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MELKSHAM WITHOUT PARISH COUNCIL
Clerk: Mrs Teresa Strange

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

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

Monday 15th September 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 22nd 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=86329106196

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

a. To note that Barratt Homes have submitted a Reserved Matters application for Land South of Western Way (Melksham Joint Neighbourhood Plan policy 7.3) – outline planning application PL/2022/08504.

b. To note that Wiltshire Council have begun ground investigation works on Melksham's former golf course at Bowerhill on 15th September 2025.

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/2025/06812 SLADES FARM, TOP LANE, WHITLEY, MELKSHAM, SN12 8RA**
Householder Application: Proposal: New Access Gates
Applicant Name: Mr Martin Smith **Comments By: 26th September 2025**

b. **PL/2025/06749 - Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)**
Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works
Applicant Name: Hannick Homes & Developments Ltd **Comments By: 3rd October 2025**

c. **PL/2025/07044 Former Countrywide Site, Bradford Road, Melksham**
Full planning permission Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham
Applicant Name: Aldi **Comments By: 10th October 2025**
Note: this application is not in Melksham Without Parish

d. **PL/2025/07139 293 SANDRIDGE COMMON, MELKSHAM, SN12 7QS**
Householder planning application: Proposed Two & Single Storey Side extension
Applicant Name: Paul Smith **Comments By: 9th October 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).**

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 Landscape.
   To note and consider reply to correspondence regarding contributions and negotiation of the 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

   No new comments or documents to date.

   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.

   No new comments or documents to date.

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

   No new comments or documents to date.

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

   To note response received following request for economic development view from the Director of Planning and to consider a reply

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

To note the updated Risk Management Plan

h. **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

To note correspondence received from neighbours and Conservation comments.

9. Premises Licences applications and decisions:

a. **WTF Presents Bingo Lingo – Halloween**: Saturday 1st November 2025 at Unit 47, Bath Road, Melksham (former Avon Tires Site).

To consider a response to the license application

10. Proposed Energy Installations

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

No new comments or documents to date

11. Planning Policy:

a. **Joint Melksham Neighbourhood Plan:**

To note response from Melksham Town Council (if received) on support for the Delivery Framework Proposal from Place Studios.

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

No updates to date

c. **Guardian article "Rayner set to hit English councils that block new housing with tougher sanctions"**

To note Guardian article on overturning of planning decisions at appeal

12. Melksham Link Planning Application

To note update from Wilts and Berks Canal Trust (WBCT) on the progress of the planning application

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

a. To note correspondence regarding Berryfield Lane

b. To note correspondence from Balfour Betty regarding Westlands Lane

c. To note the response from Melksham Town Council regarding the Reggae Event at KGV

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

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

i. **Pathfinder Place:**

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

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

- To note correspondence regarding Public Art s106 contribution

iii. **Bowood View**

- To note correspondence regarding Bowood View Management company and highways adoption.
- To consider raising management company issues with NALC for central government lobbying and to note Melksham Area Board priority.

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

Teresa Strange

From: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Sent: 11 September 2025 16:42
To: Teresa Strange
Cc: Sean Hindes; Fiona Dey; Winter, Alex; Boxall, Luke
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Teresa,

I hope you are all well.

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

Kind Regards,

Charlotte Counsell

Technical Co-ordinator - Barratt Homes Bristol

Email: charlotte.counsell@barratthomes.co.uk

Mobile: 07775 227791

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

Please note my working days are Monday – Thursday

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

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 10 June 2025 11:55
To: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>
Cc: Sean Hindes <sean.hindes@pegasusgroup.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Winter, Alex <alex.winter@barratthomes.co.uk>; Boxall, Luke <luke.boxall@barratthomes.co.uk>
Subject: RE: *EXTERNAL:RE: A503_Melksham_Reserved Matters at Land South of Western Way, Melksham, Wilts

Hi Charlotte
Just wanted to confirm a meeting with you on Monday 30th June, as you propose.
Can we go for 11.30am?

Wiltshire Council will begin ground investigation works on Melksham's former golf course this month

As part of its plans to build a new depot on the former golf course in Melksham, Wiltshire Council is installing perimeter fencing and beginning ground investigations this month.

Published 12 September 2025

As part of its plans to build a new depot on the former golf course in Melksham, Wiltshire Council is installing perimeter fencing and beginning ground investigations this month.

Starting 15 September, grass cutting to prepare the site will be undertaken followed by the installation of site fencing. Utility surveys will be undertaken from 17 September across the entire site. From the week commencing 22 September, ground investigation work will begin. These activities are expected to take a couple of weeks to complete.

The public are reminded that there is no public access to the site at any time.

The ground investigations are a key step in understanding the ground conditions at the site and will include the excavation of 14 trial trenches, 4.5m deep, the drilling of 12 boreholes, and 11 Dynamic Probe Investigations each between 6 and 10 metres deep. These works will help to determine the composition of the ground and identify any potential contamination.

If any contamination is found, the contaminated materials will be safely contained on site and then removed for specialist disposal in accordance with environmental regulations.

Cllr Martin Smith, Cabinet Member for Highways, said: These ground investigations are a vital part of our plans for the site and will help to inform any future planning application.

We know that there have been some local concerns about potential radiation on the site; however, the levels of radiation we have found are low. If a person was to sit for one hour every week for a whole year in the spot with the highest levels, they would get the same radiation exposure as having a single dental x-ray. If any contaminated material is found on the site, it will be removed and disposed of safely.

Some local people have been using the site for leisure activities recently, but now that we have installed additional fencing and are using heavy machinery, people should not attempt to access the site as it is dangerous to do so.

The ground investigations work will ensure that we fully understand the site conditions before any construction begins, helping us to deliver a safe, sustainable and efficient depot that supports our long-term service goals.

To find out more about the project, visit: Melksham central area depot project - Wiltshire Council

Pre-App Meeting with representatives of Hannick Homes regarding last East of Melksham Oak School held on Wednesday, 7 July 2021 at 10.00am at MWPC meeting venue at 1 Swift Way, Bowerhill

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

Lorraine McRandle, Parish Officer
Marianne Rossi, Finance & Amenities Officer
David McKnight, Economic Development Manager, Melksham Town Council
Nick Cleverley, Managing Director, Hannick Homes
Glenn Godwin, Land & Planning Consultant, Hannick Homes

As Vice Chair of Planning, Councillor Baines chaired the meeting and welcomed Nick and Glenn to the meeting and introduced those present.

Nick Cleverley gave a brief history of Hannick Homes and explained Hannick were 'slightly late to the table' and noted the Neighbourhood Plan had received a yes vote at Referendum recently and appreciated an earlier meeting would have been useful.

Glenn clarified that the reason they were only meeting now was due to Hannick only recently gaining interest in the site, further to being approached by the landowner. Hannick like to meet Councils at an early stage with regard to development proposals in their area, hence arranging the meeting now.

Glenn explained that he understood that the Neighbourhood Plan will be reviewed quickly to keep in line with the Local Plan Review. Hannick had already made a representation to the Local Plan Review and wished to work with both the Parish Council and Wiltshire Council on ideally this site coming through the Local Plan, with the aim of having the application submitted by the end of next year.

Glenn explained that they were aware that Melksham has been subject to lots of development due to the lack of 5-year land supply, but they did not wish to be left behind. He hoped the application would come through as part of the Local Plan Review and understood other applications had come through recently while the Neighbourhood Plan was at an advanced stage, such as Charterhouse Strategic[1], with Charterhouse quoting the lack of 5-year land supply as a reason to submit.

Glenn explained two plans had been prepared and submitted as part of the Local Plan representations. The site was 11.5 hectares (28 acres) on the eastern edge, fronting on to the Bath Road. Highway consultants have been involved to see if

[1]Land to the West of the A350 (Beanacre Road), North of Dunch Lane. Melksham. Outline planning application for up to 150 dwellings. PL/2021/05391

technically achievable with the number of dwellings proposed. The site being well situated for the school and Oakfields Stadium. Hannick were aware of proposals for the A350 bypass close to this site and makes it a good site in terms of accessibility, but the site is not dependent on it and sought views of Members on proposals for the bypass.

Councillor Baines explained the preferred route was predominantly in the parish and therefore the Parish Council had a large interest in it, but recognised the potential for going East rather than looking at a route elsewhere.

Councillor Pafford explained there was some way to go with the plans, with the anticipation that it would have to go to a Public Enquiry, with the plans currently going through a second round of non-statutory consultation.

Councillor Baines asked if there was potential for some of the land on this site, adjacent to the Oak School being used for a potential school expansion.

Nick explained there was scope for some of the land to the Western side of the site to be used for a potential school expansion and had been talking to Clara Davis at Wiltshire Council on this, who felt given the number of houses being proposed for Melksham there may be a need for a new secondary school at some point in the future.

Councillor Pafford explained Wiltshire Council seemed unconvinced there was a need for a new secondary school or annex.

Glenn explained Hannick were prepared to talk to the school on whether there would be an advantage to provide land for future expansion, which would not solve all problems, but could be used whilst other options were looked at. Therefore, the site was sustainable in these terms.

Councillor Baines explained the school had only recently completed an expansion, but understood any future expansion of the school would be an annex for the school, but not necessarily on the same site and from a Melksham point of view an extension or new school should be elsewhere.

Councillor Pafford sought clarification on when Hannick would be ready to hold discussions with Melksham Oak explaining he was a Governor of the School and could have initial discussions on what they thought of the proposal in the first instance, bearing in mind that Wiltshire Council did not necessarily have the same view as the school itself. It was agreed it would be useful for Councillor Pafford to speak to the Principal in the first instance.

Glenn went through the first draft Masterplan to give an indication on how the land would be developable. It was proposed to have 6ha of developable land with 5.5 ha of park land/public open space (above usual ratio), with the potential for 240 homes

(as a maximum) with a mix of houses. However, the plans were just indicative at this stage, and would alter if land was required for a school extension for example.

Glenn went on to explain the access had been tested and looked at. Ecology and archaeology had also been looked at from a desk top point of view and they know there are no overall constraints, but obviously more detailed survey work will need to be undertaken prior to submitting an application. Hannick would be prepared to look at other housing mixes and issues for the town which could be delivered with the site.

Councillor Baines explained land drainage would be an issue for the site, as he was aware it does not drain very well and queried whether the existing water course could cope with additional 'run off' which would have to be looked at carefully, foul drainage may also be an issue as this site is lower than some other parts of Bowerhill and therefore may have to access Melksham Treatment Works instead.

Nick explained whilst some initial works had taken place with regard to drainage it would need further investigation, foul drainage had not been looked at as yet.

Councillor Pafford explained there were some positives for the site, such as on a flat location, was on a bus route, albeit it not a direct one to town and could be attached to the cycling network, however, being next to a school and the A365 made it not so attractive.

With regard to primary school provision Glenn explained the Local Plan Review may result in further expansion of development East of Melksham, which would probably include a primary school.

Councillor Baines explained with regard to the Local Plan Review Wiltshire Council may change its view on growth in Wiltshire and they could come up with a different spread of housing across the County.

Glenn asked if Wiltshire Council had indicated if housing allocations would come through the Neighbourhood Plan or Local Plan, with Wiltshire Council being clear strategic sites would have to come through the Local Plan.

Councillor Baines explained any review of the Neighbourhood Plan would have to take a view of the Local Plan general allocation and the Neighbourhood Plan would look at specific sites to accommodate that number.

Councillor Pafford explained there was a feeling amongst some residents the by-pass was to free up land to enable more housing. However, the Council was very clear the by-pass and housing were separate issues, however, if by-pass does happen, they do appreciate there will be some housing in space left.

With regard to the relationship of the Neighbourhood Plan and Local Plan, it was understood the Neighbourhood Plan fed into the Local Plan. However, if the

proposals the Government have to change the planning system, things could change again with Government and the Local Authority having more say where housing should go. Potential sites have been looked at for future development already and felt this could be on the Eastern side.

Glenn felt the development to the East was the natural way to go in future development and would be very surprised if Planners would link development to the by-pass.

Councillor Harris noted that in the Masterplan it showed higher density housing near the school. Glenn explained the lower density housing would be more towards the rural edges.

Both Glen and Nick explained Hannick were not rushing to submit their application and if there was anything further to discuss would contact the Clerk or the Parish Officer.

CONCERNS RAISED BY MEMBERS	**RESPONSE**
Site is isolated, as it is not adjacent to existing residential development, with a gap of the A365 between nearest residential areas, therefore would like to see some local facilities included on the site, as people would have to cross a major road to access the nearest local shop in Bowerhill. Concern people will be encouraged to use their vehicle to access nearest shop or the town centre.	With regard to facilities, it was agreed to look at this and investigate how the site would fit it with exiting linkages/cycling networks.
Impact of noise from road noise from A365/potential A350 by-pass and Oakfields Stadium. What could be done to mitigate any noise.	Glen explained future buyers would be aware of the impact of noise from the A365, school and the stadium. A noise survey would be undertaken and if areas of the site did not meet certain criteria, would have to put in extra mitigation. Those houses which may be impacted following an assessment would have extra insulation included.

	As the Eastern side of the side is allocated as public open space, a buffer could be included, if the A350 by-pass were to go ahead.
Proximity to Melksham Oak School.	It is appreciated that some people would not wish to live near a school. However, the school is already there, therefore people would not buy a house close to this site if they felt that way, there may be others who would not find it an issue. It was noted in response to other applications the council had stated how far away these sites were from schools.
From a primary school point of view, children would be going against the tide of students going to The Oak, as they would potentially be going to Pathfinder Place School if developed and expect there would be a requirement by Wiltshire Council to make a contribution to the school.	Would have to provide pedestrian links to the school.

Councillor Baines explained the Parish Council had a list of things they requested from developers if the proposal were to go ahead, such as circular walks, provision of bins and play equipment, with the Parish Council taking on responsibility for any LEAPs installed. The Parish Officer agreed to forward the list of requests in due course.

It was asked if the Parish Council would be interested in taking on responsible for the Public Open Space/park area, to which Members responded the Parish Council would not be interested in doing this.

Nick and Glen thanked the Parish Council for their time and agreed to hold further discussions with the Parish Council as the plans progressed in order to flesh out more detail.

