24th November 2025 Planning Agenda FIN 2
AGENDA ITEM 06a Extension of consultation period and Planning in Principle timelines 7
AGENDA ITEM 06a Previous Appeal Decision on this site 11
AGENDA ITEM 06a AECOM assessment of SHELAA 3246 16
AGENDA ITEM 06b Melksham Without comments on previous applications for Certificate of Lawfulness for use of existing annexe as separate dwellinghouse 24
AGENDA ITEM 07a Gompels call in remains in place 26
AGENDA ITEM 08a Design Response Document 30
AGENDA ITEM 09a Appeal - Notification of Written Reps Appeal Chapel Lane 36
AGENDA ITEM 09b Appeal - Council Statement of Case Snarlton Farm 38
AGENDA ITEM 10d Request for meeting with WC Planning re cumulative impact 69
AGENDA ITEM 10d Request for meeting with WC Highways re impact of cable routes 70
AGENDA ITEM 10e Future Energy Landscapes (FEL) in Wiltshire 72
AGENDA ITEM 10e FEL-wiltshire-corsham-workshop-report-july-2025 74
AGENDA ITEM 10e Survey on renewable energy in the Corsham Area 92
AGENDA ITEM 11a USING JMNP2 - guidance note 101
AGENDA ITEM 11a Checklist for considering planning applications 107
AGENDA ITEM 11d LNRS 112
AGENDA ITEM 14aii update on proposed change to s106 highways condition 115
AGENDA ITEM 14a ii Buckley Gardens Semington Road 119

AGENDA ITEM 14a ii Buckley Gardens Semington Road photos — 123
AGENDA ITEM 14bi NOTES OF MEETING with Corsham Cricket Club — 124

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 17th November 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 24th November 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=89889730228

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

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk

Serving rural communities around Melksham

AGENDA

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

   Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications:**
   a. **PL/2025/08613 Land South of 214B Corsham Road, Whitley, SN12 8QF** Permission in Principle: Erection of up to 5 Dwellings Applicant Name: Mr Tom Nicholas **Comments By: 25th November 2025 (extension agreed)**
   b. **PL/2025/08762 Annexe, Kays Cottage, 489 Semington Road, Melksham, SN12 6DR** Certificate of Lawfulness for use of existing annexe as separate dwellinghouse (Revised Application) Applicant Name: Mr Paul Williams **Comments By: 12th December 2025**
7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days).**
   a. **PL/2024/11426: Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels):** Outline planning permission: All matters reserved. Construction of warehouse with office space, parking and associated landscaping including site access. **Comments By: 1st December 2025**
   b. **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: 8th December 2025**

      Note: this application is not in Melksham Without Parish but adjacent to the boundary
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

Comprehensive set of revised documents.

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

New comment from Landscape.

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

No new documents or comments.

d. **PL/2025/07391 - Land South of Western Way, Melksham, Wiltshire**
Approval of reserved matters: Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant Name: BWD Trading

To note new comments from Open Space team, Envronment Agency, Environmental Health,Urban Design, Housing Enabling Team, Arboricultural Officer, Waste (refuse + management), Drainage and Public Protection.

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

To note new comments from Arboricultural Officer and Wiltshire and Berkshire Canal Trust.

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

No new documents or comments.

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

No new documents or comments.

9. Appeals

a. **PL/2023/05883: Land to the rear of 52e, Chapel Lane, Beanacre, SN12 7PX**
Outline application with all matters reserved. Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application

with all matters reserved - Resubmission of PL/2022/06389). Applicant: Ian Taylor and John Lee.

To note appeal 6001365 and to consider updating comments (deadline **9th December 2025**)

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

To note Wiltshire Council's Statement of Case, to consider next steps and to agree who will speak at the hearing.

c. **PL/2024/10674: Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY** Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd

To consider next steps and to agree who will speak at the hearing.

10. Proposed Energy Installations

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

To note new comments from Public Protection.

b. Lime Down Solar

To consider comments for submission (deadline 9th January 2026)

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

d. To receive an update on Wiltshire Council Engagement about Cumulative Impact

e. Future Energy Landscapes in Wiltshire

To note the Corsham Community Energy Workshop report and to consider completing the Survey on renewable energy in the Corsham area.

11. Planning Policy:

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

- To consider using the Tools from NHP training or a checklist (as shared by a local town council) as protocol for considering planning applications.
- To reflect on responses to planning applications for future review of the Neighbourhood Plan

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

No new updates

c. To note announcement from Wiltshire Councillor Adrian Foster, Cabinet Member for Planning and Housing, that from 11th November 2025 all planning applications that come to Wiltshire will have to include houses for social rental, not just affordable rental.

d. To note that Wiltshire Council's Local Nature Recovery Strategy (LNRS) has been adopted and published

12. Premises Licenses applications and decisions:

None

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

a. Corsham Road Scottish and Southern Electricity Networks (SSEN) cabling works

b. Semington Road

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

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

i. **Pathfinder Place:**

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

- To receive an update on the proposed change to s106 re highways condition
- To note updates on the progress of the bridge

iii. **To note S106 Consolidated List**

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

b. **Contact with developers:**

i. To note feedback from pre-application meeting with Corsham Cricket Club regarding plans for new facilities and artificial pitch at Beanacre Community Field.

Copy to all Councillors

Fiona Dey

From: Giles-Franklin, Verity <Verity.Giles-Franklin@wiltshire.gov.uk>
Sent: 14 November 2025 16:03
To: Teresa Strange
Cc: Fiona Dey; phil.alford@wiltshire.gov.uk
Subject: RE: Land South of 214B Corsham Road, Whitley, Melksham, Wiltshire, SN12 8QF : Consultation - PL/2025/08613

Hi Teresa,

Thank you for your email.

I can confirm that, as the above application relates to a Permission in Principle application, which has a statutory determination period of 5 weeks, the consultation period only runs for 14 days in accordance with the Town and Country Planning (Permission in Principle) (Amendment) Order 2017. The relevant section of the Order is provided below for your information:

> **5G.**—(1) An application for permission in principle made to a local planning authority must be publicised by the authority—
>
> (a) in accordance with the requirements in paragraph (3), and
>
> (b) by giving requisite notice by site display in at least one place on or near the land to which the application relates for not less than 14 days.
>
> (2) Where the notice referred to in paragraph (1)(b) is, without any fault or intention of the local planning authority, removed, obscured or defaced before the period of 14 days referred to has elapsed, the authority is to be treated as having complied with the requirements of paragraph (1)(b) if they have taken reasonable steps for protection of the notice and, if need be, its replacement.
>
> (3) The following information must be published on a website maintained by the local planning authority—
>
> (a) the address or location of the proposed development;
>
> (b) a description of the proposed development;
>
> (c) the date by which any representations about the application must be made, which must not be before the last day of the period of 14 days beginning with the date on which the information is published;
>
> (d) where and when the application may be inspected; and
>
> (e) how representations may be made about the application.

I will however, in this instance, accept an EOT for your comments until 25 November 2025.

Kind regards,
Verity

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 12 November 2025 11:15
To: Giles-Franklin, Verity <Verity.Giles-Franklin@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Subject: RE: Land South of 214B Corsham Road, Whitley, Melksham, Wiltshire, SN12 8QF : Consultation - PL/2025/08613

Hi Verity
Just following this up as the deadline is tomorrow?
Is an extension granted please? I am pretty sure that Cllr Alford has called this in?

Can you also confirm why only 14 calendar days was given for comments, is this related to the nature of the application, that its Permission in Principle? And if so, is that a Wiltshire Council decision or related to a NPPF deadline for permission to be granted.
14 calendar days is very difficult for a parish council to consider in the public domain, with the notice periods required for publishing meetings.

Many thanks, Teresa

From: Teresa Strange
Sent: 30 October 2025 13:42
To: Giles-Franklin, Verity <verity.giles-franklin@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Alford, Phil (Phil.Alford@wiltshire.gov.uk) <Phil.Alford@wiltshire.gov.uk>
Subject: FW: Land South of 214B Corsham Road, Whitley, Melksham, Wiltshire, SN12 8QF : Consultation - PL/2025/08613

Dear Verity
Further to the notification of this planning application, can we please have an extension for comments please.
As a parish council we hold Planning Committee meetings to consider comments to planning application every 21 days, the timescale below is only 14 days.
The agenda for Monday night's meeting has already been published, so we would consider on Monday 24th November, and submit comments the following day.
With many thanks, Teresa

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

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

Want to keep in touch?
Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news
On X: @melkshamwithout
On Instagram: melkshamwithoutpc
On LinkedIn: Melksham Without Parish Council

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From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: 30 October 2025 13:29
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Land South of 214B Corsham Road, Whitley, Melksham, Wiltshire, SN12 8QF : Consultation - PL/2025/08613



Wiltshire Council Planning Consultation Response	
	Officer's Name: Verity Giles-Franklin
	Direct Line: 01225 770285
Application No:	**PL/2025/08613**
Application Type:	**Permission in Principle**
Proposal:	**Permission in Principle for the Erection of up to 5 Dwellings**
Site Address:	**Land South of 214B Corsham Road, Whitley, Melksham, Wiltshire, SN12 8QF**

Please note the particulars in connection with the above planning application are available to view and you can make comments via our website by clicking the link below

https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000HWnDV

Please do not respond by replying to this email

Please give your name when giving your comments in order that we know who to contact if we have any queries, etc.

I would welcome any comments that you have about this particular application by **13/11/2025.** If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Case Officer who will do their best to accommodate this.

Case Officer: Verity Giles-Franklin

Phone number: 01225 770285

Email address: verity.giles-franklin@wiltshire.gov.uk

[ref:a0iQ300000HWnDVIA1;778c725eb421593bf225ebcaf55ab55f:ref] 

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The Planning Inspectorate

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Your Ref:
Our Ref: APP/Y3940/W/17/3185863

Wiltshire Council
Planning Appeals
Monkton Park Office
Chippenham
Wiltshire
SN5 1ER

13 March 2018

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr Tom Nicholas
Site Address: Land Between 215 and 78-81 Corsham Road, Whitley, Melksham, SN12 8QE

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours faithfully,

Nadia Hussain
Nadia Hussain

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate

The Planning Inspectorate

Appeal Decision

Site visit made on 20 February 2018

by H Porter BA(Hons) PGDip IHBC

an Inspector appointed by the Secretary of State

Decision date: 13 March 2018

Appeal Ref: APP/Y3940/W/17/3185863
Land between 215 and 78 to 81 Corsham Road, Corsham Road, Whitley SN12 8QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Tom Nicholas against the decision of Wiltshire Council.
- The application Ref 16/11951/FUL, dated 7 December 2016, was refused by notice dated 5 April 2017.
- The development proposed is one 3 bedroom dwelling. This will be a self-build project.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is whether the location of the proposed development would be suitable, having regard to its position outside of settlement development limits and its effect on the character and appearance of the area.

Reasons

3. Core Policy 1 of the Wiltshire Core Strategy, January 2015 (the WCS) sets out a settlement strategy for Wiltshire, seeking to locate development within defined settlement limits with the aim of focusing development in the most suitable locations. Core Policy 2 of the CS establishes that limits of development could be altered through the adoption of a Site Allocations Development Plan Document (SADPD) or a Neighbourhood Plan (NP).

4. The extract from the Wiltshire Housing Site Allocations Development Plan Document shows the appeal site and wider field highlighted as a SHLAA site (3246). However, while at one time there may have been local support for inclusion, it is evident that site 3246 was not progressed to the subsequent Draft Wiltshire Housing Site Allocation Plan, which itself has not yet been adopted. Therefore, there is nothing to indicate that the appeal site and wider environs are within limits of development through either an adopted SADPD. Consequently, the appeal site is situated outside settlement development limits, within the open countryside where development is strictly controlled.

5. The appeal site occupies approximately half of a flat, triangular-shaped portion of agricultural land that is characteristically open, laid to rough grass with mature hedgerow boundaries. This land physically and visually separates the individual settlements of Shaw and Whitley. While it is possible to see

surrounding development from it, the site's verdant, undeveloped characteristics create a green 'buffer', which ensures the identities of each settlement remains distinct. Moreover, even with a more marked continuation of built form on the other side of Corsham Road, the appeal site help to synthase the transition from the built-up edges of the settlement into the countryside beyond.

