza@rwe.com>
Cc: steve.lane@equans.com; Baker, Dean <Dean.Baker@wiltshire.gov.uk>
Subject: [EXT] FW: Breach of planning conditions / construction traffic management plan - Wick Solar Beanacre

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Tom et al
Another report, this one involving King Lifting entering the solar site, according to the report from a resident.

Thank you for your attention to this matter.

Regards
Ian Fry

Ian Fry
Highways DM Engineer Level 3
Ph: 01225 771649
PRONOUNS – He/Him

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 20 August 2025 17:55
To: Fry, Ian <Ian.Fry@wiltshire.gov.uk>; Enforcement <Enforcement@wiltshire.gov.uk>
Cc: Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Breach of planning conditions / construction traffic management plan - Wick Solar Beanacre

Hi Ian
Some more reports from yesterday unfortunately.

The King Lifting one had this resident report “I saw this at the Wick solar farm earlier and now it's just come down Westlands Lane over the bridge. Also their tractor and trailer is making multiple trips a day using this route. Sorry, I couldn't get the number plate but it's pretty recognisable”

The BC Wiles one had this resident report “XX followed this HGV this morning. It went into the SSE National Grid. XX spoke to him and he said the company hadn’t supplied any instructions about not going over the bridge. He also said he saw the sign saying no access but as there was no diversion sign he didn’t know how to approach the National Grid from the other direction as he does not know the area.”

So, one for Wick Solar Farm and one for National Grid”.
I will send the National Grid one to them directly, but as before, don’t have contacts for the solar farm, if you are happy to follow up.

Many thanks, Teresa

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 18 August 2025 08:44

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Thankyou for your help and support.
Kind regards
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Kind regards
Fiona

Fiona Dey
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Teresa Strange

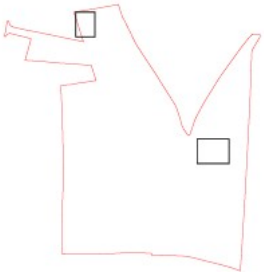
From: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Sent: 27 August 2025 06:26
To: Teresa Strange
Subject: RE: *EXTERNAL: Re: Proposed footbridge over Semington Brook - to connect David Wilson development PL/2022/02749 to Bellway development 17/12514/REM
Attachments: H8695_Planning Layouts_AFU_Play Area Proposals_D.pdf

Dear Teresa,

Please find attached the play area proposals for this scheme which shows the equipment and its approved location.

Rev C was approved and was updated following an NMA consent once the supplier of the equipment Proludic, was identified

You will see that the play areas are located on the site, as per the extracted snip below



with the teenage gym to the north west and the LEAP at the bottom of the V.

There are no allotments consented on this scheme.

Apologies for the length of time it has taken me to come back on this.

If there is anything else in the interim please do let me know. I am chasing on the two matters raised with me.

Many thanks

Cecelia Hughes BA(Hons) BTP MSc MRTPI
Planning Manager
Email: cecelia.hughes@dwh.co.uk
Switchboard: 01454 278000
DDI: 01454 278 055
David Wilson Redrow South West | Wellington House, Unit 1, West Point Court, Great Park Road, Bradley Stoke, Bristol, BS32 4PY

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 06 August 2025 09:32
To: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Cc: Payne, Martin E (South West) <martin.e.payne@dwh.co.uk>; Laura Urch <laura.urch@clarkewillmott.com>

Subject: RE: *EXTERNAL: Re: Proposed footbridge over Semington Brook - to connect David Wilson development PL/2022/02749 to Bellway development 17/12514/REM

Many thanks for your prompt response Cecelia.
Any comment on the play area? and the teen shelter and outdoor gym instead of the originally proposed allotments?
With kind regards, Teresa

From: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Sent: 05 August 2025 17:39
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Payne, Martin E (South West) <martin.e.payne@dwh.co.uk>; Laura Urch <laura.urch@clarkewillmott.com>
Subject: FW: *EXTERNAL: Re: Proposed footbridge over Semington Brook - to connect David Wilson development PL/2022/02749 to Bellway development 17/12514/REM

Dear Teresa,

Thankyou for getting in touch.

Yes we do recall the commitment that was made and our recollection was that this was a Contribution to the PC towards the construction of the bridge.

If I can discuss this internally and how best to deal with this and I will revert as soon as I hear.