Meeting closed at 8.40pm

Signed ……
Chair, 13 September 2021

Pre-App Meeting with representatives of Hannick Homes regarding land East of Melksham Oak School held on Tuesday, 6th May 2025 at 10.00am at Melksham Without Parish Council Offices at Melksham Community Campus

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

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer

Glenn Godwin, Land & Planning Consultant, Hannick Developments Ltd
Chris Minors, Operations Director, Hannick Developments Ltd.

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Glenn and Chris to the meeting and introduced those present.

Glenn explained they are now in a position to progress with an outline planning application as the site is allocated in the emerging Local Plan. He commented that, in the application, they have taken note of the comments from the previous pre-application (pre-app) with Melksham Without Parish Council in 2021.

He explained that Hannick is planning a public consultation within the next 4 weeks and are planning to hold this at Melksham Town Football Club or Melksham Rugby Football Club as they are close to the site location. Other members of the Hannick team will be present at the consultation, including from the highways team to help answer any specific questions.

Glenn explained that Hannick having been undertaking a number of assessments in consultation with David Way and Geoff Wilmslow at Wiltshire Council and have reached a Statement of Common Ground in line with the Local Plan allocation. Glenn expects an outline planning application to be made within the next 6 weeks.

Glenn stated that ecology surveys have been completed and have identified that most protected species are found at the site borders and in the hedgerows. The site plans will protect the existing hedgerows with the exception of a punch-through for one road. The trees on the site have been surveyed and there are some veteran trees which will form focal points in the design. Archaeology will need to be investigated but there are no constraints.

Glenn presented the context plan (document: 210205 l 01 03 A Context Plan A1.pdf) showing the location of the site. The plan also includes the route of the potential Melksham by-pass.

Glenn then presented the Wiltshire Council Local Plan Pre-Submission (document: WLPR Concept Plan.pdf). He explained that this shows the 2.0ha set aside for Melksham Oak Community School (MOCS) expansion and a Wessex Water easement across the site which can't be developed and will be left as open space. Blue and green infrastructures are shown.

Glenn then presented the concept masterplan (document: Concept Masterplan 3003 Rev B.pdf) which he commented is similar to the plan from Wiltshire Council.

He commented that the Flood Risk Assessment (FRA) indicates that the southern edge of the development could be prone to surface water flooding. However, the risk of flooding has been reduced by 70% by more accurate modelling, slight remodelling of the landscape and by increasing the depth of the watercourses.

Glenn explained that the plan is currently for about 200 dwellings. This is less than the previously planned 240 dwellings due to the set aside of land for the school expansion.The 2ha set aside was decided following conversations with the MOCS and with the Local Education Authority. It was thought to be the maximum amount of space needed to accommodate an additional 300 pupils. Glenn commented that it was expected that any school expansion would take place within the existing site, but the set aside plan would accommodate displaced open space, such as sports pitches or car parking.

Nick Holder commented that there are currently 300 vacancies at MOCS so there is no immediate need to create additional school places.

Glenn agreed with Nick, that there are no definite plans from MOCS or Wiltshire Council to expand the school. He also emphasised that the 2ha was the maximum predicted space needed.

A question was asked about what happened to the land if the expansion didn't take place. Chris responded that a s106 might define that it would be retained for education use for 10 years and possibly then revert to the developers.

Glenn went on to present the site access plan (document: SK02-Reev B Site Access Arrangement and Cycle Improvements.pdf). He commented that the access had been designed to be optimum for visibility. A Toucan crossing had been included on the A365 at the site entrance to provide a link to the footpath and cycleway on the south side of the road. This had been developed with Chris Mead, Highways Officer, at Wiltshire Council (noted that Chris has now left the council).

CONCERNS RAISED BY MEMBERS

Access to MOCS

It was noted that children from the development would need to cross the A365 twice to access MOCS, as there is no space for a footpath on the north side of the road.

The councillors felt strongly that this was not satisfactory and that an entrance to the school directly from the development would be needed. Nick Holder commented that this would need to happen.

Glenn commented that it had been assumed that the school would not want an additional access point but there was scope within the residential area to add one. He agreed to discuss options with MOCS executive Head David Cooper and White Horse Federation.

Access to Primary Schools

It was noted that the closest primary school to the development was Bowerhill, as the planned primary school at Pathfinder Way has not been progressed and other primary schools are more distant. It was felt that the development is isolated from Bowerhill and the rest of Melksham which may deter children from walking to school.

A365 Speed Limit and Turning Right from the Development

Several existing risk points for turning on or off the A365 were identified: right turn out of MOCS, right turn into Bowerhill lane, right turn into Hornchurch Road. It was noted that turning right from the development onto the A365 combined with the proximity of the Toucan crossing would also be difficult. It was noted that, as proposed, relocation of the change of speed limit from 30mph to 40mph (travelling away from Melksham) would be better further east along the A365. It was also noted that the potential Gompels development would also impact the road speeds. **Therefore, it was suggested that a s106 should include a comprehensive speed limit review**.

Proposed number of Dwellings, density and appearance

Councillors questioned why the proposal for about 200 dwellings was higher than the 135 allocated in the NHP and why the development was encroaching into the space indicated in the Local Plan allocation to be open space. Glenn explained that the increase is based on detailed plans and evaluations, and even with 200 dwellings they are in excess of the open space ratio requirements because of SUDS and surface water drainage areas. The overall housing density is 37 dph which Glenn

commented was similar to other developments. There will be a total of 5.5ha of residential development and the design includes focal points of 2.5/3 storey buildings.

Councillors questioned the mews/terrace in the southern corner of the site and whether this would be affordable housing. Glenn explained that this would be a farmyard type arrangement as there was only one way in and out. He also confirmed that 40% of dwellings would be Affordable Housing in line with the Local Plan but that the location of the Affordable Housing has not yet been considered. The clerk confirmed that the council would want to see affordable housing dispersed across the development.

Glenn also confirmed that there would be no gas on site, every dwelling would have an Electric Vehicle charging point, and that there would be heat pumps and solar panels.

The Parish Clerk explained the Parish Council had a list of things they requested from developers, such as circular walks, provision of bins and play equipment, with the Parish Council taking on responsibility for any LEAPs installed. The Parish Officer agreed to forward the list of requests.

Glenn and Chris thanked the Parish Council for their time and agreed to send details of the planned public consultation.

Meeting closed at 11.15am

The Joint Melksham Neighbourhood Plan 2 requires the following provided:	**The Parish Council would like to see the following provided**
Adherence to adopted Melksham Neighbourhood Plan 1 policies and emerging Neighbourhood Plan 2 and evidence documents.	Circular pedestrian routes around the site.
Contribution towards improved bus services, which serve the area.	The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the following: • A maintenance sum in the s106 agreement • Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance • Tarmac paths provided not hoggin. • No wooden equipment provided. • Dark Green Metal bow top fencing provided. • Clean margins around the edges, no planting. • Bins provided outside the play area. • Easy access provided for maintenance vehicles. • Public access gates painted red. • No inset symbols provided in the safety surfacing, which should be one solid surface.
Contribution to educational and medical facilities within the Melksham area.	Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around
The provision of bird, bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.	The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
Improvements to Rights of Way.	Contribution towards playing fields.

Provision of allotments with access to parking and water supply in line with National Allotment Society guidance.	Connectivity with existing housing development so not isolated.
Heat pumps and provision of solar panels and storage batteries for every house or group of houses/block of flats to be included in proposals. To include capacity for hydrogen heating in the future within proposals.	There are practical art contributions Parish Council are involved in public art discussions
	Any bus shelters provided should include seats rather than perches, as well as sides and are suitable in providing Real Time Information (RTI) ie access to an electricity supply, WiFi connectivity and are an appropriate height.
	Speed limit within the site is 20mph and self-enforcing.
	Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
	The development is tenant blind.
	If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
	The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
	There is visible delineation between pavement and roads so they are easily identifiable
	Provision of convenience store with free access cash point.
	Inclusion of lifebuoys, noticeboards, and defibrillators. The maintenance of these items to be undertaken by the management company, unless the council decides that they would like to take on the asset.

Joint Melksham Neighbourhood Plan

Site Options And Assessment 2023

Melksham Town Council and Melksham Without Parish Council (the 'Qualifying Body')

5th June 2023

Delivering a better world

3692

1. Site Details	
Site Reference / Name	3692
Site Address / Location	Land north of Bath Road, Melksham
Gross Site Area (Hectares)	11.41
SHLAA/SHELAA Reference (if applicable)	3692
Existing land use	Agriculture
Land use being considered	Mixed Use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	The 2017 SHELAA does not include an assessment of this site. The site promoter indicate a potential developable area of approx. 6 hectares and 5.5 hectares of associated parkland. At 40dph this could provide circa 240 dwellings. Further submission from the landowner indicates that the site could be potentially considered for mixed-use development to accommodate the potential expansion of Melksham Oak Community School.
Site identification method / source	Wiltshire SHELAA
Planning history	No recent or relevant planning applications.
Neighbouring uses	Community to the west (education), agricultural and greenfield to the north and south.
Site Boundary	

2. Assessment of Suitability	
Environmental Constraints	
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: *Yes / No / partly or adjacent* • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) **Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*	No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: *Yes / No / partly or adjacent / Unknown* • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	Site is located adjacent to public open space (sportsground).
Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? *Yes / No*	No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.
Site is predominantly, or wholly, within Flood Zones 2 or 3? *See guidance notes:* • *Flood Zone 1: Low Risk* • *Flood Zone 2: Medium Risk* • *Flood Zone 3 (less or more vulnerable site use): Medium Risk* • *Flood Zone 3 (highly vulnerable site use): High Risk*	Low Risk. The site is wholly within Flood Zone 1.
Site is at risk of surface water flooding? *See guidance notes:* • *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk* • *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*	Low Risk - Less than 15% of the site is affected by medium risk of surface water flooding.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? *Yes / No / Unknown*	The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.

2. Assessment of Suitability	
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? *Yes / No / Unknown*	No, the site does not contain national or locally identified wildlife rich habitats.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? *Yes / No / Unknown*	No
Physical Constraints	
Is the site: *Flat or relatively flat / Gently sloping or uneven / Steeply sloping*	Flat or relatively flat.
Is there existing vehicle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, the site could potentially be served by vehicular access from Bath Road.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	No, the site is not currently connected to the settlement by a continuous footpath.
Is there existing cycle access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, the site could potentially be served by cycle access from Bath Road.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No, there are no PRoW crossing the site.
Are there any known Tree Preservation Orders on the site? *Yes / No / Unknown*	No
Are there veteran/ancient trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Unknown
Are there other significant trees within or adjacent to the site? *Within / Adjacent / No / Unknown*	Yes, within. The site includes several mature trees, but further arboricultural assessment would be required to understand their significance.
Is the site likely to be affected by ground contamination? *Yes / No / Unknown*	Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? *Yes / No / Unknown*	Water main crosses the site with easements which would reduce the developable area.

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? *Yes / No / Unknown*	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	<1600m	<400m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? • *Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.* • *Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.* • *High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*	Medium sensitivity. The site falls within the Semington Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area is characterised by a strong sense of openness throughout the area, with characteristically extensive views across the vales. The management strategy of this Character Area is to enhance the landscape setting of Melksham and Bowerhill, particularly its visually intrusive harsh urban edges. The site contains limited landscape features at present and has a simple landform. Its interspersed trees and boundary hedgerows are characteristic of the Landscape Character Area and should be retained. The site supports the transition of the settlement edge of Bowerhill to the open countryside. Development of the site extending beyond the defined edge at Bowerhill Lane may be contrary to the management strategy for this Character Area.
Is the site low, medium or high sensitivity in terms of visual amenity? • *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.* • *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.* • *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*	Medium sensitivity. The site is partially screened but has some intervisibility with the surrounding landscape, development may adversely impact on views of the surrounding open clay vale.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting? *Directly impact and/or mitigation not possible /*	Some impact subject to further heritage assessment. The site is located to in close proximity to the Grade II listed Old Love Farmhouse and may have a positive

2. Assessment of Suitability	
Some impact, and/or mitigation possible / *Limited or no impact or no requirement for mitigation*	contribution to its agricultural setting. Further heritage assessment would be required.
Would the development of the site cause harm to a non-designated heritage asset or its setting? *Directly impact and/or mitigation not possible* / *Some impact, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	No identified non-designated heritage within or adjacent to the site.
Planning Policy Constraints	
Is the site in the Green Belt? *Yes* / *No* / *Unknown*	No
Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? **Yes / No / Unknown**	No
Are there any other relevant planning policies relating to the site?	
Is the site: *Greenfield* / *A mix of greenfield and previously developed land* / *Previously developed land*	Greenfield
Is the site within, adjacent to or outside the existing built up area? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? *Within* / *Adjacent to and connected to* / *Outside and not connected to*	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? *Yes* / *No* / *Unknown*	Development of the site may increase the risk of coalescence between Bowerhill and Redstocks.
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes* / *No* / *Unknown*	Yes. Development of the site would contribute to a substantial urban expansion of Bowerhill into open countryside.

3. Assessment of Availability	
Is the site available for development? *Yes* / *No* / *Unknown*	Yes, the site was put forward to the Neighbourhood Plan Call for Sites by the landowners for residential-led development in 2022.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? *Yes* / *No* / *Unknown*	No
Is there a known time frame for availability? **Available now / 0-5 years / 6-10 years / 11-15 years**	Available now

4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? *Yes / No / Unknown*	Unknown

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	The site is promoted for 240 homes, with the potential for expansion of the Melksham Oak Community School, which is likely to reduce the residential development capacity of the site. An indicative development capacity range of 180 – 240 dwellings is expected.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years; 6-10 years
Other key information	
Overall rating (Red/Amber/Green) **The site is suitable and available** **The site is potentially suitable, and available.** **The site is not currently suitable, and available.** **Are there any known viability issues?** *Yes / No*	Amber No
Summary of justification for rating	The site is potentially suitable for allocation for residential and mixed use development. The site is greenfield located to the west of Bowerhill adjacent to Melksham Oak Community School. It is proposed for mixed use development including expansion to the secondary school and residential development. It is served by existing bus stops and is within a reasonable distance from local education services, although it is outside of walking distance from other key services in Melksham and Bowerhill. Suitable vehicle and cycle access could be provided from the A365. However, the site is not connected to a continuous pedestrian network and it is not known whether suitable pedestrian access could be provided. Further consultation with the relevant Highways Authority would be required to ensure that the site could support sustainable travel. The site supports the transition of the settlement edge of Bowerhill to the open countryside. Development of the site extending beyond the defined edge at Bowerhill Lane may be contrary to the management strategy for this Character Area unless appropriate landscape mitigation is introduced. Development of the site represents an advancement of Bowerhill east of the A365 and careful consideration should be given to the potential risks of coalescence of Bowerhill and Redstocks. The site is located in close proximity to the Grade II listed Old Loves Farmhouse and may have a positive contribution to its agricultural setting. Further heritage assessment would be required. Other identified constraints include ecology and the loss of Grade 3 Agricultural Land.