6. There is notable variety in building ages, scales and styles locally. I therefore do not consider that neither the two-storey height nor the detailed design of the proposed dwelling would be harmful per se. Nevertheless, the introduction of a detached, three-bedroomed dwelling on the site would fundamentally diminish its softer, open and verdant characteristics. Although some of the intervening land would be left undeveloped, the proposal would nevertheless interpose domestic built form, resulting in a discernible encroachment into it. Rather than 'round off' the settlement, the development would result in an incremental, harmful extension of the urban edge into the open countryside.

7. Contributing to a gradual yet tangible loss of the green 'buffer' that distinguishes Whitley and Shaw, the proposal would also result in a harmful degree of coalescence between the two settlements. Given the site's location just off Corsham Road, the harm would be obvious from the main route, as well as from the adjacent Public Rights of Way.

8. I conclude therefore that the location of the proposed development would not be suitable, having regard to its position outside of settlement development limits and its effect on the character and appearance of the area. Conflict would therefore arise with Core Policies 1, 2 and 15, which all direct development within defined settlement limits. The proposal would also run contrary to Core Policy 51 and 57, which, amongst other things, seek to conserve the separate identity of settlements, and ensure development is complementary to the locality.

Planning balance

9. Mindful of recent Inspector's decisions, I have no reason to find against Wiltshire's statement that it is currently able to demonstrate a 5-year supply of housing land. Even noting that this might be a change since the original application was submitted, a single dwelling would make a very minor contribution to the supply of housing even if there was a shortfall. There would, however, be some benefits associated with the proposal bringing forward a self-build project and some other economic benefits associated with construction, materials and feeding into the local economy. However, such beneficial aspects are very limited for one house and carry little weight in the overall planning balance.

10. There are some policies within the development plan that would not be breached by the proposal; including those that encourage locating development where it would reducing the need to travel by private car; seek to avoid harm to neighbours' living conditions; protected species, trees, flood risk or parking or highway safety.

11. On the other hand, the site's location indicates that there would be significant conflict with the settlement strategy policies, which, as part of a plan-making process are intended to direct development to the most appropriate locations and which should not be set aside lightly. Furthermore, there would be conflict

with the purposes of policies that seek to protect the open countryside from development, protect the distinct character of separate settlements, and preserve the character and appearance of areas. These matters weigh heavily against the scheme.

12. Taking all of the above into account, whilst recognising there would be some small social and economic benefits, these clearly do not outweigh the environmental harm that would come about from the site's location beyond settlement limits and within the open countryside. Even if there was still a housing land shortfall, the harms would significantly and demonstrably outweigh the benefits. The environmental harm indicates the proposal would not be sustainable development.

Other matters

13. Planning permission runs with the land rather than the Appellant and the harm arising from it would be permanent, whereas their personal circumstances could change. While recognising the Appellant's desire to live close to his place of work, which has garnered some local support, ultimately this would be a personal advantage. That the land may not be of use to the Appellant for agricultural purposes, including keeping cows, does not justify the harm I have identified.

Conclusion

14. For the reasons given above, I do not find there are material considerations sufficient to outweigh the conflict with the development plan taken as a whole. Therefore, I conclude that the appeal should be dismissed.

H Porter

INSPECTOR

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

3246

1. Site Details	
Site Reference / Name	3246
Site Address / Location	Land off Corsham Road
Gross Site Area (Hectares)	0.65
SHLAA/SHELAA Reference (if applicable)	3246
Existing land use	Agriculture
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	24 dwellings (Wiltshire SHELAA); 2017 Neighbourhood Plan Site Assessment: 15 dwellings; No indicative capacity provided by the promoter
Site identification method / source	Wiltshire SHELAA
Planning history	16/11951/FUL- Refusal of erection of 1 self build 3 bedroom dwelling (2017). The main reasons for refusal include: 1. The proposal is outside of the settlement boundary for Whitley and has not been allocated for residential development within the Wiltshire Core Strategy, Housing Site Allocations DPD or Neighbourhood Plan 2. The proposed development would constitute as unwarranted encroachment of residential development onto agricultural land which lies outside of any defined development limits in the open countryside and in an established gap between two settlements, without justification. This would result in the erosion of the separate identity of the countryside and harm the character and appearance of the area in an area where there is a general presumption against development. 3. The proposed development would, by reason of its scale, appearance, siting, plot size, result in an incongruous development and does not respect the existing character and appearance of the area or the existing pattern of development. It would also represent an inefficient use of land.
Neighbouring uses	Residential to the northwest, and agricultural and leisure (golf club) to the south and southeast.
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	Adjacent. The site is located along an indicative green infrastructure corridor identified in the made Melksham Neighbourhood Plan. Further ecological assessments would be required to understand the functioning of the local Green Infrastructure network and identify appropriate measures to retain, and where possible, enhance the network in accordance with Core Policy 52 of the adopted Wiltshire Core Strategy.
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 or high 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 is not within or adjacent to 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 Corsham Road.
Is there existing pedestrian access to the site, or potential to create suitable access? *Yes / No / Unknown*	Yes, the site could potentially be served by pedestrian access from Corsham Road. The site is connected to a continuous pedestrian network.
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 Corsham Road.
Are there any Public Rights of Way (PRoW) crossing the site? *Yes / No / Unknown*	No, there are no PRoW crossing the site, but MELW84 passes near the northern boundary of 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, adjacent. The site is bordered by mature trees to the south. Further arboricultural assessment would be required to understand the impact of development.
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*	No known utilities infrastructure crossing the site or hazardous installations in close proximity.

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)	<400m	<400m	>1200m	<400m	>3900m	<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 Limestone Lowland Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Assessment (December 2006). This area encompasses the villages of Shaw and Whitley and has a level and gently undulating landscape with a predominantly rural character. It has a distinct pattern of small sized irregular fields and generally extensive views. The management strategy for this area is to maintain and conserve the peaceful rural nature of the area with the small villages set in their surroundings of arable and pastoral farmland. The site contains limited landscape features at present and has a simple landform, however it makes a positive contribution to the rural and tranquil landscape character of Whitley and plays a key role in supporting the transition of Whitley into the open countryside. The presence of existing mature trees along the southern boundary however helps create a soft settlement edge which could potentially mitigate the landscape impacts identified.
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 visually enclosed but has some intervisibility with the surrounding landscape and may impact on views east to the surrounding limestone lowlands as well as to the Public Right of Way to the north, which would need to be appropriately mitigated

Heritage Constraints

2. Assessment of Suitability	
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, and/or mitigation possible* / *Limited or no impact or no requirement for mitigation*	Some impact and mitigation possible There are two Grade II listed buildings to the west of the site, approximately 100m from the site boundary. From the northern section of the site, there is visibility of the spire of the Grade II* listed Christ Church. 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*	Limited or no impact. No identified non-designated heritage assets 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*	Yes. Development of the site will increase the risk of coalescence between Shaw and Whitey, although it would not directly result in these two distinct settlements merging into one another. In particular, the southern part of the site has a great significance in maintain the separation and should remain open in character. The existing mature trees along its southern boundary could potentially help soften the settlement edge and support the rural transition of Whitley to the open countryside.
Is the size of the site large enough to significantly change the size and character of the existing settlement? *Yes* / *No* / *Unknown*	No

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 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 known legal or ownership issues.
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*	No

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)	7 – 15 dwellings (dependent on partial or full development), taking into account the need to mitigate any impacts of visual, landscape and settlement character
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 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 development. The site is adjacent and connected to the settlement boundary of Whitley. It is excellently located at existing bus stops with local public transport links into Melksham Town Centre and is in close proximity to local services in Shaw and Whitley. Suitable access could be created to support residential development. It is connected to a continuous pedestrian network. The site is relatively free from development constraints, however development of the site would increase the risk of coalescence of Shaw and Whitey with some impacts on the local landscape character. In particular, the southern section of the site contributes to the rural separation of the two settlements and should remain relatively open in character. At present Whitley does not have a clear southern settlement edge to the east of Corsham Road. Existing mature trees along the site's southern boundary could potentially help soften the settlement edge and support the rural transition of Whitley to the open countryside. Any potential mitigation landscape buffers should consider how they may support the local green infrastructure network. The site falls under the recommended Green Wedge between Whitely and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023. Development of the site may also have some impact on the character of short views to and from the Public Rights of Way to the north which would need to be appropriately mitigated. Further heritage assessment would be required to understand the development impacts on the setting of a number of listed buildings in close proximity. Development of the site may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed surveys (Grade 3).

Melksham Without comments on previous applications for Certificate of Lawfulness for use of existing annexe as separate dwellinghouse (Annexe, Kays Cottage, 489 Semington Road, Melksham, Wilts, SN12 6DR)

PL/2022/08476 - MWPC comment 22 December 2022:

The Planning Committee do not oppose this application, provided the tenant has a designated parking space for the annexe. There is a lack of parking for the site as a whole resulting in vehicles having to park on the road, which is having an impact on the highway.

It is assumed Council Tax has been paid since the annexe was occupied.

Members made a general comment at the over development of the site in general, given the various applications submitted over the years.

2023/02893 - MWPC comment 23 May 2023:

No objection

2024/04135 - MWPC comment 11 July 2024:

No comment

Noting a Certification of Lawfulness had previously been dismissed at Appeal by a Planning Inspector, this council have no further comments to make.

Applicant comment - 12 Jul 2024:
In response to Melksham Without comments I respond.
I attended the Melksham Without Planning meeting in its entirety on Monday 8th July.
After incorrect comments had been presented once again to the meeting by Mr. Haffenden, I presented alternative contrary accurate facts with a view to adding value and updating Councilors with information they may not have been aware of. Additionally, I was also trying to change what one may describe as incorrect perceptions Melksham Without Councilors may have formed of me and my various planning application over past months. One may further suggest such perceptions had been based purely on the numerous and continuous incorrect complaints and accusations previously made to them, by our concerned Semington Road resident Mr. Haffenden .
After I had finished, there was mush discussion from councilors, relating to unknown detail of the revised submission, with such words being used as froth and fog.
Hence at the very end of the meeting, I raised my hand politely asking the Clerk "Teresa Strange" if I could make an additional point. Teresa kindly asked Chair Richard Wood if this was acceptable which he agreed was.
I then personally offered to send Chair Richard Wood, the revised and latest resubmitted information "i.e. Covering Letter Statement" dated 12th June created by Mr. Marc Willis (my Town and Planning Consultant) thus adding value.
One Councilor then stated he had seen it on the planning porthole, with Chair Richard Wood saying "he didn't realise it was on the planning website and hadn't seen it himself, but not to worry sending as he would look himself"
With the greatest respect and politeness, one may suggest how can Melksham Without Planning committee and its councilors make an informed decision on this revised planning application, if all bar one (who remained very quiet during the meeting), were unaware of this revised document and

its content which was on the planning website. Furthermore one may suggest, due diligence was not adequately completed with councilors being unaware of such important resubmitted information.

2024/11639 - MWPC comment 6 March 2025:

Object

The parish council maintain their objection to the application on the grounds that they cannot identify any change, and recommend that Wiltshire Council's legal team review the legal case carefully.

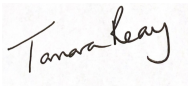
Teresa Strange

From: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>
Sent: 05 November 2025 17:58
To: Teresa Strange; clerk@seendparishcouncil. co. uk
Cc: nick.holder@wiltshire.gov.uk
Subject: Fw: PL/2024/11426 : Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

Dear Teresa and Hayley

Please see my emails with Russell Brown below. Many thanks

Kind regards



Tamara Reay

Wiltshire Councillor for Devizes Rural West

Wiltshire Council

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From: Brown, Russell <Russell.Brown@wiltshire.gov.uk>
Sent: Wednesday, November 5, 2025 16:57
To: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>
Cc: Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>; Collins, Gary <Gary.Collins@wiltshire.gov.uk>
Subject: RE: PL/2024/11426 : Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

Dear Cllr Reay,

Thanks for your email. I don't think there is a need for a renewed call-in, the previous one still stands.

We have received the additional information in the last week and it is out for consultation now. It is still uncertain which SPC it will go to, it will depend on the consultee responses among other things, but it may be either December, or more likely in the new year.

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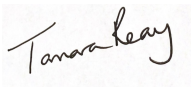
Please note that I work a compressed fortnight and every second Friday is a non working day for me.