I have cc'd our solicitor who is dealing with the amendment to the S106 to re-purpose the Highway Contribution as I have contacted the Council in respect of this previously and I can come back on this separately also.

Many thanks

Cecelia Hughes BA(Hons) BTP MSc MRTPI
Planning Manager

Email: cecelia.hughes@dwh.co.uk
Switchboard: 01454 278000
DDI: 01454 278 055

David Wilson Redrow South West | Wellington House, Unit 1, West Point Court, Great Park Road, Bradley Stoke, Bristol, BS32 4PY

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 05 August 2025 17:27
To: oliver.ansell@dwh.co.uk; Hughes, Cecelia <cecelia.hughes@dwh.co.uk>; mark powell_NL <mark.powell@dwh.co.uk>
Cc: andrew.griffin@wiltshire.gov.uk
Subject: FW: *EXTERNAL: Re: Proposed footbridge over Semington Brook - to connect David Wilson development PL/2022/02749 to Bellway development 17/12514/REM

Dear David Wilson Homes
I am getting in touch with you to follow up some s106 and conditions that relate to your site, now that its progressed and occupation has taken place.

Can we please have a discussion about the bridge? Is this something that you would be installing yourself, or making a contribution to the parish council as previously discussed. We also want to make sure that there is good connectivity from your site to the bridge.

This was conditioned in the outline and reserved matters application:

20/01938/OUT Outline

27 INFORMATIVE TO APPLICANT
The Council as local planning authority seek to promote connectivity between developments for pedestrians and cyclists to provide safer alternatives to the use of the car. With this in mind, the Council request that prior to the submission of a reserved matters submission, the possibility of providing a pedestrian/cycle link through to the adjacent housing site to the north should be explored, and if feasible, included as part of the layout submitted for approval of reserved matters.

Sam Fox - **Director Economic Development & Planning**

PL/2022/02749 Reserved matters

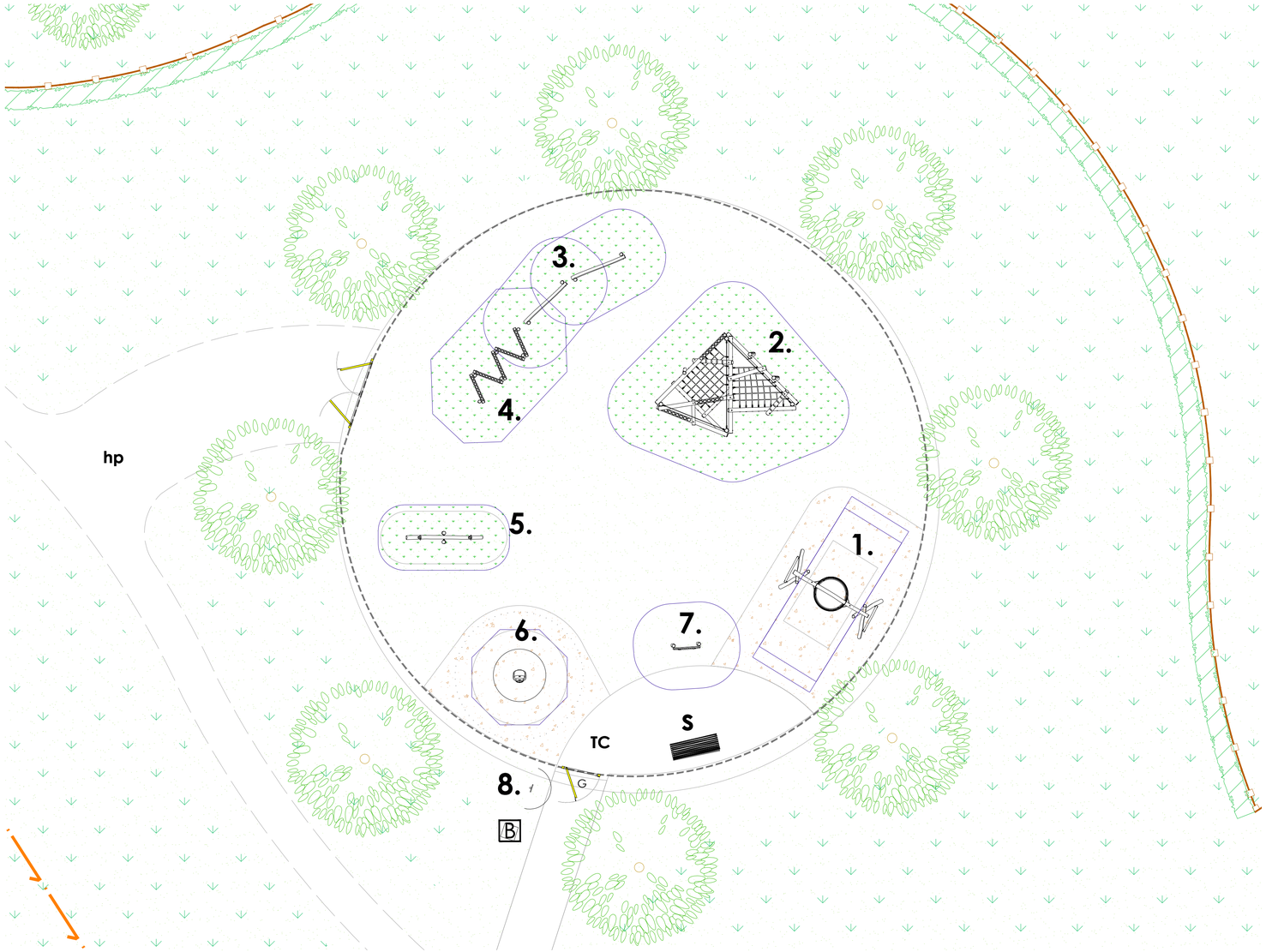
17 Notwithstanding the submitted detail, the developer shall use all best endeavo support Melksham Without Parish Council (or other parties) in the delivery of a footbridge crossing over the brook to the north of the application site to link the development site with the 'Village Hall'. This informative is based on the comm expressed by the applicant to enter into a separate agreement with Melksham Parish Council if required to bring about the enhanced pedestrian connections which extend beyond the site parameters.