Policy 19

Land off Bath Road, Melksham

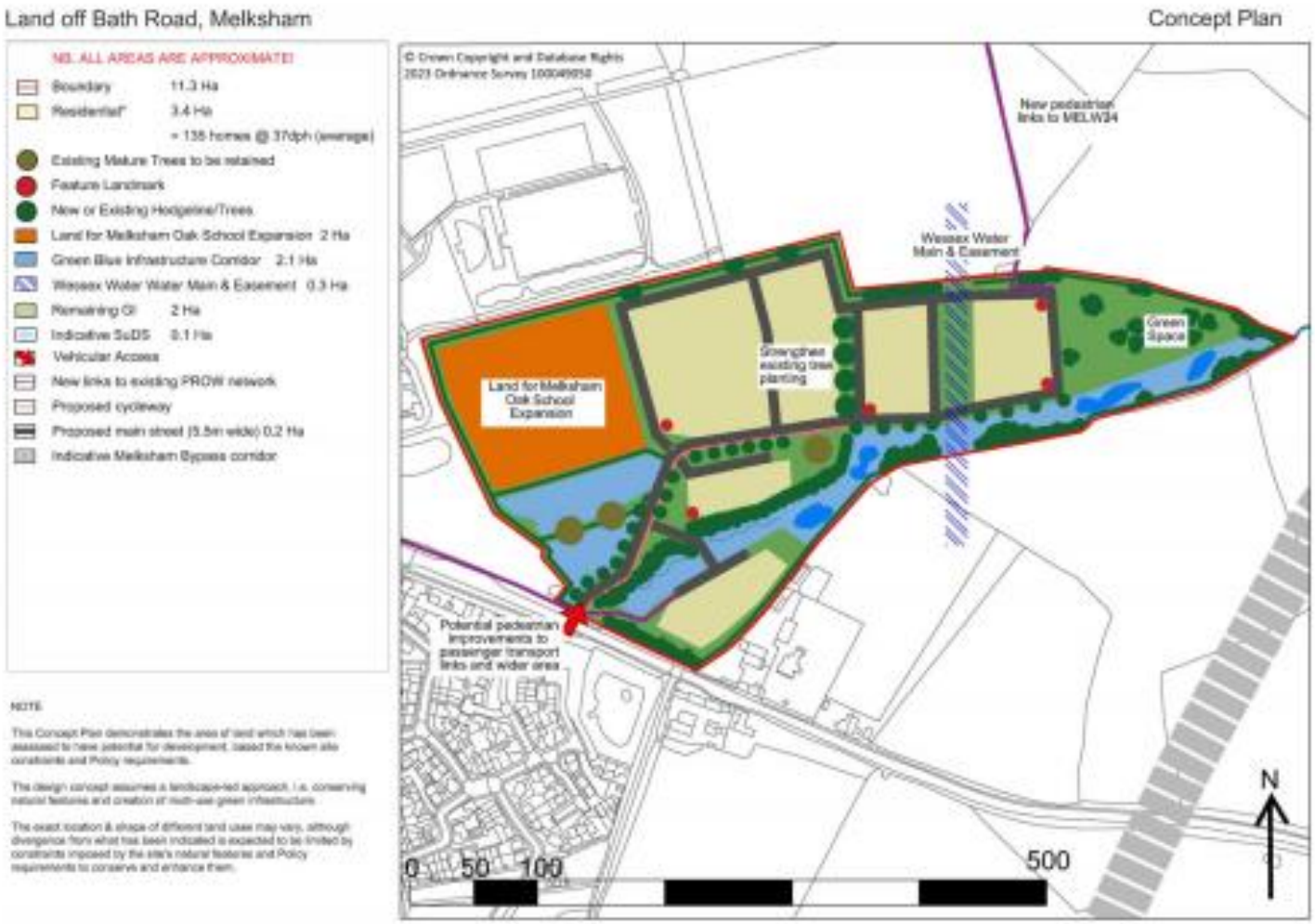
Land off Bath Road, Melksham, as identified on the Policies Map, is allocated to provide approximately 135 dwellings and 2ha of land secured for the expansion of Melksham Oak Academy. Development will be brought forward in accordance with the principles in the concept plan.

Infrastructure and mitigation requirements include:

- vehicular access from the A365;
- Public Open Space within the development and as the main recreational area on the eastern part of site;
- measures to protect and enhance watercourses within the site;
- offsite infrastructure improvements to the water supply and foul water network;
- water infrastructure running through the site will need safeguarding through appropriate buffers to allow for access and maintenance;
- green and blue infrastructure through the development that incorporates new and existing woodland and protects and enhances existing hedgerows and trees;
- lower density development in the east of the site to prevent coalescence with and retain the rural character and separate identity of outlying rural settlements;
- design and layout that safeguards high value archaeological features;
- provision of pedestrian crossing facilities on the A365 if achievable;
- funding contributions towards early years, primary and secondary education and on, or off-site healthcare capacity to meet the needs created by the development; and
- measures to positively support walking, cycling and public transport use between the site, Melksham town centre and Melksham railway station and linking into existing networks; and
- implementation of ecological buffer zones alongside habitats to be retained and protected within the scheme layout, and wildlife sensitive lighting design in order to minimise adverse effects on light sensitive and intolerant wildlife, particularly bats: and
- appropriate mitigation and compensation for protected species, such as great crested newts; and
- contributions to be made towards a Melksham Transport Strategy.

4.99 How the site may be developed is shown on the concept plan as shown in Figure 4.13. This illustrates one treatment of the site that considers mitigation requirements and the homes, other uses and infrastructure envisaged.

Figure 4.13 Land off Bath Road, Melksham Concept Plan



Fiona Dey

From: Aldi Consultation <aldi@consultation-online.co.uk>
Sent: 04 July 2025 10:18
To: Fiona Dey; Aldi Consultation
Cc: Teresa Strange; ceo@melksham-tc.gov.uk; Andrew; clerk@bgpc.org.uk; phil.alford@wiltshire.gov.uk; andrew.griffin@wiltshire.gov.uk
Subject: Re: Comments from Melksham Without Parish Council

Dear Fiona,

Thank you for providing your comments on Aldi's plans for a new high-quality food store in Melksham.

We appreciate your involvement in the consultation process.

Vehicular access to the site will be from Bradford Road and will also act as the point of access for pedestrians, which we feel is adequate for the site.

Your input will be included in a Statement of Community Involvement document, which will be submitted with the planning application.

Thank you once again for your valuable contribution.

Best regards,

Samuel

On behalf of ALDI

From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: Tuesday, July 1, 2025 1:58 PM
To: Aldi Consultation <aldi@consultation-online.co.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; ceo@melksham-tc.gov.uk <ceo@melksham-tc.gov.uk>; Andrew <committee.clerk@melksham-tc.gov.uk>; clerk@bgpc.org.uk <clerk@bgpc.org.uk>; phil.alford@wiltshire.gov.uk <phil.alford@wiltshire.gov.uk>; andrew.griffin@wiltshire.gov.uk <andrew.griffin@wiltshire.gov.uk>
Subject: Comments from Melksham Without Parish Council

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Dear Consultation Team.

Although the proposed new ALDI store in Melksham is not in the Melksham Without Parish, it does sit on the parish boundary and will be used by residents of the parish, and so was discussed at the council's planning committee last night (30th June 2025). Members discussed the application and raised concerns about the lack of pedestrian access to the site. Please can this be considered as the development moves forward?

Kind regards
Fiona

Fiona Dey
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
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01225 705700
office@melkshamwithout-pc.gov.uk
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Want to keep in touch?
Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news
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Fiona Dey

From: Fiona Dey
Sent: 02 July 2025 10:17
To: Ben Farnes
Cc: Teresa Strange; ceo@melksham-tc.gov.uk; Andrew; clerk@bgpc.org.uk; phil.alford@wiltshire.gov.uk; andrew.griffin@wiltshire.gov.uk; Aldi; Saffi Rabey
Subject: RE: Comments from Melksham Without Parish Council
Attachments: Extract of Joint Melksham Neighbourhood Plan 2.pdf

Good Morning Ben,

The concerns raised were about the lack of safe walking routes to the site. For pedestrians coming from the town (Bradford Road A3102) they will need to cross Farmers roundabout and the A350 to access the proposed site on the B3107. There are no pedestrian crossings on Farmers Roundabout, with the nearest crossing of the A350 being outside the entrance to Asda. Additionally there are limited or no pavements on the roads feeding into Farmers roundabout. A particular concern is the lack of a pavement between Asda (where a pavement is present) and the entrance to the proposed site.

There is a current adopted joint Melksham Neighbourhood Plan 1, but the emerging Neighbourhood Plan 2 has significant weight already, with its Referendum scheduled for Thursday 31st July. You can read more about both plans here www.melkshamneighbourhoodplan.org

Policy 11 of the Joint Melksham Neighbourhood Plan 2 cover sustainable active travel and details that:

Policy 11: Sustainable Transport and Active Travel
As appropriate to their scale, nature and location, development proposals should complement the Sustainable Transport Hierarchy, including provision for ultra-low emission vehicles. Proposals for major development should demonstrate through a proportionate Travel Plan how sustainable transport modes are maximised and that safe and suitable movement can be achieved for all people. As a key element in the local sustainable transport network, proposals that would achieve further improvements to the accessibility and quality of the links between the wider town and Melksham railway station will be supported. Improvements to the quality of the public realm around the station will also be supported.

I have included an extract of the Plan here, and included the whole section on “Shopping, Working and Getting Around” which cover proposals for the retention, intensification and reuse of previously developed sites, the active travel policy above, and also about the town centre. Your proposal is outside the town centre, but thought it might be useful too.

There is a current adopted joint Melksham Neighbourhood Plan 1, but the emerging Neighbourhood Plan 2 has significant weight already, with its Referendum scheduled for Thursday 31st July. You can read more about both plans here www.melkshamneighbourhoodplan.org

Kind regards
Fiona

From: Ben Farnes <Ben.Farnes@cavendishconsulting.com>
Sent: 01 July 2025 17:07
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; ceo@melksham-tc.gov.uk; Andrew <committee.clerk@melksham-tc.gov.uk>; clerk@bgpc.org.uk; phil.alford@wiltshire.gov.uk; andrew.griffin@wiltshire.gov.uk; Aldi <aldi@cavendishconsulting.com>
Subject: RE: Comments from Melksham Without Parish Council

Hi Fiona,

Thank you for the below.

If you are able to share further details of their concerns, I will pass this onto the project team and will be back in touch to provide a formal response.

Kind regards,
Ben

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From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 01 July 2025 13:58
To: Aldi Consultation <aldi@consultation-online.co.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; ceo@melksham-tc.gov.uk; Andrew <committee.clerk@melksham-tc.gov.uk>; clerk@bgpc.org.uk; phil.alford@wiltshire.gov.uk; andrew.griffin@wiltshire.gov.uk
Subject: Comments from Melksham Without Parish Council

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Kind regards
Fiona

Fiona Dey
Parish Officer
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Joint Melksham Neighbourhood Plan 2

2020 – 2038

Referendum Version

MELKSHAM NEIGHBOURHOOD PLAN

Employment Sites

This policy helps meet objective 8: The retention, regeneration and intensified use of previously developed employment land.

...and objective 7: Protecting and enhancing the vitality of Melksham Town Centre.

Policy 10: Employment Sites

Proposals for the retention, intensification and reuse of previously developed employment land will be supported, particularly where they provide space for start-up and small businesses and introduce a range of new employment opportunities.

Except where sites are allocated for alternative uses by this Plan, development proposals should generate the same number, or more, permanent full time equivalent jobs as the existing or former use wherever this approach is practicable.

The reason for the policy

4.10.1 The Wiltshire Employment Land and Workspace Review (updated 2023) notes that the two largest employment sectors in the Melksham Community Area are manufacturing and wholesale/ retail. The employment profile of the Neighbourhood Plan area has moved in recent years from an industrial economy, dominated by several large international employers, to a mixture of industrial, service and retail businesses.

4.10.2 The level of out-commuting to neighbouring towns and to jobs along the M4 corridor is high, and community engagement confirms that people want to work closer to their homes. Expansion of new employment opportunities within the Plan area is considered desirable to reduce the amount of out-commuting to deliver sustainable travel movements.

4.10.3 Wiltshire Core Strategy Core Policy 35 (Existing Employment Sites) defines Principal Employment Land and seeks to retain these and other employment land within similar employment levels.

4.10.4 Through Wiltshire Core Strategy Core Policy 34 (Additional employment land), Wiltshire Council sets out support for proposals

for employment development (use classes B1, B2 or B8) within the Principal Settlements, Market Towns and Local Service Centres. In addition to the employment land allocated in the Wiltshire Core Strategy, a number of sites within Melksham were assessed within the Wiltshire Employment Land and Workspace Review.

4.10.5 Wiltshire Core Strategy Core Policy 36 (Economic Regeneration) supports Neighbourhood Plans and the preparation of master plans including for appropriate sites to support and facilitate economic regeneration. The Neighbourhood Plan Review has produced a town centre master plan report and is proposing the master plan led regeneration of the Cooper Tires site to stimulate the vitality and regeneration of these two key areas of employment and the local economy.