From: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>
Sent: 05 November 2025 16:53
To: Brown, Russell <Russell.Brown@wiltshire.gov.uk>
Cc: Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>; Collins, Gary <Gary.Collins@wiltshire.gov.uk>
Subject: Fw: PL/2024/11426 : Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

Dear Russell

I note that it was resolved at the Strategic Planning Committee that the application and additional information would be discussed at a future committee meeting. With that in mind, do I need to do another call in? or does my existing one stand? Thank you

Kind regards



Tamara Reay

Wiltshire Councillor for Devizes Rural West

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From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: Monday, November 3, 2025 17:28
To: Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>
Subject: FW: PL/2024/11426 : Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

For you, I am still recused

Nick

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

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

Wiltshire Council

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

From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: 03 November 2025 16:05
To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: PL/2024/11426 : Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

Application No:	PL/2024/11426
Application Type:	Outline planning permission: All matters reserved
Proposal:	Construction of warehouse with office space, parking and associated landscaping including site access

Site Address:	Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts
Applicant:	Gompels Healthcare Ltd

AMENDED PLANS/ADDITIONAL INFORMATION

Further to our previous notification, please note we have now received amended plans and/or additional information for the above proposal.

These can be viewed on the website by clicking on this link

https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000BQqO1

If you wish to make any further comments please do so by **01/12/2025**. You can make your comments via the online facility on our website.

If you do not own the property, which you occupy, please forward this letter to the owner.

Please quote the planning application number shown above on all correspondence to the planning department.

Yours faithfully,

Head of Development Management

[ref:a0iQ300000BQqO1IAL;4db859a09e04be51ee657b4dc5f87b57:ref]

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BLOOR HOMES

Land at New Road Farm, Melksham

Design Response Document

October 2025



Introduction

This Design Response Document has been prepared to accompany the resubmission of the full planning application for Land north of the A3102, Melksham, following further engagement with Wiltshire Council's Officers and consultees.

The document summarises the key layout refinements and supporting technical updates made since the previous submission to address detailed design, movement and placemaking comments. It sits alongside the updated suite of application documents, including the revised Design and Access Statement (DAS), and provides a clear overview of how the final scheme delivers a well-integrated, landscape-led development that aligns with Core Strategy policies and local design guidance.

The following sections set out:

- A summary of coordinated responses from each discipline.
- An overview of layout changes and rationale.
- Supporting graphics highlighting the evolution of the masterplan.

Discipline-Specific Responses -

The following section outlines a summary of the coordinated responses developed by the design team in direct response to updated consultee feedback and design review comments. Each box summarises how the layout and strategies have evolved to enhance legibility, connectivity, and landscape integration, while maintaining design quality and deliverability.

Ecology - Ecological enhancements continue to underpin the masterplan, with the retention of key hedgerows and additional native planting reinforcing existing corridors. The revised layout now includes a new POS footpath link adjacent to the retained hedge and strengthens the riparian buffer along the watercourse. The overarching strategy remains compliant with BNG and Core Policy 50, ensuring no net loss of biodiversity.

Noise - The layout refinements maintain compliance with internal and external noise thresholds along the A3102 boundary. Updated assessments confirm the proposed acoustic fencing and planting buffers remain effective. The repositioning of dwellings and boundary treatments has been tested to ensure continued mitigation and improved integration with the surrounding landscape.

Transport and Access - The movement framework has been updated to reflect Highways and Urban Design feedback. The loop road now extends around the southwest parcel to improve circulation and efficiency. Pedestrian and cycle connections have been refined to remove the need for retaining structures and ensure alignment with Active Travel England guidance. Transition details have been clarified to ensure consistency with highway design standards.

Design - The revised layout responds directly to officer comments to strengthen the urban structure and frontage hierarchy. A new gateway square has been introduced along the primary street, framed by consistent gable-fronted dwellings to enhance visual character and legibility. The alignment of the main cycle route and public open space has been refined to reinforce the landscape-led approach and sense of place.

Landscape - The landscape strategy has evolved to support the revised layout, integrating new street trees, realigned POS connections, and strengthened planting along key frontages. Retention of existing hedgerows and the introduction of a green corridor with pedestrian links improve connectivity and biodiversity. Updated visuals and planting typologies demonstrate how the proposals deliver a cohesive, high-quality setting.

Phasing - The phasing approach has been refined in response to the amended road structure. Early phases can now be accessed via the secondary (emergency) access while the main roundabout is delivered, ensuring efficient and safe site establishment. The updated layout and sequence reflect this adjustment without altering overall delivery timescales.

Drainage - Minor amendments have been made to the drainage alignment to accommodate the revised loop road and cycleway. The overall reprofiling and SuDS approach remain consistent with the approved strategy, maintaining hydraulic capacity and ecological value along the riparian corridor.

Key Design Comments and Areas of Change

The layout has evolved following detailed discussions with Wiltshire Council's Officers and other consultees.

The plan opposite highlights the areas where comments were raised during the previous submission and where refinements have now been made. These updates focus on improving legibility, movement hierarchy, landscape integration and place quality, while maintaining the established design principles of a landscape-led masterplan.

The summary below outlines the key themes of feedback:

1. Pedestrian and Cycle movements around the southwest parcel need strengthening.
2. A key POS link through from the southern boundary to the central POS is missing.
3. Cycleway alignment adjacent to watercourse raised maintenance / engineering concerns.
4. Lack of street trees around Secondary Street.
5. This area with opposing frontage parking lacks character and could lead to a car dominated environment.
6. The Primary Street should be reviewed to include more rhythm and definition through the introduction of house types with gables.
7. There is limited pedestrian permeability between parcels and desire lines should be accommodated as surfaced footpaths.
8. Raised traffic calming measures not supported by Highways department.
9. Narrow green corridors of POS lack surveillance and / or attractive recreational routes.
10. Improved sense of arrival and place.

Illustrative Masterplan >



Revised Layout and Design Evolution

The plan opposite highlights the specific areas where updates have been made, as referenced in the annotated schedule below. These refinements respond directly to officer feedback while maintaining the site's overall structure and landscape-led design intent.

1. The loop road has been extended around the perimeter of the south-west parcel.
2. The hedgerow that was previously marked for removal, is now to be retained with a footpath connection running adjacent.
3. Cycleway alignment has been repositioned away from the edge of the watercourse.
4. Street trees have been provided along the Secondary Street.
5. A 'Square' feature has been introduced as an arrival space on to the Secondary Street.
6. The house types along the spine road have all been redesigned to provide gable features throughout, distinctive roof configurations have been incorporated to define key landmark buildings.
7. POS footpath links added and formalised with a surface treatment.
8. Traffic calming measures have been reviewed and no raised tables are to be provided, only material differentiations.
9. Private drive linked (previously just footpath).
10. Narrow areas of POS have either been bolstered with additional planting and gated off, or provided with a footpath and overlooking plots.
11. Low stone walls have been introduced, gateway feature walls have been added and POS frontages improved.

Illustrative Masterplan >



Summary

This suite of changes have been informed by the detailed consultation responses provided by the Urban Design, Landscape and Highways departments at Wiltshire Council. The considered responses are listed below:

- PL.2024.10345 Revised Plans Urban Design consultation response
- 24 10345 new Road Melksham Hway recommendations on rev submissions
- Site Landscaping markups (sheets 1-11)

This Design Response Document broadly sets out a number of key issues raised in the consultation responses and how these have been addressed in the revised scheme.

	Key Comments	Design Response
1	Pedestrian and Cycle movements around the southwest parcel need strengthening.	**The loop road has been extended around the perimeter of the south-west** parcel which improves the movement efficiency and defines a stronger edge condition, enhancing legibility.
2	A key POS link through from the southern boundary to the central POS is missing.	**The hedgerow that was previously marked for removal, is now to be retained with a footpath connection running adjacent** which better aligns with the aspirations of the WLPR Policy 20 Fig 4.14 Concept plan.
3	Cycleway alignment adjacent to watercourse raised maintenance / engineering concerns.	**Cycleway alignment has been repositioned away from the edge of the watercourse** to remove the need for any retaining features along the watercourse and reinforces the natural riparian corridor.
4	Lack of street trees around Secondary Street.	**Street trees have been provided along the Secondary Street** and concentrated in areas where their retention and ongoing maintenance can be guaranteed.
5	This area with opposing frontage parking lacks character and could lead to a car dominated environment.	**A 'Square' feature has been introduced as an arrival space on to the Secondary Street.** The surfacing material transition in to the space introduces a shared surface zone which acts as a means of traffic calming as well as formalising the space as a gateway feature at the start of the Secondary Street. Low walls flank the space further enhancing these qualities.
6	The Primary Street should be reviewed to include more rhythm and definition through the introduction of house types with gables.	**The house types along the spine road have all been redesigned to provide gable features throughout, distinctive roof configurations have been incorporated to define key landmark buildings.** These changes reinforce the Primary Street as the formal centre of the development, with a consistent rhythm of strong gable forms.
7	There is limited pedestrian permeability between parcels and desire lines should be accommodated as surfaced footpaths.	**POS footpath links added and formalised with a surface treatment** to improve pedestrian permeability and connectivity through the site..
8	Raised traffic calming measures not supported by Highways department.	**Traffic calming measures have been reviewed and no raised tables are to be provided, only material differentiations.** These changes align with Highways design guidance and simplifies construction.
9	Narrow green corridors of POS lack surveillance and / or attractive recreational routes.	**Narrow areas of POS have either been bolstered with additional planting and gated off, or provided with a footpath and overlooking plots** to clearly define whether the area is for plant / ecological benefit, or the benefit of pedestrian connectivity across the development.
10	Improved sense of arrival and place	**Low stone walls have been introduced, gateway feature walls have been added and POS frontages improved.**



05 November 2025

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

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Ian Taylor and John Lee
APPEAL SITE:	Land to the rear of 52e, Chapel Lane, Beanacre, Melksham, Wilts, SN12 7PX
PLANNING APPLICATION REF:	PL/2023/05883
PROPOSED DEVELOPMENT:	Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application with all matters reserved - Resubmission of PL/2022/06389)
INSPECTORATE REFERENCE:	6001365
APPEAL START DATE:	04 November 2025

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at https://development.wiltshire.gov.uk/pr/s/

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference. Alternatively, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **09 December 2025.**

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal.

When made, the decision will be published online at https://acp.planninginspectorate.gov.uk.

Yours faithfully,
Head of Development Management

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 7

Full Statement of Case on behalf of Wiltshire Council

Land South of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP

Appeal by Catesby Estates Promotions Limited, against the decision of Wiltshire Council to refuse to grant outline planning permission for:

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

Planning Inspectorate Reference: APP/Y3940/W/25/3373278

Wiltshire Council Reference: PL/2024/07097

TABLE OF CONTENTS

1. INTRODUCTION 2
2. APPLICATION AND THE APPEAL BACKGROUND 3

The Planning Application *3*
Reason 1 – Conflict with the Development Plan *3*
Reason 2 – Infrastructure Provision *4*
Site description *4*
The Appeal Proposals *5*
Procedural Notes *5*

3. PLANNING HISTORY 6
4. PLANNING POLICY 7

Wiltshire Core Strategy *8*
Joint Melksham Neighbourhood Plan 2 (2020-2038) (JMNP2) *11*
Other Material Considerations *14*
Wiltshire Local Plan Review 2020-2038 ..... *14*
The National Planning Policy Framework *16*

5. THE CASE THE COUNCIL WILL MAKE 20

Reason for Refusal 1: *20*
NPPF Paragraph 14 ..... *24*
Other harms *26*
Reason for Refusal 2 ..... *27*
Benefits of the appeal proposals *27*

6. PLANNING BALANCE AND CONCLUSIONS 29

1. INTRODUCTION

1.1. This full Statement of Case (SOC) is submitted by Context Planning Ltd on behalf of Wiltshire Council in respect of an appeal by Catesby Estates Promotions Limited against the refusal of outline planning permission at land south of Snarlton Farm, Melksham (Planning Ref: PL/2024/07097; Appeal Ref: APP/Y3940/W/25/3373278).

1.2. The appeal is to be determined by Public Inquiry. The Planning Inspectorate's start letter (9th October 2025) confirms the timetable for the submission of Statements of Case and Proofs of Evidence, and identifies 20th January 2026 as the opening date of the Inquiry.

1.3. This Statement is prepared in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, sections 66 and 70 of the Town and Country Planning Act 1990 (as amended), and the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 and Section 12 of the Planning Inspectorate's Procedural Guide (last updated in 2025). It addresses the development plan, national planning policy and other material considerations, and explains in full the Council's reasons for resisting the appeal.