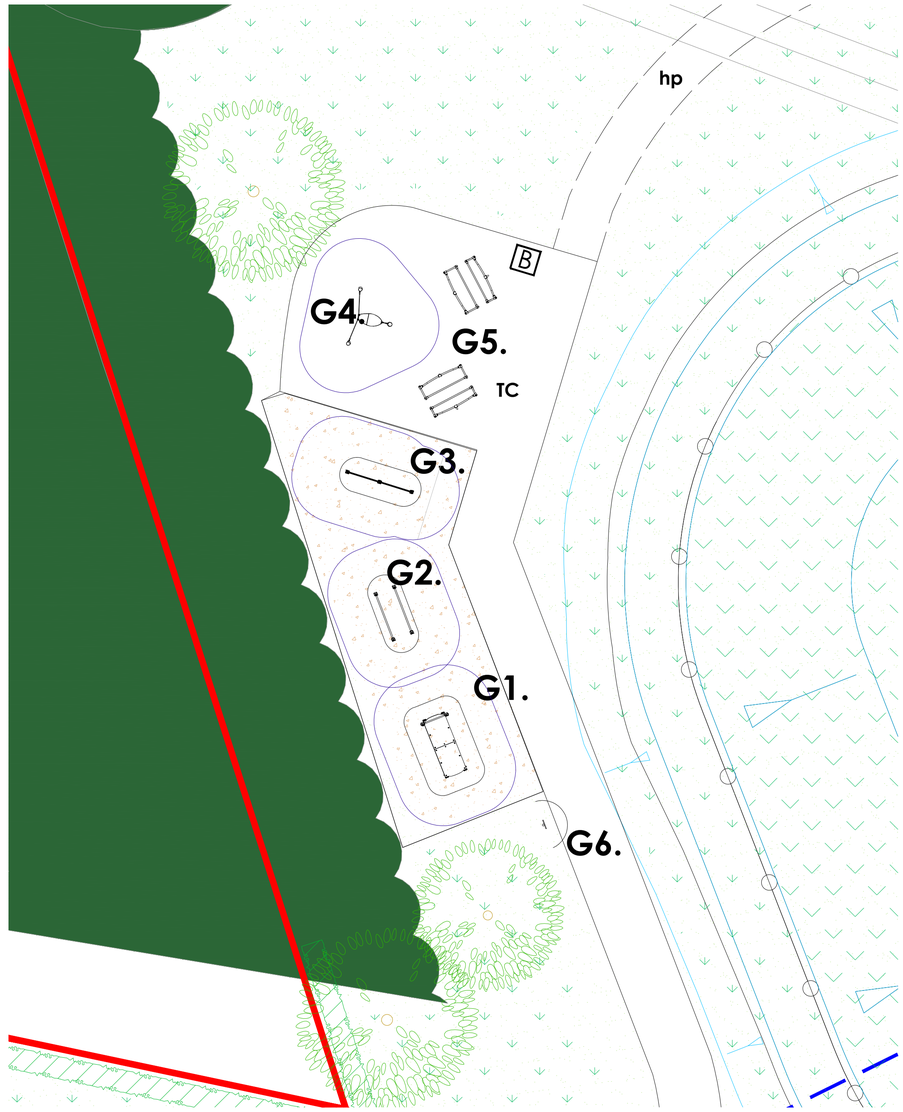
I am also following up on the s106 highways variation to ensure that this is in place, in the Reserved Matters decision:

19 The developer is encouraged to enter into a s106 deed of variation without secure the repurposing of £200,000 for alternative off-site highway and ped connection improvement works to improve connectivity between the develo the town centre to the north and education facilities to the east, inclusive of Cycling Walking Infrastructure Plan routes, and measures to enhance the u pedestrian route on the eastern side of the roundabout between Old Semin and Melksham.

And discussions on the play area, teen shelter and outdoor gym equipment. From reading the s106 again, its not detailed in here that the parish council had maintained an interest in first refusal on the equipped play areas, and would be interested in discussing this further.

With many thanks, Teresa





KEY - Play Equipment

LEAP Play Area

1. **Origin Pod Swing** (2.6m high frame) Ref: J491A
2. **A E Evans Clamber Stack 3** Ref: UKAESTACK3
3. **2No. Origin Balancing Beam** Ref: J4903A
4. **A E Evans Balance Slalom** Ref: UKAEBSLALOM
5. **Origin Seesaw** Ref: J4920A
6. **Spinning Bowl** Ref: J2411A
7. **Origin Pixel Play Panel** Ref: J3426A
8. **A3 Play Area sign & post** Ref: UKA3PP8.

Teen Seating & Gym Equipment

G1. Senior Abs Bench - Metal Ref: JPS13A-S-M
G2. Metal Senior Parallel Bars Ref: JPS15A-S-M
G3. Metal Trim Trail Senior Horizontal Bars Ref: JPS19A-S-M
G4. Hammock Seat with Metal Posts Ref: UKJ4914-MP
G5. 2No. High Seating Ref: J2825A
G6. A3 Play Area Sign & Post Ref: UKA3PP

All play equipment as supplied by Proludic Ltd (www.proludic.co.uk)

All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and the Equality Act 2010. Following the agreement of play equipment and the general arrangement the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details. Signs are to be supplied and erected that the play area is a 'Dog Free' zone and any other information required. Exact wording to be agreed with the local Planning Authority.

KEY - Play Area

Seats
Chaumont Bench (Ref: RBA8) root fixed supplied by Proludic Ltd(www.proludic.co.uk)

Litter Bin
Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar apporved.

Tarmac pathway
2m wide pathway with pcc edging. To DWH specification

Reinforced grass safety surfacing
Play manufacturers to detail in accordance with EN 1176.

Bound rubber shred safety surfacing
To be EN1176/77 compliant and to depths as specified by manufacturer of play elements.

Bow-top railings: 1.0m high. (Colour: Black RAL 1005).

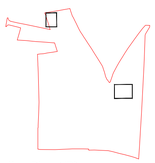
Pedestrian Gate. 1.0m high bow-top self-closing gate (yellow, RAL 1023) anti-trap to BS EN 1176.

Maintenance Gate. 1.0m high x 2.7m wide bow-top double-leaf maintenance gate (yellow, RAL 1023) anti-trap to BS EN 1176.

Note: Please refer to the Proludic Ltd drawing details for full specification and details.

LEAP - Ref: 2407.44049(SemingtonRdLEAP_DavidWilsonHomesSW

Teen Seating & Gym Equipment - Ref: 2405.43015(SemingtonRdGym_DavidWilsonHomesSW)



Location Plan NTS

Rev D. 09/08/24. HJ. Revised to Proludic Ltd equipment.
Rev C. 03/03/23. HJ. Native hedgerow & fence added to POS
Rev B. 25/01/23. HJ. Hardstanding to Teen shelter amended.
Rev A. 17/08/22. AL. Play and teen proposals updated following LPA & Parish comments.