4.10.6 The creation of use class E and MA has affected the delivery of Wiltshire Core Strategy Core Policies 34 and 35. The emerging Local Plan seeks to reinforce and increase employment land at Melksham in conformity with new legislation and the NPPF. Emerging Local Plan Policy 65 (existing Employment Land) seeks ongoing retention of employment land at Bowerhill, south of Berryfield, adjacent to Melksham Station and Avonside Enterprise Park. But it enables the potential for some sites to change use. This may include consideration of new uses at the Cooper Tires site.

4.10.7 Emerging Local Plan Policy 64 (Additional Employment Land) sets out the updated employment land strategy to balance employment and economic growth. It proposes 5 hectares of new employment land within the strategic allocation on land east of Melksham. Policy 64 is also supportive of employment development on unallocated sites adjacent to Melksham as a Market Town where they are appropriate to the role and function of the settlement and certain criteria are met.

4.10.8 Emerging Local Plan Policy 68 (Managing Town Centres) supports neighbourhood plans in producing local strategies and appropriate site allocations within and on the edge of town centres that would support the viability of the town centre. Neighbourhood plan proposed allocations at Cooper Tires and the former library site, together with the Town Centre Master Plan Report, seek to address the delivery of this policy and enable new employment opportunities. Policy 10 seeks to address these various matters and recycle brownfield land for employment development. It advises that proposals should generate the same number, or more, permanent full time equivalent jobs as the existing or former use wherever this approach is practicable. Nevertheless, the Plan recognises that a flexible approach will be necessary on this matter throughout the Plan period. This acknowledges that proposals for high-value employment uses with different employment levels than the former uses may make an equal or greater contribution to the well-being of the neighbourhood area.

Sustainable Transport and Active Travel

This policy helps meet objective 9: Supporting improved transport infrastructure for the increasing Melksham population.

...and objective10: Encouraging journeys by rail and bus together with improving cycle and walking routes to reduce the need to travel by car.

Policy 11: Sustainable Transport and Active Travel

As appropriate to their scale, nature and location, development proposals should complement the Sustainable Transport Hierarchy, including provision for ultra-low emission vehicles. Proposals for major development should demonstrate through a proportionate Travel Plan how sustainable transport modes are maximised and that safe and suitable movement can be achieved for all people.

As a key element in the local sustainable transport network, proposals that would achieve further improvements to the accessibility and quality of the links between the wider town and Melksham railway station will be supported. Improvements to the quality of the public realm around the station will also be supported.

The reason for the policy

4.11.1 We want to see more opportunities to get around the town and the parish without using a private vehicle. Accessible, safe and attractive infrastructure that promotes and enables walking, various wheeling modes such as bicycles and scooters and public transport choices for local journeys through the town and parish to key locations such as schools, health and community facilities, green spaces and employment are important. The needs of disabled travellers should also be considered and provided for. Access to public transport for journeys outside the JMNP area for business, commuting and leisure purposes complements this. Consideration will be given to the spending of Town and Parish Council CIL receipts on improvements to the sustainable travel network, and public realm.

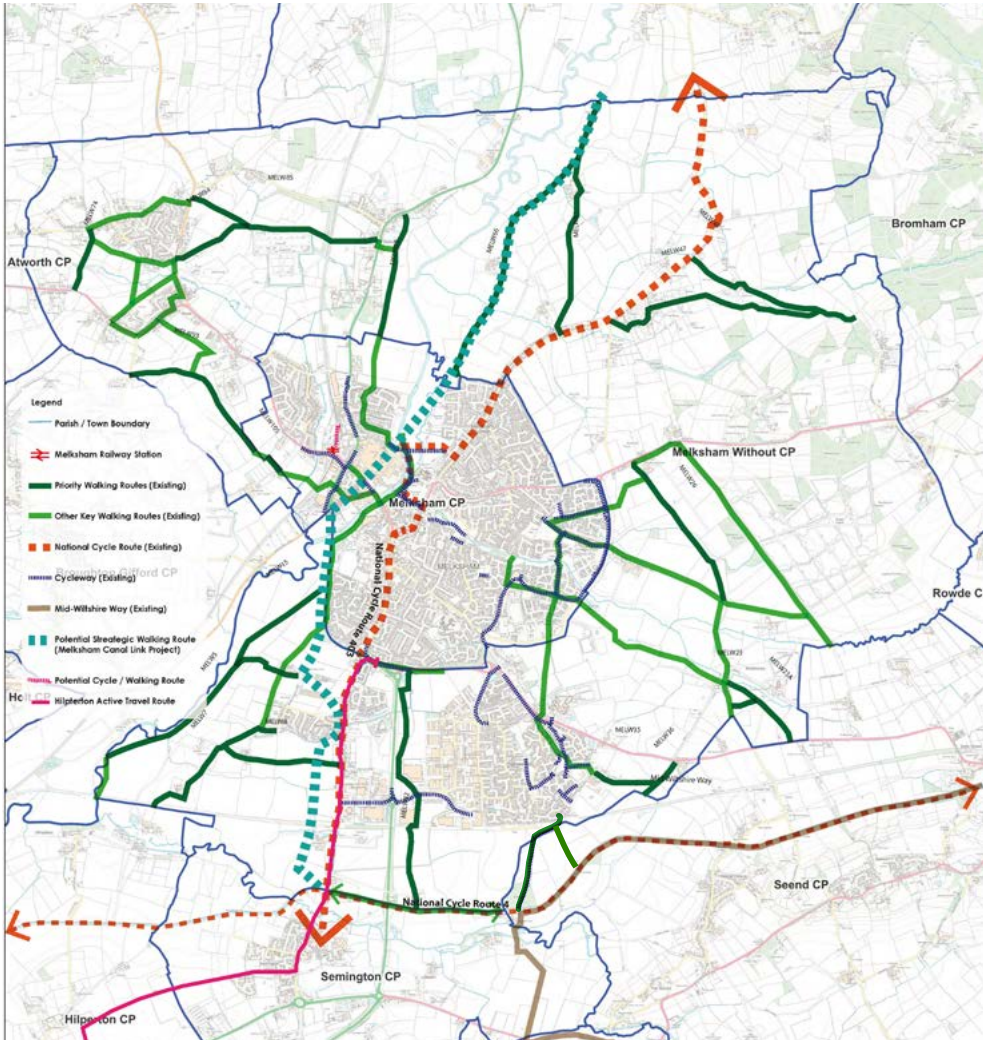
4.11.2 Increased levels of walking and cycling were seen across the UK during the pandemic. In May 2020 a £2 billion package to increase cycling and walking was introduced by the government[24].

4.11.3 Extensive networks of high quality routes that enable people to walk and wheel safely and conveniently should reflect five core design principles of:

- coherence
- directness
- safety
- comfort
- attractiveness

24. *The details of the delivery of this fund are set out by the Department for Transport in a document titiled Gear Change July 2020*

Figure 11: Key Routes for Walking and Wheeling



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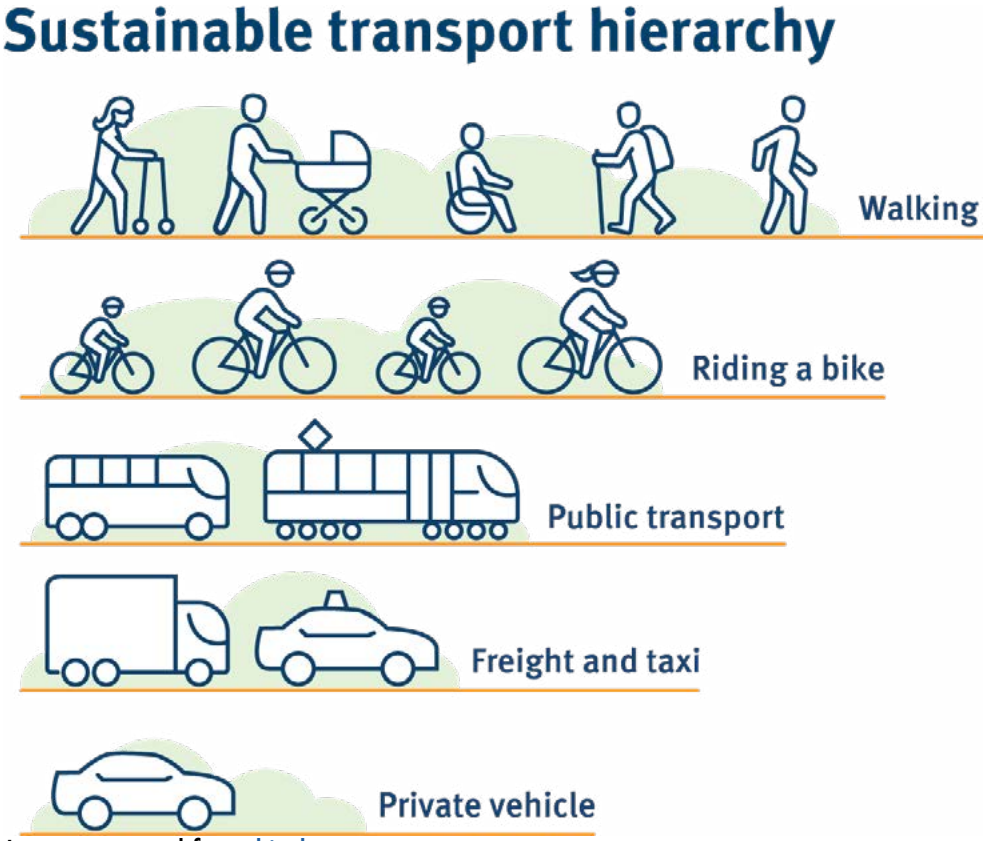


Image sourced from kindpng.com

293 Sandridge Common

PL/2025/03991 - Proposed Two Storey Side extension

Considered May 2025. MWPC comments: No Objection

Note – neighbour comment 25/06/25:

I have owned 292 Sandridge Common since the 1970s and has been rented out on a long term let. When the last tenant left we found ourselves in a dispute over rights of access, for the last 40 or more years our tenants have walked past the front of 293 to access our front door, and we have put the matter in the hands of our solicitor, because we have been unable to rent the house . The new owner of 293 has applied for planning application to extend his side of the house and has dug up the pathway we use to access our front door. We were not made aware of this planning application despite owning the attached property, 292 Sandridge Common.

I need to speak with you urgently about this.

Kind regards
Roger Keen

PL/2025/07139 - Proposed Two & Single Storey Side extension

Fiona Dey

From: Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>
Sent: 05 September 2025 14:10
To: Teresa Strange
Cc: Fiona Dey; Foster, Adrian
Subject: RE: PL/2024/11426 Gompels warehouse, Melksham

Categories: To Do

Dear Teresa,

Thank you for your e-mail.

The e-mail I sent to Cllr Alford explains the context of this and how we deal with planning applications for employment development. We do not disregard employment benefits as part of our assessment, but it is a matter for our DM colleagues to determine how to convey these issues in the officer report and verbally when these matters are discussed at committee meetings. The interaction between different officers and teams' individual views is an internal matter and not something that is appropriate to set out via the planning application consultation process.

You are right that in the past our economy and regeneration colleagues did comment on planning applications but changes to our internal procedures have highlighted that this can be unhelpful on a number of levels. There are no obligations to carry out consultations with internal services unless they provide a statutory function (such as the Local Highway Authority). What I can say, however, is that this does not mean that economic development matters are not fully considered as part of our assessment of applications. Third parties are of course welcome to make their own representations if they have a view about what is proposed.

I will share our exchange with DM colleagues, so that they are aware of the issues you have raised for when this particular application is reported back to Committee.

Kind regards,

Nic Thomas
Director – Planning, Economy and Regeneration

Wiltshire Council

Tel: 01225 713283
Email: nic.thomas@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 04 September 2025 14:29
To: Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>; Foster, Adrian <Adrian.Foster@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: PL/2024/11426 Gompels warehouse, Melksham

Dear Nic and Cllr Foster

The parish council have received a copy of the correspondence with Cllr Phil Alford and Nic Thomas regarding the application for Gompels warehouse (attached).

The Members feel that the response from yourself is unsatisfactory and feel that input from the economy and regeneration team, especially verification of the employment numbers provided by the applicant, should be visible in the planning balance assessment. Members are frustrated that this important element of the planning balance is not visible or is being ignored.

Members recognised that the merger of the economy and regeneration service with the planning service, and the new stance of the economy and regeneration team not expressing views on individual planning applications had only occurred this year and could explain the difference in the approach on the Octavian application and the Gompels application, but would like this clarified.

We await a response on the questions raised below, when you have caught up with your inbox following annual leave.
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:
w/c 15th September

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From: Teresa Strange
Sent: 27 August 2025 15:30
To: Thomas, Nic <nic.thomas@wiltshire.gov.uk>
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
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Wiltshire, SN12 6ES
01225 705700
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Advanced Notice of Leave:
Thurs 7th August returning Monday 18th August (but attending the Planning meeting on Monday 11th August evening)

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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



Comment
Economic Development's comment

Planning Application
PL/2024/03104

Stance
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
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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
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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
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 11 September 2025 14:36
To: Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: PL/2024/11426 Gompels warehouse, Melksham

Dear Nic
Thank you for your recent response about Ec Dev not commenting on the Gompels planning application, which has gone to the parish council for their information/consideration.
Are you able to respond on the other question please, highlighted below.
Many thanks, Teresa

From: Teresa Strange
Sent: 27 August 2025 15:30
To: Thomas, Nic <nic.thomas@wiltshire.gov.uk>
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

Teresa Strange

From: Teresa Strange
Sent: 05 September 2025 12:52
To: William Massey KC
Cc: Fiona Dey
Subject: RE: Planning Application: PL/2025/06519.

Dear William
Thank you for getting in touch.
Melksham Without Parish Council, as you are probably aware, are not decision makers in the planning process, but local consultees.
They do have some local knowledge of the area, and I did double check with the councillor who lives in Beanacre in case of any known issues.
Once parish councils have made a decision, they can not revisit it for 6 months, but I will certainly let them have a copy of the correspondence for their next planning committee meeting, on Monday 22nd September in case they want to add any additional comments.
The planning officer will review your comments and consider accordingly; heritage setting and flood risk are both material considerations.
With kind regards, Teresa

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

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w/c 15th September

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From: William Massey KC <wmassey@pumptax.com>
Sent: 04 September 2025 18:30
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Planning Application: PL/2025/06519.