1.4. The Council will argue that the proposed development is contrary to the development plan taken as a whole and that no material considerations justify a departure. In particular, the scheme contravenes the spatial strategy outlined in the Wiltshire Core Strategy (2015) (CS) and the recently made Joint Melksham Neighbourhood Plan 2 (2025) (JMNP2). Paragraph 14 of the National Planning Policy Framework (December 2024) (NPPF) affords protection to recently made neighbourhood plans that allocate sufficient sites for housing, and that protection is directly engaged here.

2. APPLICATION AND THE APPEAL BACKGROUND

The Planning Application

2.1. Application PL/2024/07097 sought outline planning permission (with all matters reserved except for two vehicular and pedestrian accesses from Eastern Way) for:

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

2.2. The proposal was considered by the Council's Strategic Planning Committee on 5th August 2025. Following a detailed officer presentation, questions and debate, Members resolved to refuse permission. A Decision Notice was issued the same day setting out two reasons for refusal, reproduced below:

Reason 1 – Conflict with the Development Plan

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

Reason 2 – Infrastructure Provision

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

Site description

2.5. The appeal site comprises approximately 19.2 hectares of predominantly flat, open agricultural land situated to the east of Melksham, beyond the existing settlement edge defined by Eastern Way. Residential development lies immediately to the west of the site, while to the east the land remains open countryside. To the south are the Melksham Football and Rugby Clubs, including associated pitches and a clubhouse.

2.6. The site is intersected by the Clackers Brook, a designated main river running west to east through the central section, with associated floodplain areas to both sides. Most of the developable land lies within Flood Zone 1, with only limited areas of surface water flood risk identified along natural low points. The land generally slopes gently north to south towards the brook.

2.7. Public Rights of Way MELW22 and MELW23 cross the site, and boundary vegetation includes mature trees and hedgerows that contribute to its rural character. The site forms part of the Avon Open Clay Vale Landscape Character Area, noted for its openness and long views, and currently provides a clear visual and spatial separation between Melksham and the wider countryside. Agricultural land classification identifies a mix of Grades 2, 3a and 3b soils on

the site.

The Appeal Proposals

2.8. The appeal proposal involves a residential-led development on land south of Snarlton Farm, Melksham, comprising up to 300 dwellings, 30% to be affordable, to be delivered across 8.68ha of the 19.2ha site. Further supporting infrastructure, open space and community uses are also proposed. The scheme is presented in outline form, with only access to be determined at this stage via two new roundabout connections from Eastern Way.

2.9. The indicative masterplan shows two principal development areas divided by the Clackers Brook, which would remain as a large area of open space (8.76ha) with landscape buffers, pedestrian and cycle routes, and ecological enhancements. Areas of public open space, play provision and sustainable drainage features are integrated throughout the site, along with land identified for potential community use.

2.10. The application was supported with an Illustrative Masterplan which seeks to create a permeable network of tree-lined streets, with residential development arranged in perimeter block forms. Building heights are anticipated to be predominantly two and three storeys, reflecting local character. Detailed design, housing mix and layout would be established through future reserved matters applications.

Procedural Notes

2.11. The appeal has a start date of the 9th October 2025 and the Planning Inspectorate agreed, at the request of the appellant, for the appeal to be heard by Public Inquiry.

2.12. The Council's evidence addresses both refusal reasons. It is however anticipated that the second reason for refusal (rfr2) will be overcome in advance of the inquiry by securing an appropriate legal agreement.

2.13. A Statement of Common Ground (SoCG) will be agreed between the parties and this will deal with matters of agreement and disagreement. It will also include suggested planning conditions, in the event the appeal were to be allowed. A list of the documents on which the planning application was determined will also be agreed and included within the SoCG. A list of Core Documents will be agreed in liaison with the appellants to assist the Inquiry.

3. PLANNING HISTORY

3.1. The below table shows the recent relevant planning history at the site and references several large residential-led mixed use approvals in the wider surroundings of the appeal site.

Application Ref	Description	Decision / Outcome	Date	Notes
PL/2023/03281	EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).	Secretary of State determined that the proposal did not constitute EIA development.	June–Dec 2023	Screening related to proposed residential development of up to 300 dwellings and associated uses.
PL/2023/07107	Outline planning application for up to 300 dwellings, land for a community use/building, public open space, play areas and associated works; all matters reserved except access from Eastern Way.	Withdrawn	2023	Earlier version of the current proposal; subsequently revised and resubmitted.
PL/2024/07097	Outline planning application (resubmission of PL/2023/07107) for up to 300 dwellings, community use, public open space, play areas and associated works; all matters reserved	Refused – Subject of this appeal	2025	

	except for two accesses from Eastern Way.			
14/10461/OUT	Residential development of up to 450 dwellings, employment, primary school, mixed use hub, open space and associated works at Land East of Spa Road, Melksham.	Approved subject to conditions and Section 106 agreement.	2016	Major housing allocation forming part of Melksham's eastern expansion.
2018/02128	Full planning application for the development of a surface water drainage detention basin, associated with 14/10461/OUT.	Approved subject to conditions	2018	Located between the proposed areas for residential development through the appeal
PL/2023/11188	Outline planning application for up to 500 dwellings, community facilities, open space and associated works at Blackmore Farm, Sandridge Common, Melksham.	Approved subject to conditions and Section 106 agreement.	2025	Nearby strategic site to the north, delivering major residential growth and infrastructure.
PL/2023/01949	Outline permission for up to 650 dwellings; primary school; mixed use hub; open space at Blackmore Farm, Sandridge Common, Melksham	Refused	2024	Nearby strategic site to the north, refused when an adequate housing land supply was demonstrable

4. PLANNING POLICY

4.1. Section 38 (6) of the Planning and Compulsory Act 2004 and section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the development plan unless other material considerations indicate otherwise.

4.2. The relevant part of the development plan for this appeal comprise:

- The Wiltshire Core Strategy (2015) (CS);
- The Wiltshire Housing Site Allocations Plan (adopted 25th February 2020) (WHSAP);
- The Joint Melksham Neighbourhood Plan 2 (2025) (JMNP2); and
- Saved policies of the West Wiltshire District Plan 1st Alteration 2004
- Wiltshire Local Transport Plan 2011-2026, adopted 2015

- Wiltshire Council's Waste Core Strategy (2019)
- Leisure and Recreation Development Plan Document (2009)

Wiltshire Core Strategy

4.3. The most important policies within the CS for the consideration of the appeal are briefly described below. Core Strategy Core Policy (CP1) sets out the settlement strategy for Wiltshire, identifying four tiers of settlements (Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages). Melksham is defined as a 'Market Town' where development is encouraged to ''*increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities*''.

4.4. Core Strategy Core Policy 2 (CP2) sets out the delivery strategy, which states that in Market Towns, within settlement boundaries, there will be presumption in favour of sustainable development. The Policy states that this will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land. Outside the limits of development, development will not be permitted.

4.5. Core Policy 3 (CP3) requires all new development to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.

4.6. Core Policy 15 (CP15) outlines the spatial strategy for the Melksham

Community Area which includes the provision of approximately 2,370 new homes, 2,240 of which are to occur at Melksham itself, with 130 new homes to be delivered across the wider community area, between 2006-2026.

4.7. Core Policy 43 (CP43) seeks the provision of affordable housing in developments at 30% on-site provision, in this location, unless it can be proven that on-site provision is not possible, in which circumstances a commuted sum will be considered.

4.8. Core Policy 45 (CP45) sets out that developments should respond to the identified housing needs of Wiltshire: in terms of type, size, tenure and location. It requires that housing proposals demonstrate how they contribute to meeting the needs of different groups (for example families, older people, affordable housing) accordingly.

4.9. Core Policy 50 (CP50) requires that development must protect and where possible enhance biodiversity and geodiversity assets throughout Wiltshire. It emphasises that ecological networks should not be fragmented and that proposals must demonstrate how harmful impacts will be avoided, mitigated or compensated.

4.10. Core Policy 51 (CP51) relates to protecting, conserving and where possible enhancing the character, distinctiveness and visual quality of the landscape in Wiltshire. This includes requiring proposals to show how they respond to the locally distinctive character of an area (such as settlement edge, views, landform) and avoid adverse visual or physical intrusion. Core Policy 52 (CP52) focuses on the protection, enhancement and expansion of green infrastructure networks (which may include open space, corridors for wildlife, recreational routes, multifunctional greenspace) within and between communities.

4.11. Core Policy 57 (CP57) requires that all development should achieve high standards of design, appropriately respond to local context, create safe, accessible, inclusive and sustainable places, and contribute positively to the built environment.

4.12. Core Policy 60 (CP60) states that the council will use its planning and transport powers to help reduce the need to travel by private car, and support sustainable, safe, efficient movement of people and goods. Key aspects include locating development in accessible places, promoting alternatives to the car, managing demand and mitigating transport impacts.

4.13. Core Policy 61 (CP61) complements CP60 by focusing specifically on new development: it sets out that planning applications must reduce the need to travel (especially by car), provide safe and convenient access for all users (pedestrians, cyclists, public transport, goods vehicles, cars) and consider transport impact on communities and the environment.

4.14. Core Policy 64 (CP64) relates to managing demand for travel, parking and freight movement in new development, including the setting of parking standards that reflect sustainable accessibility. It seeks to discourage unnecessary car use, support sustainable transport choices and ensure that parking provision does not encourage over-reliance on cars.

4.15. Core Policy 67 (CP67) sets out that new development should not increase risk of flooding elsewhere, must apply the sequential (and if required the exception) test for sites in Flood Zones 2 & 3 and must incorporate appropriate mitigation, sustainable drainage systems (SuDS), and resilience measures.

4.16. The Council consider the most important policies of the CS for the determination of this appeal are considered to be those which are listed within the two reasons

for refusal: CP1, CP2, CP3 and CP15.

Joint Melksham Neighbourhood Plan 2 (2020-2038) (JMNP2)

4.17. The JMNP2 was prepared jointly by Melksham Town Council and Melksham Without Parish Council covering the parishes of Melksham Town and Melksham Without for the period to 2038. It builds on the first neighbourhood plan adopted in 2021, introducing 21 bespoke policies dealing with a wide range of planning issues.

4.18. Following an independent examination and a referendum held on 31 July 2025, the plan was formally 'made' in August 2025, thereby attaining full statutory weight as part of the development plan for the area.

4.19. Policy 1 (Sustainable Design and Construction) requires development to minimise carbon emissions and adapt to climate change. Proposals must include a Sustainable Energy Strategy, follow the Energy Hierarchy (prioritising efficient design and renewable energy), promote access to services to reduce car use, and retain or retrofit existing buildings where possible to improve energy performance.

4.20. Policy 3 (Flood Risk and Natural Flood Management) ensures development does not increase flood risk and incorporates natural drainage solutions. Proposals should include sustainable drainage systems (SuDS) and measures such as wetlands, tree planting and buffer zones to manage surface water, enhance biodiversity and support wider flood resilience.

4.21. Policy 4 (Ultra Low Emission Vehicle Charging) supports electric vehicle charging points in appropriate locations, including on-street and public areas, subject to heritage and design considerations. The policy promotes the

transition to low and zero-emission transport in line with Wiltshire's carbon reduction goals.

4.22. Policy 6 (Housing at Defined Settlements) sets out the framework for where housing development will be supported within the plan area and advises that proposals for sustainable housing accommodated through development and redevelopment opportunities within existing settlement boundaries will be supported.

4.23. Housing outside settlement boundaries will be managed in accordance with the adopted development plan and should meet evidenced local housing need. The policy also requires that any housing proposal must respond to local needs in terms of type, size, tenure and affordability, and must integrate with existing infrastructure, services and the local community.

4.24. Policies 7.1-7.5 set out specific site allocations for housing development in the plan area. Rather than simply identifying where housing might go generally, these policies designate a number of named sites where development is to be focused, thereby giving clarity to the local planning authority, the community and developers on how the necessary levels of housing growth are planned to be delivered in the plan area throughout the plan period to 2038.

4.25. Policy 8 (Infrastructure Phasing and Priorities) ensures that new development is supported by appropriate infrastructure (roads, utilities, open space, community facilities) that is phased in line with delivery of housing and other growth. It establishes that planning permission should include a timetable or trigger mechanism for infrastructure provision, and that delays in infrastructure must not compromise wider delivery of objectives.