Project
Semington Road
Melksham

Drawing title
Play Proposals

Client
David Wilson Homes South West

Scale	Drawn	Checked
1:100 @ A1	HJ	AL

Date	Number/Figure
31/03/2022	**GL1768 06D**

Scale Bar
0m 5m 10m

Landscape Institute Registered Practice

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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golby+luck
landscape architects

Teresa Strange

From: Teresa Strange
Sent: 20 August 2025 19:20
To: Newman, Louise
Cc: CEO; Westbrook, Jennie
Subject: RE: Former Melksham Library, Lowbourne - consultation
Attachments: Community Engagement Protocol - Joint Melksham Neighbourhood Plan 2.pdf

Hi Louise
I ran this past the parish councillors at their latest Planning Committee meeting, and they felt that there should be some representation from elected members at this meeting.
That is how they would deal with any other pre application process, there shouldn't really be anything different because you are Wiltshire Council.
Cllr Saffi Rabey, Chair of the town council's Economic Development committee and Mayor was at the meeting, and I am pretty sure she was in agreement.
Happy for the afternoon of the 23rd, but feel it should have some elected members of the town and parish council there too, before it goes to the public domain in the evening.

Attached is the pre application/community engagement protocol in the Melksham Neighbourhood Plan 2, which covers both the parish and town council.
Hope to see you on the 23rd, happy to still host at MWPC at the Campus,
Kind regards, Teresa

From: Newman, Louise <louise.newman@wiltshire.gov.uk>
Sent: 12 August 2025 14:11
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>; Westbrook, Jennie <Jennie.Westbrook@wiltshire.gov.uk>
Subject: RE: Former Melksham Library, Lowbourne - consultation

Hi Teresa,

No problem, thanks for letting me know.

The alternative option that I can think of are that we all meet in the afternoon of the 23rd September, which I appreciate is a bit close to the evening meeting.

I would be grateful to hear all of your thoughts.

Best wishes,
Louise.

Louise Newman
Residential Development Project Manager
Residential Development

Wiltshire Council

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Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 11 August 2025 17:04
To: Newman, Louise <louise.newman@wiltshire.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>; Westbrook, Jennie <Jennie.Westbrook@wiltshire.gov.uk>
Subject: RE: Former Melksham Library, Lowbourne - consultation

Sorry, I am on leave that week.

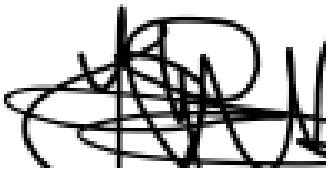
From: CEO <ceo@melksham-tc.gov.uk>
Sent: 11 August 2025 09:52
To: Newman, Louise <louise.newman@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Westbrook, Jennie <Jennie.Westbrook@wiltshire.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>
Subject: Re: Former Melksham Library, Lowbourne - consultation

Good morning,

I hope you are all.

I am available on Wednesday 17th please feel free to send me a meeting invite.

Kind regards,



Hayley Bell

01225 704 187
hayley.bell@melksham-tc.gov.uk
www.melksham-tc.gov.uk

Melksham Town Council, Town Hall,
Market Place, Melksham, Wiltshire SN12 6ES

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From: Newman, Louise <louise.newman@wiltshire.gov.uk>
Sent: 07 August 2025 15:17
To: Hayley Bell <hayley.bell@melksham-tc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Westbrook, Jennie <Jennie.Westbrook@wiltshire.gov.uk>
Cc: CEO <ceo@melksham-tc.gov.uk>
Subject: RE: Former Melksham Library, Lowbourne - consultation

Hi Hayley,

Many thanks for getting back to me – it was good to speak to you yesterday.

By way of an update, I attended a design team meeting for the project late yesterday afternoon. Unfortunately, the team did not feel that we would be in a position to share designs that all parties were contented with at the Town Council meeting on the 2nd September, so we have agreed that I would ask the Committee Clerk if we could move our item to the following meeting on the 23rd September, which Andrew has confirmed is acceptable.

Given that it isn't possible for us also to get a date in at the end of August due to Mike and I also having annual leave, could we instead look at either of the following dates:

Wednesday 17th September - between 10:30am – 2pm

Friday 18th September – between 11am – 2:30pm

If neither of those dates work for you, then Tuesday 23rd between 2-4pm is available, but I am conscious that doesn't give much time for everyone to digest the plans in advance of the evening meeting.

I look forward to hearing everyone's thoughts.

Best wishes,

Louise.