Dear Teresa

I hope you're well.

I uploaded Cilla's and my comments on the above application on to the Comments web-page, objecting to it for the reasons there set out. The uploading of our comments must have coincided with the comments submitted by the Melksham Without Parish Council, which we have just seen. Since I understand that Cilla's and my comments may take a while to appear onto the PL/2025/06519 web-page, I am setting them out again at the end of this below.

We are extremely concerned that the Planning Application makes no mention – as it should have done - of the fact that that the proposed bungalow is to be built immediately next to a Grade I listed building, Beanacre Old Manor. That will substantially impair the setting of the Grade I listed building, and the application should, we believe, be rejected for that reason. Paragraph 128 of the NPPF says that "... [in] determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".

The Planning Application should also have made clear that the Site is regularly saturated throughout the winter months from the latter half of December through to the end of March, and for long periods within that time much of the Site is underwater. Building a bungalow, garage and driveway on the Site will block the natural drainage from the fields and exacerbate the risk of flooding, including to Beanacre Old Manor, the fabric of which has already suffered damage from flooding in winter 2023/24. The application should, we believe, be rejected for that reason also.

We believe that the Application is misleading in these respects, and that Melksham Without PC may have been misled into commenting without being given the full facts. We invite their reconsideration.

With best wishes

William

William and Cilla Massey
Old Manor

Beanacre
SN12 7PT

Text of our **comments:**

"We would like to object to this application on 4 separate grounds

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

The Site on which the bungalow, garage and drive are proposed to be built is part of an agricultural field of some 3.62 acres ("the Field"). The Site is **immediately adjacent** to a **Grade 1** Listed building, Beanacre Old Manor, List Entry 1021755 described at BEANACRE OLD MANOR, Melksham Without - 1021755 | Historic England.

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

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

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

The Application should, for this reason, be rejected.

Notes:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that

"*In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*"

The National Planning Policy Framework ("NPPF") defines the "Setting of a heritage asset" as:

"*... The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative*

contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

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

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

Paragraph 128 of the NPPF says that

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

Paragraph 132 states (emphasis added):

"132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. ***Significance can be harmed or lost through*** *...* ***development within its setting****. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.* ***Substantial harm to*** *or loss of* ***designated heritage assets of the highest significance, notably*** *...* ***grade I and II* listed buildings*** *..., should be wholly exceptional."*

Paragraph 133 says

"[where] proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss".

The Application makes no mention of the fact that the proposed development on the Site is immediately adjacent to Grade I-listed Beanacre Old Manor and makes no comment on the effect of the proposed development on the setting of that building, contrary to the NPFF.

2 Drainage issues

High water table

As is well-known and noted in "Brief history of Beanacre" published by Melksham Without Parish Council "The water table is very high in in Beanacre". The fields to the north of the Site hold water like a sponge and drain very slowly during the winter months, including through the Field the surface of which is a little lower than the curtilage of the adjacent Beanacre Old Manor and lower than the level of Old Road. As a result the Field including the Site is saturated throughout the winter months from the latter half of December through to the end of March, and for long periods within that time much of the Site is underwater.

The drains under Old Road, via which rainwater falling on Old Road itself is carried away, do not carry away the water from the Field. The proposed bungalow, garage and drive and associated hardcore materials would obstruct the drainage of groundwater via the Field and exacerbate the risk of annual flood damage to the fabric of the neighbouring houses in Old Road, particularly on its north-western

side, including Grade I-listed Beanacre Old Manor and Grade II* Beanacre Manor, both of which experienced damaging flooding in 2023/24.

We note from the Application Form submitted by the Applicants that surface water is intended to be disposed of via a 'Soakaway'. In the light of the drainage issues set out above, a soakaway will have no effect in the winter months.

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

3 Sewage

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

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

4 Change of Agricultural Use

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

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

William Massey KC
Barrister
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The Guardian

30th August 2025

Angela Rayner is believed to be frustrated with continuing delays in the system. Angela Rayner is poised to introduce tougher sanctions on councils in England that block local housing developments.

Councils could be forced to approve new housing developments – overturning locally agreed plans – under stricter rules or risk handing over control of their planning departments to Whitehall officials.

Rayner is expected to force more councils to rewrite their local plans to include higher housing targets or be stripped of local decision-making powers.

An MHCLG spokesperson said: "The government is taking decisive action to deliver 1.5m homes through our plan for change, with major planning reforms and a landmark planning and infrastructure bill already introduced to drive housebuilding to its highest level in 40 years.

"We are exploring plans to go further by making it easier to intervene where councils consistently make poor-quality decisions about planning applications and prevent the delivery of the homes and infrastructure we need. This will help to get Britain building again and restore the dream of home ownership."

Planning bodies say housebuilders have a surplus of planning approvals and the only barrier to an increase in housing starts is the economic slowdown and the reluctance of developers to jeopardise high prices by flooding the market with new homes.

However, pressure is mounting from developers in many areas, especially in commuter belts around major cities, that want to build private housing estates with few amenities or public transport links, which are often banned under local plans.

Last week Horsham district council in Surrey said it would challenge in a judicial review a decision by planning inspectors to approve housebuilding on a golf course, overturning a council decision blocking the plan.

The council said the plans were "unsustainable" and lacked travel options other than by car. Within days of the judicial review announcement, Homes England announced a separate application to build 3,000 homes in the district, which Horsham said posed "significant implications for our district and its communities".

It is pursuing the legal action against building on a golf course with the support of Active Travel England, "on the basis that the government-appointed planning inspector made significant legal errors".

Horsham has an existing local plan that was devised in consultation with the Environment Agency, which put restrictions on the number of new homes because of a shortage of drinking water.

Local authorities are also under pressure to reduce emissions to meet net zero targets and integrate new developments into local plans.

Rayner is expected to cut the percentage of appeals that are allowed to be overturned before a local plan must be revised from 10% to 5% after a consultation with planning bodies during the spring and summer.

The Royal Town Planning Institute and the Town and Country Planning Association have objected to the move.

The RTPI said planning departments were facing a combination of low staffing levels and high demand and needed more support from central government.

Robbie Calvert, the head of policy at the RTPI, said: “We need to ensure that councils receive the effective investment necessary to achieve quality decisions in a timely manner.”

Hugh Ellis, the director of policy at the TCPA, said councils were having their carefully crafted local plans ripped up by the department to the detriment of the local environment.

In May, Wiltshire councils’s planning manager, Kenny Green, said there was a “very real risk of the authority entering special measures – which means the council cannot determine applications” after 7% of its applications were overturned.

Green said the council was also close to missing its housing provision target of 3,525 homes a year, a number that was nearly doubled last year by the housing minister.

Councils must demonstrate under local plans how they will increase supply over the next five years.

The National Planning Policy Framework said planning applications should be granted where there was no up-to-date development plan, unless certain policy protections “provide a strong reason for refusing the development”.

This year plans for new homes on flood plains in Kent and Somerset had been given the go-ahead by planning inspectors after appeals, against the advice of local planning officers.

Last year research by the Home Builders Federation found that councils, mostly in southern England, had spent more than £50m on external legal advice on planning appeals over the previous three years.



Credit: Howard Wilson

Melksham, Calne & Chippenham and Foxham & Lyneham Branch Members Report for July 2025

Chairman's Report

It's great to see us refining and improving our working practices with great communication between Malcolm (our H&S Adviser) and the WPOs and work leads which is allowing us to get RAMS produced ahead of them being required rather than as a last minute rush. Well done to all involved.
As ever there is a large amount of work, on various projects, being carried out by our volunteers, which you can read about below, Whether it's the Top Lock Bridge, Carpenters' Workshop, Dry Dock or our environmental work these are very visible to the general public who use the towpath at Pewsham and we are getting an increasing number of them chatting and complimenting us on our work. It's nice to be appreciated !!

Whilst the fine, all be it sometimes hot, summer weather is allowing us to make great progress it has meant that sadly we have not been able to run boat trips as wate levels are so low. Fortunately our open days are still attracting people to the pop-up café and the tours of the compound so we are still managing to generate some revenue. Again many thanks to those that organise and run these events.

Senior Leadership Team notes.

Mike Gibben (CEO) is looking to attend each branches September meeting to explain and discuss the 5 year business plans and the 2050 vision (tbc)

Trust AGM: All members should have recently received an email about this years Trust AGM which will be held at East Challow Village Hall on Saturday 18th October.

Howard Wilson,
Chairman - MCC and F&L Branch
howard.wilson@wbct.org.uk

Health & Safety
Two more RAMS (Risk Assessment and Method Statement) are currently being produced. One for the creation of the interior walls in the Carpenters Workshop annex and a second one for the repair of east wall in Bottom Lock. This second one to enable preliminary work to be undertaken in advance of the main bottom lock refurbishment project.

There are further RAMS in the pipeline. Getting in advance with the production of RAMS is important to ensure there is always work opportunities for volunteers to tackle.

My thanks to the team leaders who, having produced the Method statements, have given time to work with me to ensure I understand the build sequence prior to producing the risk assessments

There was one minor accident reported this month, a cut finger. This accident happened close to the compound, so a first aid kit was readily available, but it shows the importance of taking a first aid with you if you are working away the compound.

Malcolm Hitchinson
H&S Advisor

Work Party Management Group
The next WPMG meeting is on the 27th August.

The case for support for the east wall of bottom lock has been approved. This means we can now start looking for some funds to do the work. The estimated cost for the materials will be the region of £23K and with the value of our volunteers' support is going to be around 45K total.

Ray Canter, WPMG Chair

Pewsham Site
Top Lock Bridge: The first layer of the arch of the bridge has now been completed, and a start made on the second layer.



Bottom Lock: Volunteers and a corporate work party have further cleaned the lock and repointed some of the existing brickwork.

Keith Vickery, Volunteer Lead

Projects

Peterborough Arms

We were back up to 3 volunteers on Friday thanks to Damien joining us.
We had access to the family letting room so tackled the last bit of wall/ceiling painting in a small annex. Ceiling and walls were prepared and then the first coat of paint applied.
At the front of the pub concrete blocks that had helped divert water away from the pub were removed to the rear as we are confident that the work carried out by volunteers and that of Wiltshire Highways (to unblock the correct drain) will prevent water heading to the pub side of the road.
We repaired the garden edge to remove trip hazards caused by the removal of concrete blocks that were diverting water towards a drain in the garden, these are no longer needed due to work mentioned above.
The paint colour we used on the exterior woodwork is a special mix of dark green and the front door need a recoat. Having driven to Swindon early one morning to get the paint mixed to the correct spec as per the last tin we had I was somewhat astonished when I took of the lid to see a luminous green which stayed the same even after a good stirring. I wasn't going to paint the front door until I was sure it would dry the right colour!!. A test area away from the front of the pub was painted and will be checked at the next work party.
We loaded a vehicle with hard-core for Pewsham and plasterboard waste/fridges for the recycling centre.
All in all, a very productive day in a month were holidays, family pressures and other works disrupted a number of our work parties.

As always if you are a professional or competent DIY'er it would be great if you could spare a few hours or a day a week (Generally a Monday) to help out at the Peterborough.

Dave Maloney, WPO
dave.maloney@wbct.org.uk

Carpenters' Workshop

Our thanks once again to Pam C who is working tirelessly behind the scenes to find donors who will help us complete the main room of the carpenters workshop.

Due to generosity of local members and some local companies we have enough funds/equipment to fit out the annex area. The relevant RAMs have been produced and Basil R started the layout of the donated kitchen this month.

We have had a site meeting with plumber Steve Court to discuss location of the gas boiler that will provide hot water and heating. We will have to design an outside "shed" perhaps that looks like an old privy, to hide the LPG bottles (assuming this is acceptable of course).

It is hoped stud walls and ceiling panels within the annex will be started soon, all materials are on site.

During Augusts Open Day we took a number of groups around the site and they were very interested in the story of the Carpenters workshop, its challenges, and how much skilled work volunteers had carried out to date

Dave Maloney, Project Lead

Dry Dock



The battens were fitted to the west (towpath side) roof and slates installed. It's great to see the roof covered in reclaimed Welsh slate and of course on the inside the messages on the sponsored slates can be seen. Obviously, the good weather is helping, and work will commence on the east side once the scaffolding has been taken down and moved.

Needleless to say the Dry Dock is looking amazing.

Larch cladding for the gable ends will be ordered soon.

Sponsored slates now account for over £1,600.

Dave Maloney, Project Lead

Melksham Link Report

We had a useful meeting with Kenny Green (WC Planning Officer) and decided the way forward following the unhelpful response to our Amendment Report from the Environment Agency. It was decided to write a 'rebuttal' letter countering all the EA objections, and seek further support from WC's top team as well as Brian Mathew MP. We also sent the updated Flood Risk Assessment to WC to go on the planning portal. We await the EA's response to our letter and the FRA.

Regarding the Martin Grant Homes planning application at Berryfield, we had a meeting with Melksham Without PC's Planning Committee where we (TorandCo + WBCT) explained progress towards achieving a solution to satisfy both parties. We continue to work together to achieve a mutually acceptable solution.

We are planning to have a site meeting with Wessex Water this month to agree a way forward for the water main diversion that will be needed at Semington to enable the new junction with the K&A to be constructed.

There is no further progress on the masterplan to fund construction of Melksham Link.

Paul Lenaerts, Project Manager

Wildlife

Bee Route Tractor

We've had a disaster with the Bee Route tractor. We were on our way to cut the meadow at Royal Wootton Bassett on the main road through Calne when a section of the lifting gear at the back of the tractor snapped. The mower dropped to the ground but luckily was not damaged. We were able to disconnect the tractor from the

mower and return it to Pewsham for repair. The mower was kindly lifted by a farmer to his yard for safe keeping. This is a busy time of the year as our meadows need to be mowed but we'll just have to wait.



Mechanic's get to work repairing the tractor.

Gordon's Meadow

We were able to get that tractor and special mower because of the fund raising and support from Gordon Olson, ex CEO and long-time supporter of the Trust who sadly died recently. It was great to have his family come along to Pewsham this month. CEO Mike Gibbins led a ceremony dedicating the wildflower meadow by the rocks to the memory of Gordon. A sign has been erected naming the meadow and this will be replaced by an interpretation board explaining the benefits of these important habitats and, of course, the "Bee Route project" which Gordon conceived and sponsored.