4.26. Policy 11 (Sustainable Transport and Active Travel) promotes a shift away from

car dependency towards more sustainable modes of travel. It requires development to support walking, cycling, wheeling and public transport use, and to incorporate the 'Sustainable Transport Hierarchy' within design and layout. Proposals must ensure safe, direct and attractive routes between homes, jobs, schools and local facilities, as well as improvements to public transport interchanges such as Melksham railway station. Major developments are expected to prepare Travel Plans demonstrating how sustainable travel patterns will be achieved and supported by appropriate infrastructure, such as cycle parking and electric vehicle charging points.

4.27. Policy 12 (Green and Blue infrastructure) focuses on protecting and enhancing Melksham's interconnected network of green and blue spaces, its parks, river corridors, and open landscapes. Development should safeguard existing green and blue infrastructure (GBI) assets and deliver improvements that increase biodiversity, promote recreation and active travel, and strengthen climate resilience. Policy 13 (Biodiversity) complements this by requiring measurable biodiversity enhancement as part of all development. It mandates a minimum 10% Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 and the Government's Biodiversity Metric.

4.28. Policy 15 (Community Facilities) supports proposals that provide new or improved community infrastructure where this meets identified needs and is well-located to serve all residents by sustainable modes of transport. Policy 17 (Trees and Hedgerows) requires that development should retain existing trees and hedgerows of good arboricultural and amenity value and incorporate new planting as placemaking features, whilst requiring an increase in canopy cover on major development sites outside of the town centre.

4.29. Policy 18 (Landscape Character) requires development to be sensitively designed in response to Melksham's varied and distinctive landscape.

Proposals must integrate natural features such as trees, hedgerows, and river systems that contribute to local character and setting, ensuring that both the built form and associated landscaping respect and reinforce these qualities. Development must also respond appropriately to the transition between settlement edges and the countryside.

4.30. Policy 20 (Locally Distinctive, High Quality Design) requires all new development to contribute positively to local distinctiveness and the quality of Melksham and Melksham Without. Proposals should demonstrate a clear design response to the area's history, character, and topography, taking full account of the *Melksham Design Guidelines and Codes (2023)*, alongside the *Wiltshire Design Guide* and *National Design Guidance*. Major developments are required to show, through a Design and Access Statement, how their layout, density, access and architectural approach complement and extend the positive characteristics of the settlements and landscape.

Other Material Considerations

Wiltshire Local Plan Review 2020-2038

4.31. The Wiltshire Local Plan Review (LPR) was submitted to the Planning Inspectorate on the 28th November 2024 for independent examination. The LPR is being examined under the transitional arrangements. A full sequence of hearings has now been scheduled which are expected to conclude on the 17th March 2026.

4.32. Policy 3 of the submission plan identifies Melksham as a settlement and a 'broad location for growth'. The LPR (Appendix 1) identifies (Table 4.2 – reproduced below) that Melksham is to accommodate 2,160 dwellings, taking into account commitments and completions (to May 2023), a residual

requirement of 1,120 is identified to be delivered by 2038.

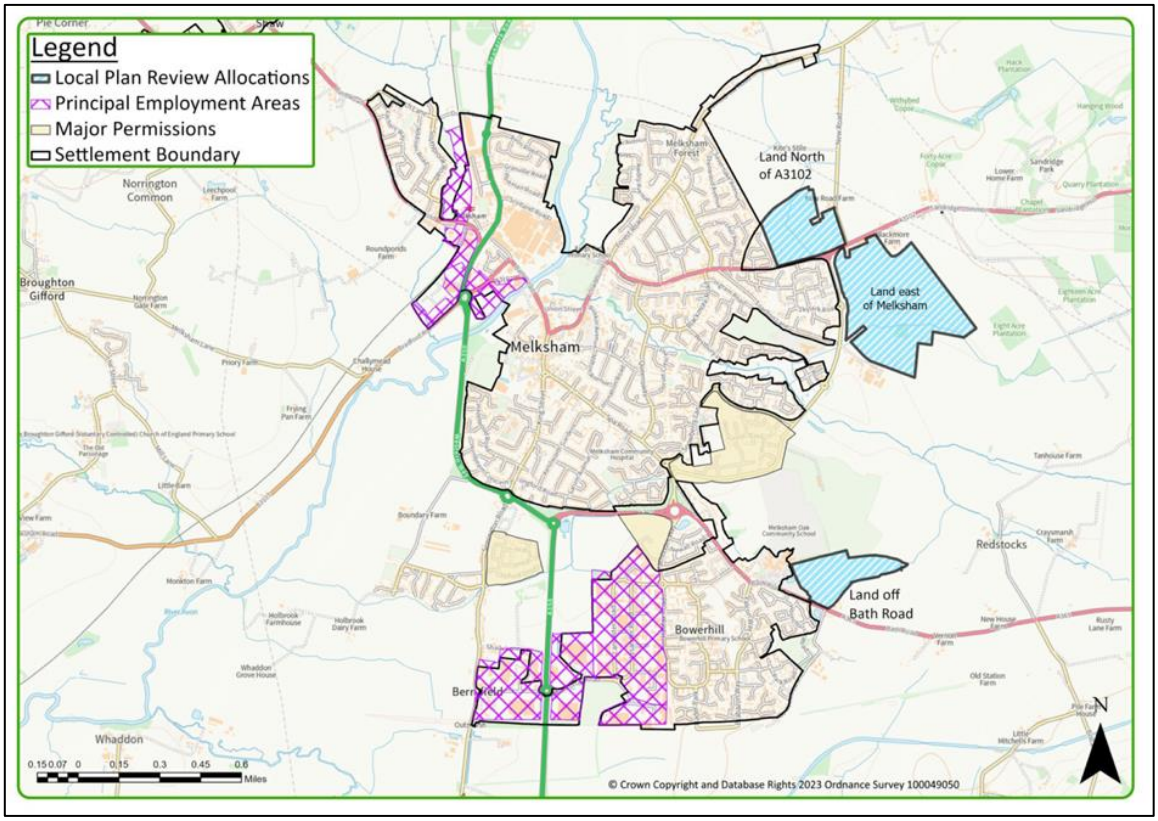
Table 4.2 Distribution of housing growth for the Chippenham area

Settlement	Housing growth (2020-2038) (dwellings)	Completions and commitments (1 April 2020 - 31 March 2022)*	Residual at 1 April 2022**
Chippenham	5,850	3,759	2,090
Calne	1,230	635	600
Corsham	360	105	260
Devizes	980	936	40
Malmesbury	600	611	0
Melksham	2,160	1,036	1,120
Rural Area	2,460	1,732	730

*Includes major permissions post 1 April 2022, up to 31 May 2023

**Residual rounded to the nearest ten dwellings.

4.33. Policy 17 (Melksham Market town) proposes three new allocations to comprise approximately 845 dwellings (blue hatched areas on map below).



4.34. The land east of Melksham has (as outlined in section 3) been approved for up to 500 dwellings. The allocation to the north of this 'Land North of A3102' is the subject of a current full planning application for the construction of 295 homes (PL/2024/10345). The final proposed allocation 'Land off Bath Road' (further to the south) is also the subject of a live planning application (PL/2025/06749) which includes up to 205 dwellings. A total of up to 1,000 homes, up to 500 of which have been approved, are currently therefore proposed across the prospective allocations.

4.35. Policy 17 identifies the neighbourhood area designation requirement to be 270 dwellings. Supporting text (paragraph 4.107) explains that this includes 200 homes at Melksham and a requirement of approximately 70 homes at Shaw/Whitley.

The National Planning Policy Framework

4.36. Paragraph 10 advises ''*so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*''. Paragraph 11 outlines how the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking, is to be implemented. For decision taking this means ''*approving development proposals which accord with an up-to-date Development plan without delay*''.

4.37. In circumstances where the policies which are most important for determining the application are out-of-date, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provide a strong reason for refusal; or ''*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having*

particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination''.

4.38. Paragraph 12 confirms the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

4.39. Paragraph 13 guides that ''*neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies*''.

4.40. Paragraph 14 advises that:

''*In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

(a) The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

(b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70)''

4.41. Paragraph 69 guides that strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Paragraph 70 goes on, advising that in instances ''*where it is not possible to*

provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority''.

4.42. Paragraph 61 makes clear that ''*to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed*''.

4.43. Paragraph 63 explains that a variety of sizes, types and tenures of housing are needed for different groups in the community. This should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

4.44. Paragraph 110 guides the planning system should actively manage patterns of growth. ''*Significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes*''. Paragraph 111 requires planning policies to ''*support an appropriate mix of uses across an area, and within larger scale sites, to minimize the number and length of journeys needed for employment, shopping, leisure, education and other activities*''.

4.45. Paragraph 115 advises that in assessing sites that may be allocated or specific applications for development, it should be ensured that sustainable transport modes are prioritised; safe and suitable access to the site should be achieved for all users.

4.46. Paragraph 124 advises that ‘‘*planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses*’’. Paragraph 135 guides that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

4.47. Paragraph 187 advises that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, ‘‘*recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land*’’. Footnote 65 to paragraph 188 notes that ‘‘*where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality*’’.

4.48. Paragraph 232, in respect of implementation of the NPPF and existing policies, guides that ‘‘*due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)*’’.

4.49. The National Planning Practice Guidance includes guidance which is relevant to the determination of the appeal. There are a number of Council SPDs, Council Briefing notes which are relevant to the appeal and will be referenced as necessary within the evidence.

5. THE CASE THE COUNCIL WILL MAKE

Reason for Refusal 1:

5.1. CP1 outlines the settlement strategy for Wiltshire as enshrined in the CS. Melksham as a 'Market Town' has the potential for significant development and is a settlement which has the ability to support sustainable patterns of living. The supporting text to CP1 (paragraph 4.16) explains ''*there is a general presumption against development outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages*''.

5.2. CP2 outlines the delivery strategy and is to be read in conjunction with CP1. An indicative requirement for 2,240 dwellings is identified for Melksham town. The Council will argue that CP2 guides that development will not be permitted outside the limits of development, other than in exceptional circumstances (outlined in paragraph 4.25) which are not applicable here. The proposal is in direct conflict with CP2 in that it seeks permission for up to 300 dwellings outside of the settlement boundary for Melksham and is not in accordance with any allocation.

5.3. CP15 provides more localised detail on the spatial strategy as regards the Melksham Community Area (MCA). It guides that over the plan period (2006-2026) approximately 2,370 new homes will be provided of which about 2,240 should occur at Melksham. It notes that ''*growth in the Melksham Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2*''.

5.4. The development is contrary to CP15 and CP2 in this regard because it sits

outside the settlement and does not form an allocation therefore it runs contrary to the spatial strategy outlined in the development plan.

5.5. The WHSAP (Appendix 2) was adopted in 2020. This document reviewed progress towards meeting housing targets, made residential allocations (where necessary) and also updated the settlement boundaries within Wiltshire. No residential allocations were proposed at Melksham which Table 4.10 (page 22) indicated was forecast at that point, having regard to completions and developable commitments, to exceed the indicative required figure for housing by 14% (318 dwellings).

5.6. The Council will demonstrate that housing delivery has been strong in Melksham through the CS plan period. The Council's most recent Housing Land Supply Statement (2025) (HLSS) (Appendix 3) shows that Melksham has already seen completions exceed the CS indicative requirement and factoring in additional deliverable commitments 453 total dwellings above this requirement are forecast (an additional 20%) during the plan period.

Area	Indicative requirement 2006-2026	Completions 2006-2024	Deliverable commitments 2024-2026[12]	Indicative remaining requirement [13]
Malmesbury	885	1,043	180	-338
Malmesbury CA remainder	510	617	118	-225
Malmesbury CA	1,395	1,660	297	-562
Melksham and Bowerhill	2,240	2,590	103	-453
Melksham CA remainder[16]	130	186	22	-78
Melksham CA[16]	2,370	2,776	125	-531

5.7. There continues to be approvals granted for residential developments in Melksham. Beyond 1st April 2024 (base date) used for the HLSS, Table 4 (page 15 within the document) outlines a number of further additional planning permissions (not included within the base period and the housing land supply)

have taken place up to the HLSS publication date (June 2025) comprising a further 729 units within the MCA (factoring C2 permissions at a ratio of 1.8:1 for the purposes of housing land supply) which will be picked up in the next housing land supply statement.