Corporate volunteers

Nat West Bank have sent along two groups of volunteers this month. Their task was to weed and mulch the Myawaki forest at Naish Hill to ensure the young trees are not swamped by bramble, nettles and thistles over the coming months; not an easy task but they did a great job. They also tackled some Himalayan balsam plants which were growing between the canal and river. This is a non-native invasive plant, which, if left to grow, would engulf the area pushing out native species and reducing biodiversity.



Cardboard and grass is used to mulch the Myawaki forest.



Emily, Louis and Henry (Nat West Bank) have volunteered at Pewsham twice this year.

WBCT is committed to dealing with this type of problem and we are grateful to these volunteers for their help.

A Chippenham company, Seimens sent along a group of volunteers who put their engineering skills to use by building a set of steps near the wet section. The steps give us easier access to the coppiced area down a steep slope from the canal. Before that, they warmed up by moving a couple of tons of logs up to the towpath for them to be transported to the log store at Pewsham compound.

Not content with those tasks, they finished the day by pulling up Himalayan balsam plants.



Siemens group ready to move a large pile of logs

A great day's work and I hope all our corporate friends come back for a nice 'relaxing' day in the countryside by our canal.

Grant

We are very grateful to receive a grant from HDH Wills for our environmental work. The £1,000 will go towards our effort to clear mink from the canal. Mink are a non-native species having a devastating effect on wildlife along

waterways. One of their prey are the endangered water voles but also ducks and moorhens. They have also been known to attack kingfishers, heron and even swans.

With the help and advice from Wiltshire Wildlife Trust and Waterlife Recovery Trust, we have removed seven mink in the last year from the canal at Pewsham. We have already started to see more ducklings and moorhens survive to adulthood.

Penny Birch, a talented wildlife photographer and supporter of WBCT, has been taking pictures of the water voles at Royal Wootton Bassett. We will continue to endeavour to protect them from these predators.



Water vole photographed by Penny Birch on the canal.

Howard Yardy, Wildlife Officer

Boats

No passenger boat trips this month due to weed and low water level. After much planning and preparation Boswell was run to the launching ramp (struggling through the silt and weed) turned, brought back to the bottom lock and hauled up on the bund ready for blacking. It was duly hosed down scraped and brushed to remove the deposits from being in the water for many years.



Cleaning Boswell's hull



Repaired floor of butty

Repairs were also carried out on the butty by replacing damaged flooring.

Bob Howlett, Boats Officer

Events Committee Report

July's Open Day & Pop up Café was another success despite the fact that we couldn't run boat trips due to the lack of water in the canal.

We had groups from both Chippenham Shed and Melksham Men's Shed who thoroughly enjoyed their walks around the site and were most interested in the projects going on.
We also had a surprise visit from residents of Churchill Living in Chippenham who heard about the open day and organised their own mini bus!!.
Brian W will be contacting their manager to discuss helping with transport costs on his return from holiday. One of those visiting is a branch member and confirmed the group had a lovely time despite the lack of boat trips and are keen to return once the water levels improve. As always our thanks to those volunteers who gave up their Saturday to help not only raise funds but also with the Dry Dock slate sponsorship.

Due to the efforts of Graham S we have a number of volunteers who will be turning out to assist Relish Running managing and supporting runners at their next run on the 17th August. We are generously rewarded for this support and going forward is we could get more volunteers to help out with this laid back and enjoyable few hours we would of course get a larger donation…something to think about please.

Our major focus for the next few weeks is the Melksham Food and River Festival which will be held in King George V Park and riverside on Saturday 30th & Sunday 31st August. Many, many thanks to those volunteers giving up their weekend to help as boat crew/shore crew and be the public facing element in the information gazebo.

My thanks to all those who have been involved in our previous quiz nights as they are all happy to help with our next Quiz in October. We wait to hear if the Chippenham Borough Lands Charity will support us by covering the cost of venue hire which of course means we are able to keep more of the funds raised on the night for our restoration work.

The Events Team needs more volunteers to help us with ideas and plan events in 2026. Rank and file volunteers are usually very generous with their time and support the current events list, but we need dedicated volunteers to help us plan and coordinate these events. No experience necessary, just a few hours a month. Why not attend one of the Events Committee meetings and find out more? You will be most welcome.

Dave Maloney, Chair - Events Committee

Media Relations

The sponsorship appeal for the dry dock rooftiles was the focus of media attention in July.

Dave Maloney was the spokesperson and was pictured in front of the structure with fellow volunteers David Peatfield and Basil Raddy.



Dave said: "This is a great opportunity for people to leave a lasting mark on a beautiful building while also demonstrating their support for a worthwhile cause.

"The messages will only be visible from the underside of the dry dock but, when the site is full open to the public, we hope visitors will be reading them for many decades to come."

The appeal received generous coverage in the Western Daily Press and Wiltshire Gazette & Herald newspapers, and on the Calne News, One Chippenham and WiltsHive websites.

We hope to follow this up with a press release announcing the amount of money raised, and then an official opening with key supporters and donors (so please beware of posting or sharing any photographs or video of the finished building prior to the official opening, as local media are increasingly lifting content from our social media platforms – this would reduce the impact of the celebration where we would like to invite all media outlets, and VIPs).

Towards the end of July, we issued a recruitment appeal for more volunteers to act as branch officers or as members of the event committee. This included the vacancies for branch secretary and branch digital communications officer.

Branch chairman Howard Wilson was the spokesperson and was photographed alongside the restored canal at Pewsham Locks.



He said: “Every role is equally valuable, and every hour of support is always appreciated.

“Volunteers don’t need to know anything about canals. They just need to be able to offer a few hours a month to support the rest of the team.

“It’s a great way to meet new people and make new friends, as well as playing an important part in bringing this wonderful waterway back to life.”

The appeal has already been featured by the Wiltshire Gazette & Herald and Swindon Advertiser., with further coverage expected in August

In August we hope to promote our attendance at the Melksham Food & River Festival, including the boat rides.

Justin Guy, Media Relations Officer

Branch Webpages & Digital Comms

Nothing to report.

Finance

Branch income in July was:

- £330 donations for logs
- £134 donations at Pewsham cafe (no boat trips this time)
- £20 at the branch meeting

Donations were also received for restricted funds:

- £100 towards mink traps (Bee Route fund)
- £170 towards Carpenter's Workshop
- £90 sponsors of Dry Dock slates

Biggest expense was £650 to acquire the storage unit for events equipment. Other costs:

- £147 petrol and diesel
- £72 minibus hire for Pewsham visitors in April and May
- £30 cable ties and grease
- £11 bank charges

Until May, Lloyds Bank refrained from applying any charges to our account. Since WBCT is a charity, we claimed exemption from the new charges via the Trust Treasurer but were turned down; an appeal is in progress.

Plenty of spending by restricted funds went through our account:

- £103 oak beams for Carpenter's Workshop
- £317 roadstone
- £1,251 for three mink traps, with rafts to carry them and remote monitoring; includes batteries and 12 months of connectivity

All that spending brought the bank balance down to £657 at the end of the month.

Steve Roberts, Treasurer



Credit: Howard W

Melksham, Calne & Chippenham and Foxham & Lyneham Branch Members Report for August 2025

Chair's Report

Having been on holiday for the last two weeks of August I will keep my report brief but as ever you can read below about the excellent progress we continue to make. I would like to highlight and thank the events team and boat team who have had a busy month planning, organising and running a number of events which not only provide good PR and maintain our profile, but of course raise much needed funds to allow us to continue our work. In particular, it was good to see members from the recently (re) formed Bath & Bristol group who helped out at the Relish Running event in Bath.

Senior Leadership Team notes

Trust AGM: All members should have received an email about this year's Trust AGM which will be held at East Challow Village Hall on Saturday 18th October.

Howard Wilson,
Chairman - MCC and F&L Branch
howard.wilson@wbct.org.uk

Health & Safety

Accident and incident free this month and nothing else to report.

Malcolm Hitchinson, H&S Advisor

Work Parties

Work Party Management Group

Work party management group held a meeting on 27th of August.

We have one action still outstanding. This is for Studley Hill Bridge: we are working on a case for support for the exploration work re getting under the road.

All of the major projects were discussed, plus others such as Nash hill, bottom lock, sewage treatment and the rainwater harvesting system.

Outside of the meeting 1 of our volunteers has brought to our attention an office type building being offered to us free of charge. 5 of us have had a look at it and feel it would become very useful for us.

I do say 'free' with reservations. The building is a log type, so it needs taking apart and then should be reassembled asap once started. It is estimated that moving it and putting down a base would cost around £2,000.

Ray Canter, WPMG Chair

Pewsham Site

Top Lock Bridge: The second layer of bricks for the arch has been completed and the concrete infill to add strength to the bridge, has been started. The base for the approach road has also been filled with solid material, ready for the final surface.

Now that the brick arch is complete, the parapet walls can be finished off above it.

A plastic pipe, of sufficient diameter, will be installed across the bridge, complete with a "pull rope", to allow easy routing of any cabling in the future.

Bottom Lock: The required documentation for the restoration of the lock is being completed, and we should soon be able to make a start on this.

Keith Vickery, Volunteer Lead

Other sites

Greenlane Farm, Pudding Brook: Nothing to report this month.

Studley Lane: I have been preparing a Case for Support for the Studley Lane Bridge portal clearance and inspection of the bridge, but despite contacting a number of local Civil Engineering companies to supply estimates for this work, none have been forthcoming. I may well have to submit a guesstimate of the costs of this work initially.

Dave Maloney, WPO

Projects

Peterborough Arms

August was not a good month for progress at the Peterborough, again due to holidays and family matters leaving only one volunteer and as we have a no lone working policy little was achieved, very frustrating! We have however managed to finish off the repairs and wall painting in the larger letting room and carried on with outside works whilst the weather was good. External woodwork paint we had supplied was finally confirmed as the correct one and now I need a good weather day to get coats of paint on the front door.

Company currently leasing the pub have changed landlords and one of the local directors is now running the pub. Food is served Friday nights, Saturday and Sunday.

Pub is open:

- 5-12 Tue – Thu,
- 4-12 Fri,
- 12-12 Sat & Sun.

As always, if you are a professional or competent DIY'er, it would be great if you could spare a few hours or a day a week (generally a Monday) to help out at the Peterborough.

Dave Maloney, Project Lead

Carpenters' Workshop

Our thanks to Pam C who continues to work tirelessly behind the scenes to find donors who will help us complete the main room of the carpenter's workshop.



Credit: Dave M

Stud wall frame looking into kitchen from toilet area.

The stud wall frames to the annex have been erected and this work will progress in conjunction with the Dry Dock i.e. when it's raining ☺ .

A visit from one water treatment plant consultant, who commented on quantity of salvaged rainwater for toilet flushing purposes, resulted in us looking at the possibility of adding a urinal to one toilet space (which we can do) so plan this going forward.

My search for reclaimed quarry tiles has proven fruitless, so we will fit new ones to the toilet and kitchen areas.

I am planning to purchase internal cladding boards so they can acclimatise to the workshop's environment before fitting, as we don't want shrinkage that would expose the insulation.

Dave Maloney, Project Lead

Dry Dock



Credit: Dave M

East side roof slates coming along.

David P, Basil R and the team are progressing well on fixing the East roof slates. They were kind enough to transfer to other works so that I could take slates to the Melksham Food and River Festival to try and get more sponsorship. Despite the changing weather, many people came out to the festival and more slates were sponsored. My thanks to Steve R who has been tracking donations for slates, which he reported had reached £2,080 and since then another 25 have been sponsored. The team have kindly delayed putting more slates at the lower levels so that I can have one last push at the Pewsham Open Day, on the 13th September.

Dave Maloney, Project Lead

Melksham Link

We had a disappointing response from the EA to our rebuttal letter and the updated Flood Risk Assessment. They insist that they need a new report on water quality in the River Avon and Berryfield Brook, and state that Binnies' updated FRA is "not fit for purpose". However, they do say there are "several opportunities to work in partnership" with us in Melksham and would like to discuss these. We await Binnies' response to these comments and have a date to meet with Kenny Green (WC Planning Officer) to decide where we go from here.

Regarding the Martin Grant Homes planning application at Berryfield, we have approved their outline drainage plan which would accommodate our canal route.

We had a site meeting with Wessex Water to discuss the Semington water main diversion and await their proposals.

There is no further progress on the masterplan to fund construction of Melksham Link.

Paul Lenaerts, Project Manager

Environmental

Bee Route Tractor: Tractor Repair and Return
The tractor was transported to Somerset for repair thanks to Martin P doing the 6 hour round trip. We were also grateful to Chippenham Farm Sales for the loan of a trailer. Extensive work was carried out and the resulting bill has wiped away the entire Bee Route fund. We have managed to secure some central funding and also a generous donation has helped towards the costs.

Earlier in the summer, we had a visit from the Wildflower Society who were very pleased to see what we have achieved over the last couple of years. They have also given us a grant of £250 towards the Bee Route fund.



Credit: Howard Y

The Bee Route tractor leaving Pewsham


Credit: Howard Y

In bits on the workshop floor

The tractor was returned quickly considering the work carried out and we have now mown all the wildflower meadows.



Credit: Howard Y

Andrew finishing the meadow by Double Bridge

In addition, Andrew S has been hankering to provide a view from the seat at Naish Hill towpath towards the river Avon. The area in front of the seat was covered in bramble scrub and we did open up a gap during the winter. However, with the return of the tractor and flail mower collector, we were able to clear a larger gap. The area can now be grassed and wildflowers planted to provide the view, direct access to the river and a more environmentally diverse area. We're hopefully going to get a corporate party to come and build a few rustic steps down the slope.



Credit: Howard Y

The new view from the Naish Hill towpath towards the River Avon below.



Credit: Howard Y

Andrew adjusting last year's scrape before moving on to create a new scrape on Gordon's Meadow (below).



Credit: Howard Y

New Scrape/Pond

We've added a new scrape on Gordon's Meadow where the ground is habitually wet. This provides a new habitat and plans are in hand to plant/sow wildflowers for added impact. Andrew was able to demonstrate his newly acquired 'digger' skills assisted by Ray C.

Bat walk at Pewsham

I was approached recently by Ben Luger of the Chippenham charity 'Rooted' and arranged a bat walk along the canal. We met at dusk with our bat detectors and were amazed at the quantity of bats flying along the canal and in the adjoining woodland. We counted 7 different species and caught a bat in our lights capturing a moth mid flight. There was also lots of other wildlife about including a startled heron that was roosting above the water.

Ben has organised another bat walk at Pewsham for anyone interested on 27 September at 6.45 pm. You can book your place and your own bat detector for £5 by following the link.

https://www.tickettailor.com/events/rootedchippenham/1840849

More mink! 2 more mink have been captured over the last two weekends at Pewsham taking the total now to 9. Grant money has helped us place extra traps at Pudding Brook and the canal at Royal Wootton Bassett.

Howard Yardy, Wildlife Officer

Boats

A busy month with Boswell and the butty. Both being hauled out for bottom blacking.

The Melksham Food and River Festival was well manned by the team (well done all) and, despite the weather, was considered a success.

Bob Howlett, Boats Officer

Events

The Melksham Food and River Festival weekend was better than the changing weather forecast would have had us believe.

Boat trips were a bit sluggish on Saturday as people appeared to be wary of the weather, but Sunday was much better. Steve R will have the stats in his Treasurers Report.

Our gazebo "ticket office" is somewhat old now and will need to be replaced for the Chippenham Folk Festival in 2026.

The information gazebo was busy with lots of interested parties, 2/3 new members where signed up and we had interests in volunteering. Howard Y brought along the Bee Route Tractor and if only we had a £1

for every child that sat on the driver's seat ☺. Sponsor a slate for the Dry Dock also went much better than I expected so a good result there as well.

As always, our thanks to the volunteers who were able to give up their weekend to help out and special thanks to Martin P who got both boats to and from the festival.

Graham S had organised 5 volunteers to help out at a Relish Running event where volunteers supported the organising team from RR. Feedback on the efforts of volunteers was excellent. Steve R will have details of the donation resulting from the support we gave. Thanks to Graham for organising the volunteers.

Next Pop-up Café is 13th September, which is tied into a Heritage Open Day. This may mean we have more visitors than usual, so let's hope the weather is kind.

Quiz Night - Confirmed as the 24th October in the Neeld Hall. Booking for teams will be open 22nd September.

Dave Maloney, Chair - Events Committee

Media Relations

The sponsorship appeal for the dry dock rooftiles continued to attract media attention. Project lead Dave M was interviewed on the BBC Radio Wiltshire breakfast show, where he was also able to promote August's Pewsham Locks Open Day.

The branch volunteer appeal also continued to generate local headlines, with a prominent article in the Wiltshire Times. Branch chairman Howard W was the spokesperson and was photographed alongside the restored canal at Pewsham Locks.

Our final press release promoted our attendance at the Melksham Food & River Festival, including the boat rides. Dave M was the spokesperson, this time as chair of the events committee, and we illustrated the article with a photograph of The Mary Archard and Damselfly at last year's festival (kindly provided by Linda De Santiz). The story was featured by both the Melksham News and Wiltshire Times.



Credit Linda De Santiz

September's will be on promoting the Heritage Open Day at Pewsham Locks on Saturday 13th September, and the Naturesave Trust grant.

Justin Guy, Media Relations Officer

Branch Webpages & Digital Comms

Nothing to report.

Finances

Branch income in August was all from donations:

- £740 for logs
- £277 at the Pewsham cafe (no boat this time)
- £176 from the Canal Taverners Boat Club
- £22 at the branch meeting

The Bee Route fund received a grant of £250 from The Wild Flower Society, and two member donations of £300 and £250 in response to the repair bill for the tractor. £250 of the donations for Dry Dock slates also came via our bank account.

Branch spending was again modest:

- £161 petrol and diesel
- £65 jockey wheel
- £60 consumables – paper towel, hand wipes etc
- £15 supplies for the Pewsham cafe

Spending from restricted funds, routed through our bank account, was £87 Bee Route and £45 Boat Team.
Bank balance at the end of the month was £2,224 and I held £164 cash takings from the Melksham festival.

Steve Roberts, Treasurer

Membership (Info from recent SLT meeting)

24 new members signed up in August comprising 11 joint memberships and 2 individual ones. Some of these were from the Wanborough Show and some from the Melksham Food & River Festival. We currently have 2,345 members comprising 664 joint memberships and 1017 individual memberships. Some of these memberships are companies and councils, some are individual memberships, individual Life and joint Life memberships.

Below is a table showing Branch membership numbers.

Branch	Joint Memberships	Individual Memberships
MCC + F & L	242	333
SWINDON	161	224
WEST VALE	39	48
EAST VALE + ABINGDON	70	135
RWB	78	82
OFFLINE	74	195
TOTALS	664 (Total Members 1328)	1017

Teresa Strange

From: Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>
Sent: 09 September 2025 10:29
To: Teresa Strange
Cc: Fiona Dey; Ugarteburualonso, Carlos; Steward, Matthew (02)
Subject: RE: HRN applications - YYM OHL Refurbishment Scheme

Good Morning Teresa

I have been advised these will be collected tomorrow, I have driven past them and didn't perceive there is an issue. But we can review the signage for any future access.

Our staff are fully aware though that access to Westlands Lane is not permitted as per the traffic management plans

Kind regards

Stephen Holloway

Project Manager | Balfour Beatty | Power Transmission & Distribution

M: +44 (0)7971 614130 | E: stephen.holloway@balfourbeatty.com

Balfour Beatty Yard/ Office, To the rear of Wiltshire Concrete, Roundway Industrial Estate

Hopton Road, Devizes, Wiltshire, SN10 2LT

WTW ///hack.possibly.perfected

www.balfourbeatty.com | @balfourbeatty | LinkedIn

Notice of Upcoming leave:

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 08 September 2025 16:37
To: Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Ugarteburualonso, Carlos <Carlos.Ugarteburualonso@balfourbeatty.com>; Steward, Matthew (02) <Matthew.Steward@balfourbeatty.com>
Subject: RE: HRN applications - YYM OHL Refurbishment Scheme

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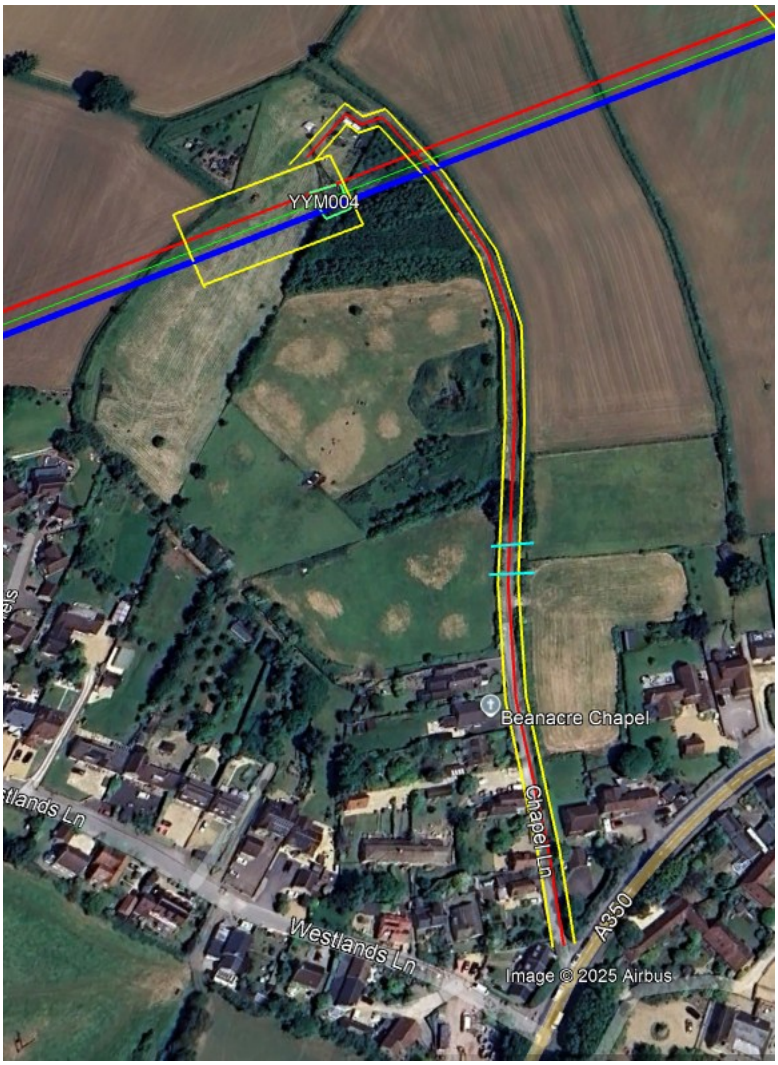
Dear Stephen
I have just driven there, and can see that there are your site access signs pointing up Westlands Lane, can they be moved please?
Many thanks, Teresa

From: Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>
Sent: 08 September 2025 14:05
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Ugarteburualonso, Carlos

<Carlos.Ugarteburualonso@balfourbeatty.com>; Steward, Matthew (02) <Matthew.Steward@balfourbeatty.com>
Subject: RE: HRN applications - YYM OHL Refurbishment Scheme

Good Afternoon

The signage on the A350 is for Pylon YYM004 access and this uses Chapel Lane. Please see below



Our staff are aware of the weight restriction and will be using the same access as the Solar Farm works from the West off Corsham Road for our works closer to Melksham Substation

The current works for YYM004 are complete so these will be removed shortly

Kind Regards

Stephen Holloway

Project Manager | Balfour Beatty | Power Transmission & Distribution

M: +44 (0)7971 614130 | E: stephen.holloway@balfourbeatty.com

Balfour Beatty Yard/ Office, To the rear of Wiltshire Concrete, Roundway Industrial Estate

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Notice of Upcoming leave:

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 08 September 2025 12:24
To: Steward, Matthew (02) <Matthew.Steward@balfourbeatty.com>; Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Ugarteburualonso, Carlos <Carlos.Ugarteburualonso@balfourbeatty.com>
Subject: RE: HRN applications - YYM OHL Refurbishment Scheme

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Good morning
I notice that the signs that were removed have been put back again.

The ones that are causing difficulty are the ones off the A350 at Beanacre.

Westlands Lane has a weight limit bridge and the work being undertaken by National Grid at the Substation and the development of Wick Solar Farm have strict Construction Management Plans saying that there must be NO ACCESS to their sites from the A350, and your sign directs construction traffic up that road as says “Site Access”. I am not sure where you are going precisely, but should not be crossing the weight limit bridge. The signs give conflicting information for other sites on Westlands Lane.

Chapel Lane is a private road, with no turning space, and so we are not sure where you are turning around when you get up there, and if you have permission to use the private road. There is a separate “site access” sign pointing to Chapell Lane off the A350 at Beanacre.

Could you please advise,
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:
w/c 15th September

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Want to keep in touch?
Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news

On X: @melkshamwithout
On Instagram: melkshamwithoutpc
On LinkedIn: Melksham Without Parish Council

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From: Ugarteburualonso, Carlos <Carlos.Ugarteburualonso@balfourbeatty.com>
Sent: 21 August 2025 15:56
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>; Steward, Matthew (02) <Matthew.Steward@balfourbeatty.com>
Subject: RE: HRN applications - YYM OHL Refurbishment Scheme

Hi Teresa,

Thanks for your time on the phone just now.

I have spoken to the project team and they have confirmed that it was our team who placed those signs. Someone is already on their way to remove them.

I have copied in Steve and Matt who will be able to advise should you have any specific question regarding access.

Kind regards,
Carlos

Carlos Ugarteburu Alonso

Environmental Sustainability Advisor, MIEnvSci| NWD VIP / YYM
Power Transmission and Distribution | Balfour Beatty
M: +44 (0)7707860297 | E: carlos.ugarteburualonso@balfourbeatty.com
www.balfourbeatty.com | @balfourbeatty

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From: Tate, Kate <Kate.Tate@wiltshire.gov.uk>
Sent: 21 August 2025 15:10
To: Ugarteburualonso, Carlos <Carlos.Ugarteburualonso@balfourbeatty.com>

Cc: Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>
Subject: RE: HRN applications - YYM OHL Refurbishment Scheme

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Hi Carlos,

Please could you contact Teresa Strange from Melksham Without Parish Council as soon as possible to discuss the road signage to one of the pylon sites.

01225 705700

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: Ugarteburualonso, Carlos <Carlos.Ugarteburualonso@balfourbeatty.com>
Sent: 28 February 2025 09:07
To: Planning Trees <PlanningTrees@wiltshire.gov.uk>
Cc: Tate, Kate <Kate.Tate@wiltshire.gov.uk>; Holloway, Stephen <Stephen.Holloway@balfourbeatty.com>
Subject: HRN applications - YYM OHL Refurbishment Scheme

Good morning,

I trust you are well!

Thank you for processing the HRN applications we have recently submitted for the YYM OHL Refurbishment Scheme. Could I please just ask you to advice on when the decision notices for the two attached applications will be emailed to us? I have checked the planning portal and they have been closed and granted with no objection, so it is just to make sure we keep all relevant records.

Many thanks!

Carlos Ugarteburu Alonso

Environmental Sustainability Advisor, MIEnvSci| NWD VIP / YYM
Power Transmission and Distribution | Balfour Beatty

M: +44 (0)7707860297 | E: carlos.ugarteburualonso@balfourbeatty.com
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Teresa Strange

From: CEO <ceo@melksham-tc.gov.uk>
Sent: 05 September 2025 08:43
To: Teresa Strange; Nico jarboom; Richard Tottle; Bahadoor, Roy; Gemma Rutter; louis.mccoy@wiltshire.police.uk; Saffi Rabey; CEO
Cc: Fiona Dey; Gary Cooke (Jarboom)
Subject: Re: Concerns Regarding Event at Melksham Park – Friday 15th August

Dear Mr. Menghini,

Thank you for your email and for taking the time to outline your concerns regarding the event held in Melksham Park on Friday 15th August 2025, promoted as a free community gathering with entertainment hosted within Evie's Kitchen.