5.8. The Council will demonstrate that the proposed development is also contrary to the made JMNP2 (Appendix 4). The JMNP2 is consistent with the CS and Policy 6 makes clear that ‘‘*housing outside settlement boundaries will be managed in accordance with the adopted Development Plan and should meet evidenced local housing need*’’. As outlined, the CS supports housing outside of settlement boundaries only in a limited range of circumstances (exhaustively listed in paragraph 4.25). The appeal proposal is also manifestly in conflict with Policy 6 of the JMNP2 in this regard.

5.9. The JMNP2 covers the period to 2038 and in this regard, the supporting text for Policy 6 explains (paragraphs 4.71-4.75) that it will also support appropriate infill sustainable development within Melksham, Shaw and Whitley. Further the plan has been informed by a Housing Needs Assessment (Appendix 5) which provided updated independent evidence of the specific housing needs within the neighbourhood area.

5.10. The JMNP2 makes a series of residential led allocations (Policies 7.1-7.5) following an extensive ‘call for sites’ (April 2022) alongside SHELAA sites being considered, leading to the assessment of 109 possible sites, including the appeal site. The JMNP2 Steering Group, with support from AECOM, completed an assessment of the sites leading to the preparation of the ‘Site Options and Assessment 2023’ report (2023) (Appendix 6). The appeal site was, as part of a larger site, categorised as ‘potentially suitable’.

5.11. The Strategic Environmental Assessment (2023) (SEA) (Appendix 7) for the

JMNP2 provided an appraisal of options for the focus of development in Melksham (page 16). Utilising the eight themes identified in the SEA the appraisal considered the relative sustainability merits of two options – (A) Meeting housing needs through brownfield site allocations; and (B) Meeting housing needs through greenfield site allocations. Following the strategy which was taken forward (using brownfield land) scored more favourably on all 8 themes.

5.12. The site allocations offer the potential for around 454 dwellings across the site save for Whitley Farm, at which the level of residential development is unquantified, and would be in addition to the around 454 figure.

5.13. The LPR (Appendix 1) identifies a required level of housing over the plan period 2020-2038 of 2,160 homes. The Council will demonstrate that this will be achieved through completions and commitments, allocations through the LPR and the JMNP2 and through windfall developments.

5.14. The LPR itself proposes three allocations totalling 845 dwellings to 2038. Across these three sites planning permission has been granted for up to 500 dwellings (Land East of Melksham) whilst planning applications are currently being considered across the other two site totalling up to a further 500 dwellings.

5.15. Overall, the Council will argue that the appeal proposals are in direct conflict with CS policies CP2 and CP15 and JMNP2 Policy 6. The proposals are also directly in conflict with the emerging LPR.

5.16. The Council will argue that the spatial strategy of the JMNP2 maximises the use of brownfield sites and these sites were chosen having regard to promoting a pattern of sustainable development. In this respect the SEA Options Appraisal concluded that Option A (brownfield redevelopment) performs more favourably

than Option B (greenfield development) across all the SEA themes.

5.17. The strategy of the JMNP2 is one which promotes the most sustainable pattern of development, for the level of development the community were seeking to plan for. That the appeal site was not chosen to be allocated in the JMNP2, or proposed for allocation in the LPR, is as a direct result of their being more appropriate and sustainable sites available which are capable of meeting the need. Developing the appeal site, the Council will argue, would not result in a sustainable form of development which is manifested in its conflict with the Council's adopted spatial strategy and the LPR.

NPPF Paragraph 14

5.18. NPPF paragraph 13 makes clear that ''*the application of the presumption has implications for the way communities engage in neighbourhood planning*''. Neighbourhood plans are there to support the delivery of strategic policies contained in local plans and to shape and direct development that is outside of these strategic policies.

5.19. The JMNP2 was 'made' in August (2025) and NPPF paragraph 14(a) is satisfied. The appellant's case is that there is 'debate to be had' as to whether paragraph 14(b) is engaged. The appellant contests the overall housing figures being brought forward through the LPR could be increased with implications for the MCA and argued that the JMNP2 should not be made in advance of the LPR being adopted.

5.20. The Independent Inspector's report into the JMNP2 (Appendix 8) however considered this issue in detail and found there was no reason to delay the

bringing forward of the JMNP2 in advance of the adoption of the LPR. The Inspector agreed a perfectly pragmatic solution to address this situation in the future, were it to arise. He recommended that the Qualifying Bodies (QBs) assess the need or otherwise for a further review of the JMNP2 within six months of the adoption of the LPR.

5.21. During the development of the JMNP2, The appellant, along with others, made representations to the Independent Examiner that further residential allocations were necessary and that the appeal site should be allocated for up to 300 dwellings (Appendix 9). The Examiner however found (paragraph 6.10, Appendix 8) ‘‘*I am satisfied that the submitted Plan has set out to achieve sustainable development. In the economic dimension, the Plan includes policies for housing in defined settlements (Policy 6), for five housing allocations (Policies 7.1-75)*’’. At (6.12) he went on ‘‘*I am satisfied that the submitted Plan is in general conformity with the strategic policies in the development plan*’’.

5.22. The JMNP2 site allocations will deliver around 454 dwellings across the MCA excluding the Whitley Farm site, at which the level of residential development is unquantified, and would be in addition to the around 454 figure. Policy 6(1) also makes clear its support for further sustainable housing through development and redevelopment opportunities within existing settlement boundaries which will deliver further growth over the plan period.

5.23. The Council will demonstrate that the JMNP contains policies and allocations which will enable its housing requirement, identified as 270 dwellings, to be substantially exceeded in the MCA during the plan period. The Council will therefore argue that paragraph 14, as a whole, is engaged and ‘‘*the adverse impacts of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits*’’. This is considered further in the overall planning balance section of this SOC.

5.24. The Council will reference three appeal decisions (Appendices 10-12) which provide examples of how Inspectors have approached appeals where paragraph 11(dii) and paragraph 14 are both engaged. The Council will argue that these appeal decisions support the Council's refusal of planning permission and illustrate the importance which the Secretary of State places on protecting neighbourhood planning as a function, even where overall housing shortfalls are experienced, particularly where it is planning to meet identified housing requirements.

Other harms

5.25. It is common ground between the parties that the appeal proposals would result in a degree of landscape harm. The development of the currently greenfield site with 300 dwellings, possible community building(s) and associated service infrastructure would significantly alter the appearance of the site. The Council will argue that this would urbanise an existing series of open fields and that this loss of greenfield will result in some harm to the landscape, and a degree of conflict with CS Policy CP51 and JMNP2 Policy 18, albeit this level of harm is not considered to justify a reason for refusal. This harm nonetheless will be weighed in the Council's planning balance.

5.26. The development would result in the loss of approximately 19.2 ha of agricultural land. The site is indicated to comprise a mixture of grade 2, 3a and 3b land. The Council will argue that there would be a permanent loss of localised areas of BMV land.

5.27. The CS does not have a specific policy dealing with the protection of BMV in respect of housing developments. The NPPF at paragraph 187 guides that

planning decisions should contribute to and enhance the natural and local environment by recognising the economic and other benefits of BMV land. Footnote 65 to Paragraph 188 notes that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

5.28. The Council will argue that the necessity of using BMV land has not been demonstrated and that the proposals, to the extent to which they utilise BMV land, would fail to recognise the economic and other benefits of BMV land. The Council will argue that some harm would result from the loss of BMV land, albeit this would not be sufficient to constitute a reason for refusal in its own right.

Reason for Refusal 2

5.29. The appellant has reviewed the heads of terms for S106 planning contributions which were outlined in the CR. These are agreed between the parties and pending the completion of the legal agreement the Council expect this reason for refusal to be successfully overcome.

Benefits of the appeal proposals

5.30. The appeal proposals would deliver up to 300 dwellings, 30% of which would be affordable units. Whilst housing delivery has been strong within the MCA, the Council will acknowledge that it is currently unable to demonstrate a 5 year housing land supply plus 5% buffer (HLS).

5.31. The changes introduced within the revised NPPF (December 2024) and through revisions to the PPG outlining a revised standard methodology for calculating local housing need (LHN), increased the number of required homes per annum

to 3,525 against a previous requirement of 1,917 (+84% increase). The Council's latest briefing note (Appendix D, Appellant's SOC) confirms a supply position of 2.03 years.

5.32. The Council will accept that policies CP1, CP2 and CP15 are out-of-date, reducing the weight to be attached to them, and NPPF paragraph 11(dii) is engaged. The Council will agree that providing up to 210 market homes and 90 affordable homes is a benefit to be weighed in the overall planning balance.

5.33. The Council will accept that the appeal proposals would generate economic benefits for the locality. Employment would result for the duration of the construction period which would be a temporary benefit. Spend in the local area would result in local shops and businesses. The development will contribute towards CIL and make a number of S106 contributions.

5.34. The provision of areas of public open space, equipped play space and improvements to the PROW network, the Council will argue, will be principally required to meet the needs of the development. This notwithstanding, these amenities would be accessible to the wider populace and despite the site's peripheral position at the edge of the settlement where such use might be less intense, the Council will recognise this as a benefit of the proposals.

5.35. In terms of BNG, the completed metric indicates respective gains of 29% in habitats, 10% in hedgerows and 58% in watercourse units. The extent of BNG proposed exceeds the statutory minimum and the Council will accept this is a further benefit of the proposals.

6. PLANNING BALANCE AND CONCLUSIONS

6.1. In circumstances where the Council cannot demonstrate a 5 year HLS and there are no grounds under NPPF paragraph 11d(i) that provide a strong reason for refusing the development proposed, the tilted balance applies.

6.2. In applying the tilted balance, regard must however be had to paragraph 14, in this instance, the terms of limb (a) and (b) of the paragraph are met. Accordingly, the decision maker, in applying that balance, is advised that ‘‘*the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits*’’.

6.3. The Council will note that the JMNP2 has only very recently been adopted and it relies on the latest evidence base available. It is an aspirational document, highly commended by the Independent Examiner, which plans to exceed the neighbourhood requirement level of growth for the MCA. It represents the result of an engaged, hard-working local community using their initiative to take control of the plan making process to deliver a vision which meets the community’s aspirations.

6.4. The Council will argue that this is precisely the set of circumstances for which Paragraph 14 has been included within the NPPF. It provides safeguards to ensure that those communities who actively plan for the growth they need to remain in charge of deciding where that growth takes place and are not undermined by more general housing land supply shortfalls.

6.5. The main parties agree that harm would also be caused to the landscape and through the loss of BMV. Overall, the Council will maintain that the development would clearly conflict with the development plan when read as a whole and that the adverse impacts of allowing the development would significantly and

demonstrably outweigh the benefits. In evidence the Inspector will therefore be respectfully invited to dismiss the appeal.

Teresa Strange

From: Teresa Strange
Sent: 14 November 2025 17:07
To: Foster, Adrian; Thomas, Nic
Cc: Alford, Phil (Phil.Alford@wiltshire.gov.uk)
Subject: Request for meeting re concerns of cumulative effect of solar/BESS/National Grid infrastructure schemes

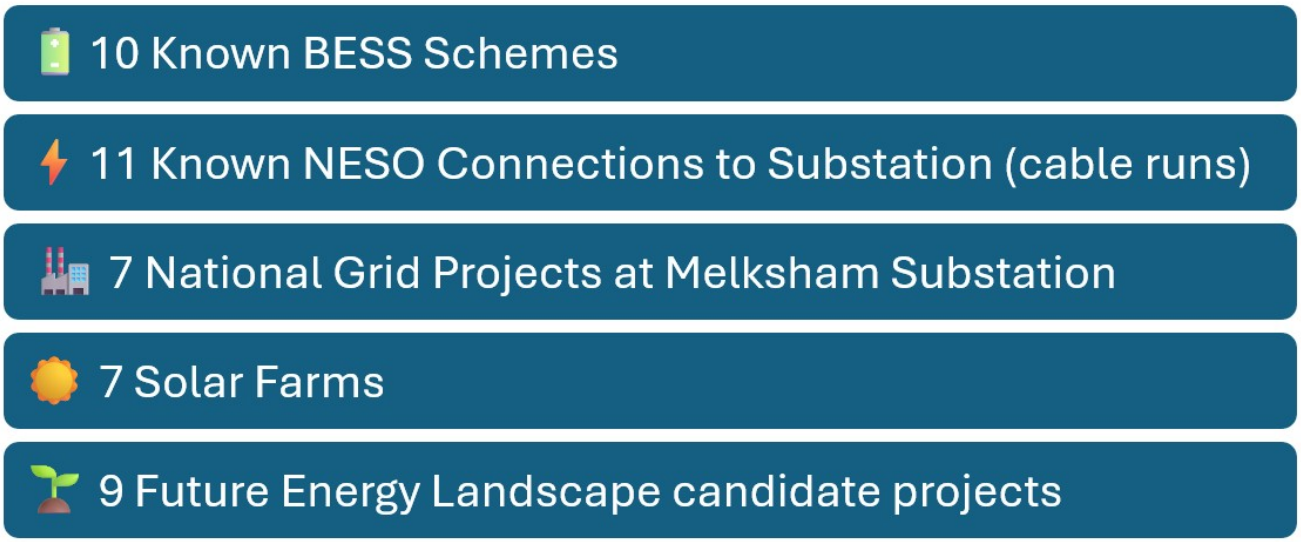
Dear Cllr Foster and Nic Thomas

Melksham Without Parish Council request a meeting with you both to discuss their concerns on the cumulative effect of solar, BESS and National Grid infrastructure on the communities in Melksham Without North, namely the villages of Whitley, Shaw and Beanacre.