We want to begin by acknowledging the issues raised and to assure you that Melksham Town Council takes all matters relating to public safety, event compliance, and community impact extremely seriously.

To clarify, the event in question was organised independently by Evie's Kitchen and took place on land owned and managed by Melksham Town Council. While we encourage events that bring the community together in positive ways, we also recognise the need for clear processes, appropriate risk management, and robust planning particularly when attendance is high and public safety could be compromised.

In response to the concerns raised, officers from Melksham Town Council have already met with Wiltshire Council and with the manager at Evie's Kitchen to review the event and address the reported issues. A further meeting is scheduled to take place, where we will be discussing how future events in 2026 can be brought fully in line with the Town Council's event approval processes and expectations.

We are also working closely with our key partners, including Wiltshire Police and Wiltshire Council, to ensure that all future events held on Town Council land are safe, well-managed, and fully compliant with licensing, safety, and safeguarding standards.

Any complaints and feedback relating to this particular event are being handled internally by Melksham Town Council, and we appreciate you raising these points in such a constructive and professional manner. Your experience as a local promoter brings valuable insight, and your support for inclusive, well-run community events is something we very much share.

Thank you again for your engagement, and please be assured that appropriate actions are being taken to prevent similar issues at future events.

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: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 04 September 2025 14:43
To: Nico jarboom <nico@jarboom.co.uk>; Richard Tottle <richard.tottle@wiltshire.police.uk>; Bahadoor, Roy <roy.bahadoor@wiltshire.gov.uk>; Gemma Rutter <gemma.rutter@wiltshire.police.uk>; louis.mccoy@wiltshire.police.uk <louis.mccoy@wiltshire.police.uk>; Saffi Rabey <saffi.rabey@melksham-tc.gov.uk>; CEO <ceo@melksham-tc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Gary Cooke (Jarboom) <gary@jarboom.co.uk>
Subject: RE: Concerns Regarding Event at Melksham Park – Friday 15th August

Dear Nico, Melksham Town Council, Wiltshire Council and Wiltshire Police

Melksham Without Parish Council (MWPC) are responding to Jarboom's correspondence below, having considered the correspondence at their Planning Committee meeting on Monday 1st September.

Firstly, to clarify that MWPC were not responsible for the Evie's Kitchen event, but they do support the concerns raised below by the WTF organisers.

Parish councillors could hear the Evie's Kitchen event in Bowerhill and Berryfield, all evening, and yet didn't hear anything from the WTF event that was closer. In fact the Evie's Kitchen event interrupted the commemoration of VJ Day including the minute's silence, organised by Melksham Town Council at the War Memorial in Canon Square.

Melksham Without Parish Council ask that a thorough investigation is conducted by Melksham Town Council and Wiltshire Council into what happened at the Evie's Kitchen event, the controls that were in place and any additional requirements for future events. The investigation should be reported back to all parties.

With many thanks,
Teresa

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

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w/c 15th September

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From: Nico jarboom <nico@jarboom.co.uk>
Sent: 18 August 2025 12:22
To: Richard Tottle <richard.tottle@wiltshire.police.uk>; Bahadoor, Roy <roy.bahadoor@wiltshire.gov.uk>; Gemma Rutter <gemma.rutter@wiltshire.police.uk>; Louis Mccoy <louis.mccoy@wiltshire.police.uk>; towncouncil@melksham-tc.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Francis, Claire <claire.francis@wiltshire.gov.uk>; Ayres, Lucy <lucy.ayres@wiltshire.gov.uk>
Cc: Gary Cooke (Jarboom) <gary@jarboom.co.uk>
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.



Teresa Strange

From: Teresa Strange
Sent: 02 September 2025 12:37
To: Earley, Tamzin
Cc: Fiona Dey
Subject: RE: Public Art s106 contribution for Buckley Gardens, Berryfield, Melksham Without

Hi Tamzin
I hope you are well..... just wondered how we can progress this project for public art.
We last discussed it in December. The site has probably got about 50 dwellings occupied, so there are some residents we could start engaging with , and this is a good project for us to start doing that engagement.

Planning application 20/01938/OUT Land at Semington Road refers.
Public Art contribution £49,061.94 was paid 13/10/2023 to Wiltshire Council

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

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w/c 15th September

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From: Earley, Tamzin <Tamzin.Earley@wiltshire.gov.uk>
Sent: 12 December 2024 15:26
To: Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Subject: RE: Public Art s106 contribution for Buckley Gardens, Berryfield, Melksham Without

Thanks Debbie!

Teresa... we are just in the process of appointing a part time Public Art Officer.. hurray! That advert will go out in Jan... moving forward they will be the person to project manage all he development of the public art schemes. I think it might be better to wait until that person in post .. to start some conversations with you... but yes would most definitely like to work with the Town Council on it

Best wishes
Tamzin

From: Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>
Sent: 12 December 2024 14:45
To: Earley, Tamzin <Tamzin.Earley@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Subject: RE: Public Art s106 contribution for Buckley Gardens, Berryfield, Melksham Without

Good afternoon,

I can confirm Public Art contribution £49,061.94 was paid 13/10/2023.

Kind Regards

Debbie Evans
S106 & Community Infrastructure Levy Monitoring Officer
Planning

Wiltshire Council

Tel: 01225 716766
Email: debbie.evans@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Earley, Tamzin <Tamzin.Earley@wiltshire.gov.uk>
Sent: 12 December 2024 13:56
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>; Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Subject: RE: Public Art s106 contribution for Buckley Gardens, Berryfield, Melksham Without

Hi

Yes all good here.

Under our old process at that amount it will have stayed with the Developer.. but I will check the files

Bear with and will get back to you shortly

Best wishes
Tamzin

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 12 December 2024 11:24
To: Earley, Tamzin <Tamzin.Earley@wiltshire.gov.uk>
Cc: Evans, Debbie <Debbie.Evans@wiltshire.gov.uk>; Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Subject: Public Art s106 contribution for Buckley Gardens, Berryfield, Melksham Without

Hi Tamzin
I hope that this email finds you well....
Occupation has started on site at another development in Berryfield (next to the one with the village hall that had the public art mural on) for 144 dwellings and so I have had a look at the s106.
Planning application 20/01938/OUT Land at Semington Road refers.

It says that there is a public art contribution of £300 per residential unit, so we assume £43,200? And that it is due before occupation.
I have copied in Debbie Evans who can hopefully confirm that the payment has been received by Wiltshire Council.

Melksham Without parish council are keen to be involved in any public art scheme with the community, as for the site next door, and look forward to hearing from you on next steps.
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

ADVANCE NOTICE OF LEAVE:
The parish council office will close for the Christmas break on Friday 20th December and re-open on Monday 6th January.

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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Fiona Dey

From: Teresa Strange
Sent: 11 September 2025 13:17
To: Keith Phillips
Cc: Fiona Dey
Subject: RE: Bellway Melksham Semington road

Thanks Keith
I will pass on.
I will also raise with NALC (National Association of Local Councils) – we met as a Wiltshire Association of Local Councils yesterday for their annual conference, and their National Chief Exec was there asking what issues we had locally that they could lobby government at their level.
All the best, Teresa

From: Keith Phillips <keithphillips999@btinternet.com>
Sent: 11 September 2025 11:41
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re: Bellway Melksham Semington road

Hi Teresa

I'm more than happy for you to circulate as described. As regards legal action that hasn't commenced just yet pending approval by lawyers and auditors. That being said, having tried to get First Port to respond for that last nine months without success we are more than happy for this this information to be feely available.

As this is probably my last political campaign as it were (I'm 80 in March) I'm also more than happy to meet with and speak on these issues as I believe there is something seriously wrong with the way the legislation works in the favour of managing agents to the detriment of residents.

If it suits/is allowed, just let me know if and when you might like me to turn up and speak.

Coincidentally I have updated Brian Mathew this morning suggesting that perhaps it is now time for the relevant legislation to be reviewed as it is now clear that handing all this over to volunteer RMC's simply isn't working thus allowing companies like First Port to operate with impunity.

Veery best regards

Keith

> On 11 Sep 2025, at 10:44, Teresa Strange <clerk@melkshamwithout-pc.gov.uk> wrote:
>
> Thanks for copying us on this update Keith.
> Are you happy that I share with the parish council at their next planning meeting (on Monday 22nd September)? As members are keen to ensure that they are in the loop/can see if they can help at all on developments as they progress, and not just at planning application stage.

To that end I would like to share with the Wiltshire Councillor, Andrew Griffin, for the same reason.

I also wanted to make you aware that the Melksham Area Board (made up of the 6 Wiltshire Councillors for the area) have agreed at their recent meeting, that the following is one of their 6 outcomes, and therefore it may be useful for them to hear from you on your issues too.

If you could let me know if you are happy for me to share to the councillors as indicated, and if at the meeting if you would prefer that is kept confidential to councillors as commercially sensitive/start of legal action with First Port?
With kind regards, Teresa

<image001.png>

From: Keith Phillips <keithphillips999@btinternet.com>
Sent: 10 September 2025 18:04
To: Andy Thompson <Andy.Thompson@wiltshire.gov.uk>
Cc: Sam Lloyd <Sam.Lloyd@conlon.co.uk>; Lee.Mullens@bellway.co.uk; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Jeff Slateford <jeffslateford@talktalk.net>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Bowoodview@DPJ <Bowoodview@dpjproperty.co.uk>
Subject: Re: Bellway Melksham Semington road

Hi Andy

First of all may I offer a sincere thank to you for taking the time to walk around the development on Tuesday. Apart from pointing out where deficiencies exist, we found this very helpful in terms of who is responsible for what.

With that in mind and purely for information, I thought it might be helpful for future reference to clarify how things stand managerially on our side of the fence as it were. Please don't feel obliged to reply.

When Bellway left the site on completion of the last home, open land management of the Freehold Estate i.e. Bowood View, was passed by Bellway to Managing Agents SDL Bigwood Property Management. At around the same time a management company was set up and registered at Companies House as Bowood View (Melksham) Management Company Ltd. Such companies are often referred to as Resident Management Companies (RMC).

Each property owner became members of the company who, without exception, are required to contribute towards the costs incurred by the managing company in carrying out their obligations. A Service Charge by the managing agent (currently DPJ) is levied against each owner. Financial overview is the responsiblity of Bowood's Directors.

Directors are appointed by company members (resident owners) who are responsible for the management of the company including the management of the agent. Currently we have three company Directors namely, Jeff Slateford, Toby Mitchell and myself. In carrying out these responsibilities we must ensure that the company must do everything it is obliged to do by law and that decisions made are in the best interests of the company.

Whilst our obligations include other matters, in summary they are mainly focussed on the management of the open areas which in Bowood's context is private land.

Bringing things up to date, managing agents appointed by Bellway changed to Alexander Faulkner at some point who were then taken over by First Port in 2024. Unfortunately First Port's performance fell far short of what was required and together with serious concerns over the management of our funds, we the Bowood Directors cancelled their contract in January which took effect on May 1st.

After due process we appointed DPJ Property Management who commenced service on 1st May and thus far have proven, honest, more than effective and very good value for money. Several others in the region have since followed our lead.

As you know adoption of the development's roads, pathways, street lighting and sewerage systems is for whatever reason long overdue. With that in mind please be assured we are always willing to assist in any process which maintains the development to the required standard.

Like you we are also anxious to ensure that in order to try and protect the public purse, general adoption doesnt take place across all these areas until all works have been satisfactorily completed.

I trust you and colleagues find this explanation helpful and thank you again for your kind attention.

Kind regards

Keith Phillips OBE
Director

> On 10 Sep 2025, at 14:15, Thompson, Andy <Andy.Thompson@wiltshire.gov.uk> wrote:
>
> Hi Sam,
>
> Thanks for your email, sorry I missed your call.
>
> I happened to review the reinstatement of the Footway yesterday, thanks for doing that and I appreciate you returning to amend the edging kerbs. I was invited to site yesterday to review the development with Keith Philips, Chair of the Management Group/Residents Committee, along with 'Geoff' also part of the 'Management Group' It seem now the residents have now form their own Management Team looking after the development / POS / 'unadopted area' having been treated very poorly by the previous Management Groups that were responsible for Bowood View.

Their main concerns were about the knee rail fencing which they've been maintaining/repairing themselves, the number of cracks that have appeared in the Footways, and which have previously been addressed by yourselves. These areas need reviewing once more prior to Adoption, and I'm leaning towards replacing the Wearing course in full, adding 'glasscrete' tensar which will allow some flexibility on the Surfacing where we predominantly have Clay ground.

I have identified another area, paved carriageway 'Turning Head' in Telford Drive, this area requires attention as due to the adjacent Attenuation Pond, the clay ground, sloping into the Pond has caused the Paviours to 'pull away' from the carriageway. This will only deteriorate without attention, some Bank stabilization may also be required.

A Site Inspection, yourself, Lee Mullins & I would be beneficial to ensure all areas relating to the Section 38 Agreement have been resolved, I'm aware Paul Metcalfe has submitted his Report with some outstanding items to be addressed, I Inspected the Site end of July with no obvious concerns, but the recent Summer weather has had a detrimental effect on areas where clay soil has been dominant.

Kind Regards,

Andy.

Andy Thompson
Highways Technician
Section 38 & 278 Works
Local Highways
Highways and Transport
36, Lancaster Road, Bowerhill,
Melksham,
SN12 6QT
Mobile 07976 343887
Email Andy.Thompson@wiltshire.gov.uk

<image005.png>

Usual Working Hours: Mon-Thurs 8am-4pm.

From: Sam Lloyd <Sam.Lloyd@conlon.co.uk>
Sent: 10 September 2025 11:13
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Subject: Bellway Melksham Semington road

Andy,

The resurfacing works to the footpath are now complete at Bellway Melksham, I could not fill the gap on the edgings as it was to wide we reset the edgings.

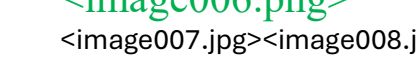
I have attached the list from Paul Matcalfe we have done the items that I have highlighted Bellway are arranging with Epsilon to get the other items on the list done.

Regards,

Sam Lloyd | Operations| Highway & Adoptions Contracts Manager

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