This is reflective of the motion passed by Wiltshire Council on 21st May 2024 regarding their concerns of cumulative effect and the new community centred approach of Wiltshire Council, particularly the priorities:

- to enhance and protect our environment
- listening to local concerns to support communities to feel safe and thrive.

Many schemes will be routed through the communities of Whitley and Shaw, to connect to the substation in Beanacre, below is a snapshot of what the parish council is currently aware of.



We welcome the opportunity to meet with you to discuss the community's concerns, along with the local resident group CAWS (Community Action: Whitley & Shaw).
With kind regards,

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700

Teresa Strange

From: Teresa Strange
Sent: 14 November 2025 17:42
To: Smith, Martin; samanthahowell
Cc: Alford, Phil (Phil.Alford@wiltshire.gov.uk)
Subject: Request for meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear Cllr Smith and Sam Howell

Melksham Without Parish Council request a meeting with you both to discuss their concerns on the roadworks and highways effect of solar, BESS and National Grid/SSEN infrastructure on the communities in Melksham Without North, namely the villages of Whitley, Shaw and Beanacre.

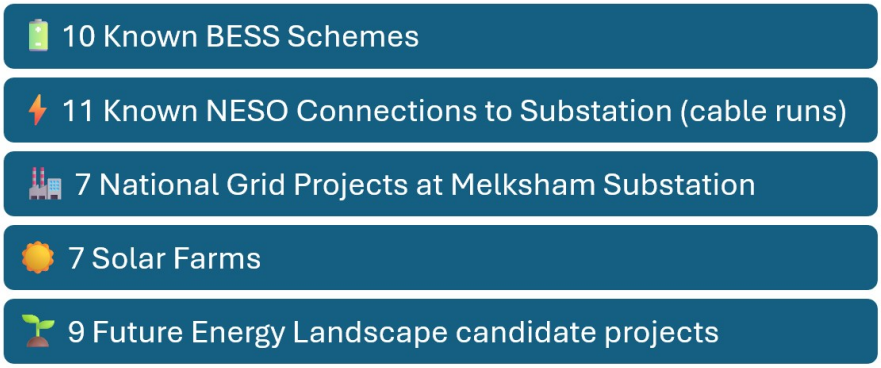
This is reflective of the impact on the local community and consistent calls for enforcement action and health & safety issues following the first stages of initial schemes; and the new community centred approach of Wiltshire Council, particularly the priority to listen to local concerns to support communities to feel safe and thrive.

In recent weeks, road works on Corsham Road, Whitley have resulted in:

- Work being halted by the contractor further to a safety inspection
- Ground works collapsing and fracturing a gas main
- Damage to a resident's private property
- Damage to a resident's car
- Spoil from digger bucket landing in resident's garden and narrowly missing elderly resident
- Access to residents' properties via plates over the trench initially refused
- Breaches of Streetworks permits and lack of community engagement by contractors

And in Westlands Lane and its junction with the A350 at Beanacre, continual breaking of the route required by Construction Management Plans, resulting in oversize vehicles having to reverse the length of Westlands Lane and then out onto the busy A350 when they reach the weight limit bridge.

Many energy schemes will be routed through the communities of Whitley and Shaw, to connect to the substation in Beanacre, below is a snapshot of what we are currently aware of, and there are concerns there will not be the capacity in the roads to accommodate them all. In line with your "Highways Explained" section on the website. *"The council, as the Highway Authority, cannot stop a SU from working on a road but it does have the power to instruct that the SUs work collaboratively, and to coordinate works from multiple SU applications where possible"*. This is something we are keen to explore with you as it feels like there is no co-ordinated approach at all at present and a lot of forthcoming schemes in the pipeline with many with planning permission in place.



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With kind regards,

Teresa Strange
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Melksham Without Parish Council
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Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

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

Want to keep in touch?
Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news
On X: @melkshamwithout
On Instagram: melkshamwithoutpc
On LinkedIn: Melksham Without Parish Council

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

Renewable energy

Future Energy Landscapes (FEL) in Wiltshire

Wiltshire Council is proud to be part of Future Energy Landscapes project(opens new window), an innovative project led by the Centre for Sustainable Energy (CSE) and funded by Ofgem's Redress Fund.

FEL empowers communities to shape how energy is produced and used locally, supporting the transition to cleaner, more affordable energy.

As part of a pilot in six Wiltshire communities, local workshops will spark conversations around renewable energy, energy use, and keeping homes warm and healthy, while tackling rising energy costs. How to get involved:

- **Corsham**: Please view the Workshop report(opens new window) (July 2025) and input your views via this survey(opens new window), and come along to a meeting on 25 November(opens new window)
- **Bradford on Avon, Winsley, Holt**: Come to the kick off workshop on 12 November. Please register online(opens new window)
- **Pewsey and Manningford area**: Come to the kick off workshop on 20 November. Please register online(opens new window)
- **Tisbury**: Keep an eye out for events in 2026
- **Westbury**: Keep an eye out for events in 2026
- **Trowbridge, Staverton, Hilperton**: Keep an eye out for events in 2026

Community-led energy projects bring lasting local benefits, from lower bills to reinvestment in local facilities, and are a key part of Wiltshire Council's Climate Delivery Plan (PDF, 811 KB)(opens new window).

FEL workshops create space for open, honest dialogue about local energy needs and opportunities, helping build public awareness about renewables and supporting residents to consider local energy generation, led and owned by the community.

Learn more about the project online: Climate Sustainable Energy: Future Energy Landscapes(opens new window).

We also convene a regular networking meeting with Community Energy groups. If you are interested in community-led energy, please get in touch by emailing climate@wiltshire.gov.uk(opens new window).

Most of the energy generated in the UK comes from non-renewable fossil fuels such as coal, gas and the uranium used in our nuclear power stations. Our transport needs are almost exclusively fuelled by petrol and diesel which are derived from oil (another fossil fuel). Burning fossil fuels releases significant amounts of carbon dioxide (CO_2) into our atmosphere where it causes our climate to change via the greenhouse effect.

Renewable energy comes from natural resources such as:

- sunlight

- wind
- rain
- tides
- geothermal heat.

They can be naturally replenished equal to or faster than they are consumed. Unlike fossil fuels, renewable energy sources produce little or no carbon dioxide (CO_2) when used.

Generally speaking, there are two types of renewable energy technology, those that produce electricity, for example solar photovoltaic (PV) systems or small scale wind turbines, and those that produce heat and hot water, for example solar water heating or wood fuelled heating.

Community energy

Solar photovoltaic (PV) systems

Small scale wind turbines

Hydroelectricity

Solar water heating

Wood fuelled heating

Low carbon technologies

Ground source heat pumps

Air source heat pumps

Combined Heat and Power

Centre for Sustainable Energy

Corsham Community Energy Workshop

Author: Ellie Phillips

Date: July 2025

Contents

Introduction	3
Report summary	4-5
Why did we do the workshop?	6
What is the local area like?	7-8
Choosing renewables	9-10
Wind turbine suggestions	11-12
Solar farm suggestions	13-14
Building technology projections	15
Impact of choices	16
Suggestions for community benefit	17

Introduction

When and why we did the workshop.

Bath and West Community Energy, Corsham Climate Action, Wiltshire Council and the Centre For Sustainable Energy hosted a community energy workshop in July 2025 for local people in Corsham.

Wiltshire Council

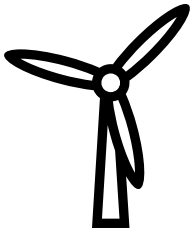
Corsham Climate Action
for a greener future

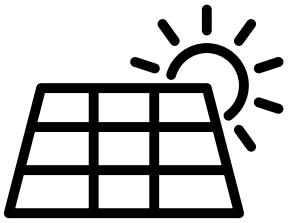
Bath & West Community Energy
Generating local energy

Centre for Sustainable Energy

This project is a partnership lead by the Centre for Sustainable Energy and is fully funded by the Energy Industry Voluntary Redress Scheme.

The workshop aimed to understand the type, size and rough location of renewable technologies supported by local people. It was the start of a conversation about community energy in Corsham, to explore what renewables could be supported.







This report shares what renewable technology, like wind turbines and solar panels, was suggested in the workshop. It tells you how much energy they would generate and why local people chose them.

A survey and follow-up community engagement will happen after the workshop. This is to find out what the wider public think about the suggestions made.

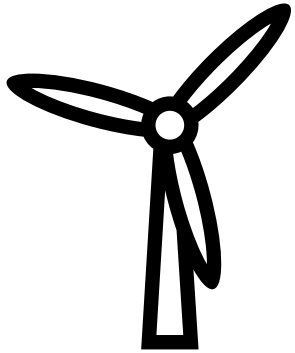


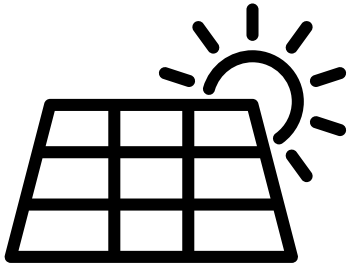
Report summary

This page shows the main suggestions made in the workshop by local people.

Three wind turbines

People selected all available options for wind within the area and agreed to size up the turbines to 160m for greater efficiency. All three are located along the parish boundary, mostly away from densely populated areas. An option was posed to have three turbines in total but all grouped in one location, if technically possible.





195 acres of solar farms

This is the equivalent of 105 football fields. It would be split into several areas of smaller solar farms across the area. Similarly to wind turbines, many are located on the parish boundary in less built-up places. A few locations were chosen near the railway line and A road.

7,532 homes powered

This is more energy than Corsham *currently* needs within the parish. There was an understanding within the group that this is an ambitious amount of renewable energy that is unlikely to be delivered, but it's better to have more site options at the beginning for further exploration. There was also agreement that people who live near proposed sites should be spoken to as a priority.



Report summary

This page shows some of the thoughts local people shared in the workshop.

> Residents want to embrace renewables but feel left out of the decision making.

> I don't mind wind turbines, don't think they are ugly, and don't think they spoil the view. I like the ones in Scotland.

> I feel joyous about more renewable energy in Corsham.

> We want to keep solar as less visible as possible for those who live nearby and avoid good agricultural land.

Why did we do the workshop?

Increasing renewables

The way we produce and use energy needs to change. It's the main cause of climate change. We need a lot **more energy from renewable sources** like wind and solar to meet the UK's climate targets. Nationally, we need to quadruple the amount of renewables that have already been built.

More affordable energy

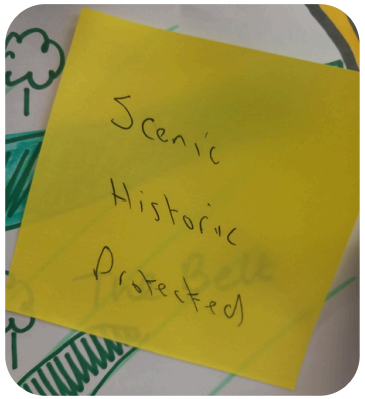
At the same time, it's difficult for many people in the UK who can't keep their homes warm in winter, even though it's essential for their health and wellbeing. Being able to afford to **keep warm in winter is a basic right** for everyone.

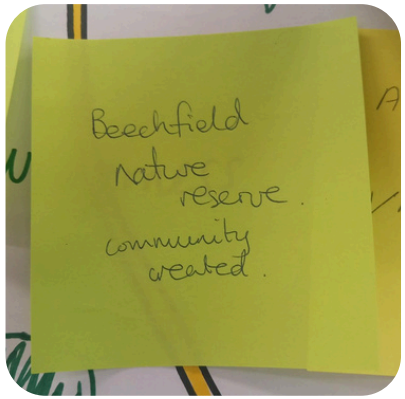
Community energy

Community-led energy projects **keep benefits local** – from cleaner air to investment in local facilities. When communities lead energy projects, they create solutions that work for everyone – **tackling both climate change and rising energy costs.** In 2023, community energy projects contributed £12.9m to local economies and saved £4.4m in energy bills. They also reduced carbon emissions by 166 mega tonnes, the same as 200,000 passenger round trips from London to New York.

What is the local area like?

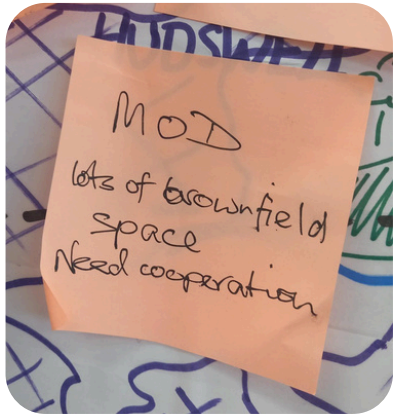
The workshop started with people sharing their thoughts about the local area. They added post it notes to a large hand drawn map of Corsham.

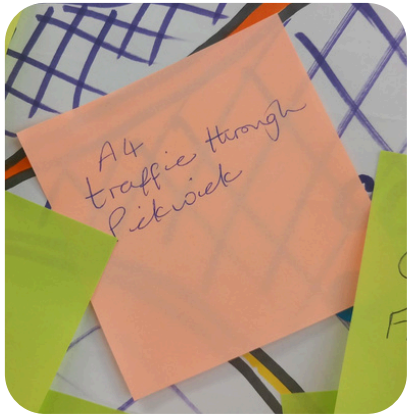












7

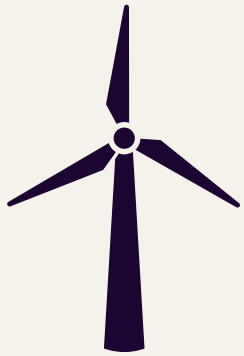
What is the local area like?

The main thoughts added to the map are shared in the table on this page.

Areas that are special	Areas that are disliked	Other descriptions and thoughts
Corsham Court - untouchable, conservation, access for walks	Leafield Industrial Estate	Joyful for more renewable energy in Corsham
Beechfield Nature Reserve created by community, located in Area of Outstanding Natural Beauty	Ministry of Defence - lots of brownfield sites	Sad that new build houses are not adding solar
Springfield Park - lovely green area and great for all sorts of activities	Ark Data Centre uses a lot of energy	Scenic
Town - High Street has lovely old buildings, and Pound Arts	Traffic along the A4 through Pickwick	Historic
Disused quarries provide space for wildlife	Litter along the lanes and bins are always visible	Protected
Good networks of footpaths south of the town	Donkey field, Neston	Excellent Town Council organising community events that are great for all
Shaw and Whitley villages - historic villages surrounded by farmland and public spaces	Area between Rudlow and Park Lane	All Corsham is very special
Pickwick conservation area		

Choosing renewables

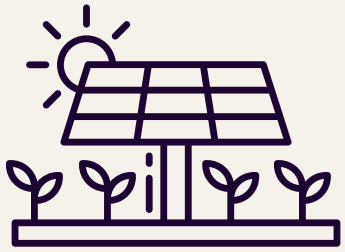
The main part of the workshop brought everyone to 'Sunshine Cafe' where a menu of renewable energy options was shared. This page shows the technology on the menu.



Wind Turbine

Powers 177 homes,
100 metres tall, 1 megawatt.

Maximum 3



Solar Farm

5 megawatt solar farm
powers 343 homes (13 acres,
or about 7 football fields)

Maximum 19



This menu is based on technical evidence showing what can be built in Corsham. The evidence looks at things like flooding, green belt land and wind speed - so these are already thought about before the maximum number possible is decided. 'Maximum' isn't a number to aim for though, it's a guide of what could technically be delivered, but people in the workshop chose the technology based on what they thought is acceptable for the area.

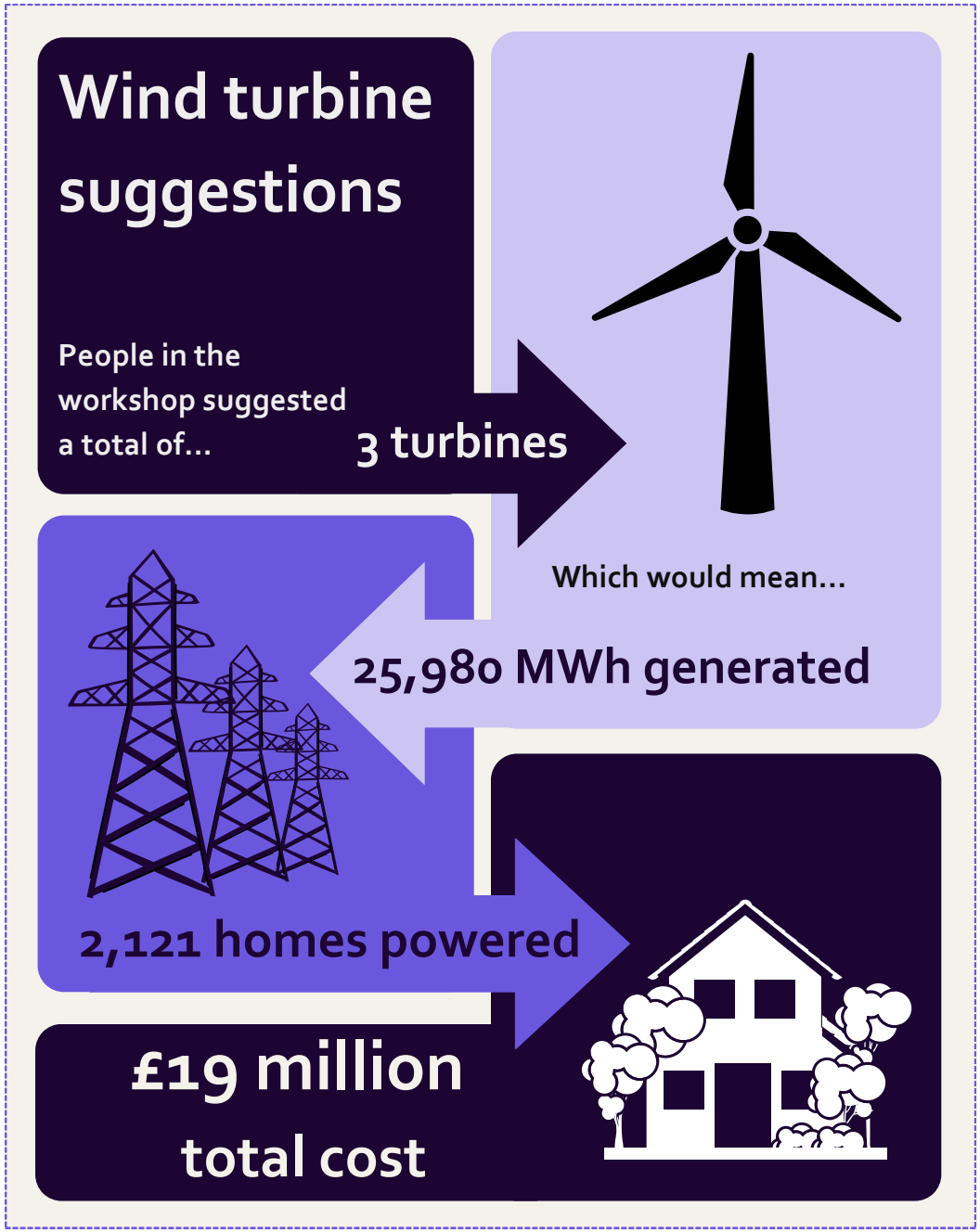
Choosing renewables

In small groups everyone had time to discuss the menu options, arrive at a consensus as a group, before feeding back to the whole room.









Main workshop thoughts shared about wind turbines

Start pursuing bigger turbines (160m) as they have greater capacity and reduce down (to 100m) if not suitable.

The wind site to the far right (A) is seen as a less visible option. There are 2 new solar developments upcoming nearby.

The wind site in the middle (B) may have an impact on the villages to the south, Whitley and Purlpit. A conversation would need to happen with people who live there.

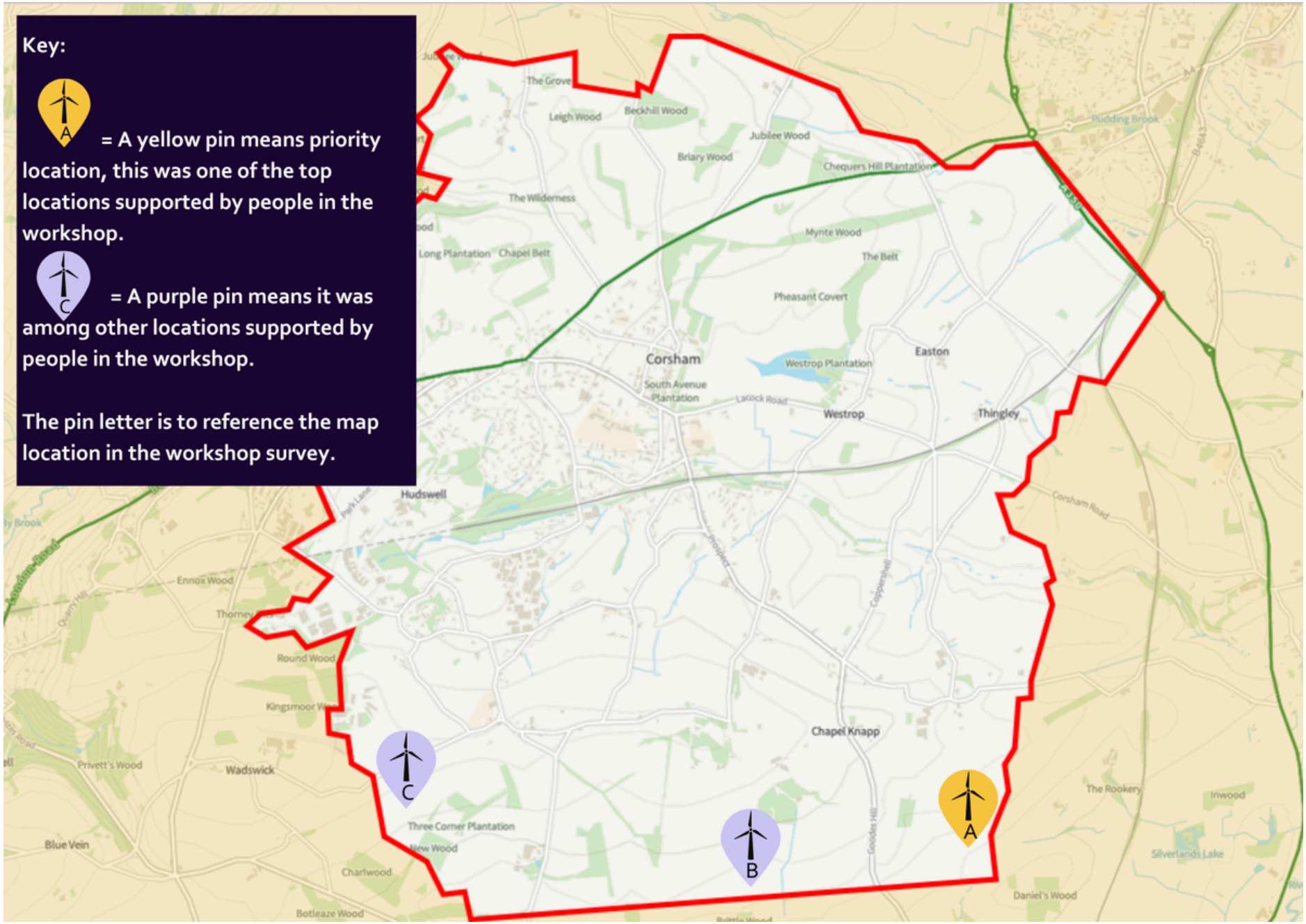
Preference to group wind and solar together for increased capacity, and to include biodiversity features, or grouping all 3 turbines together to combine infrastructure.

Very positive about wind turbines and the look of them, some concern about noise.

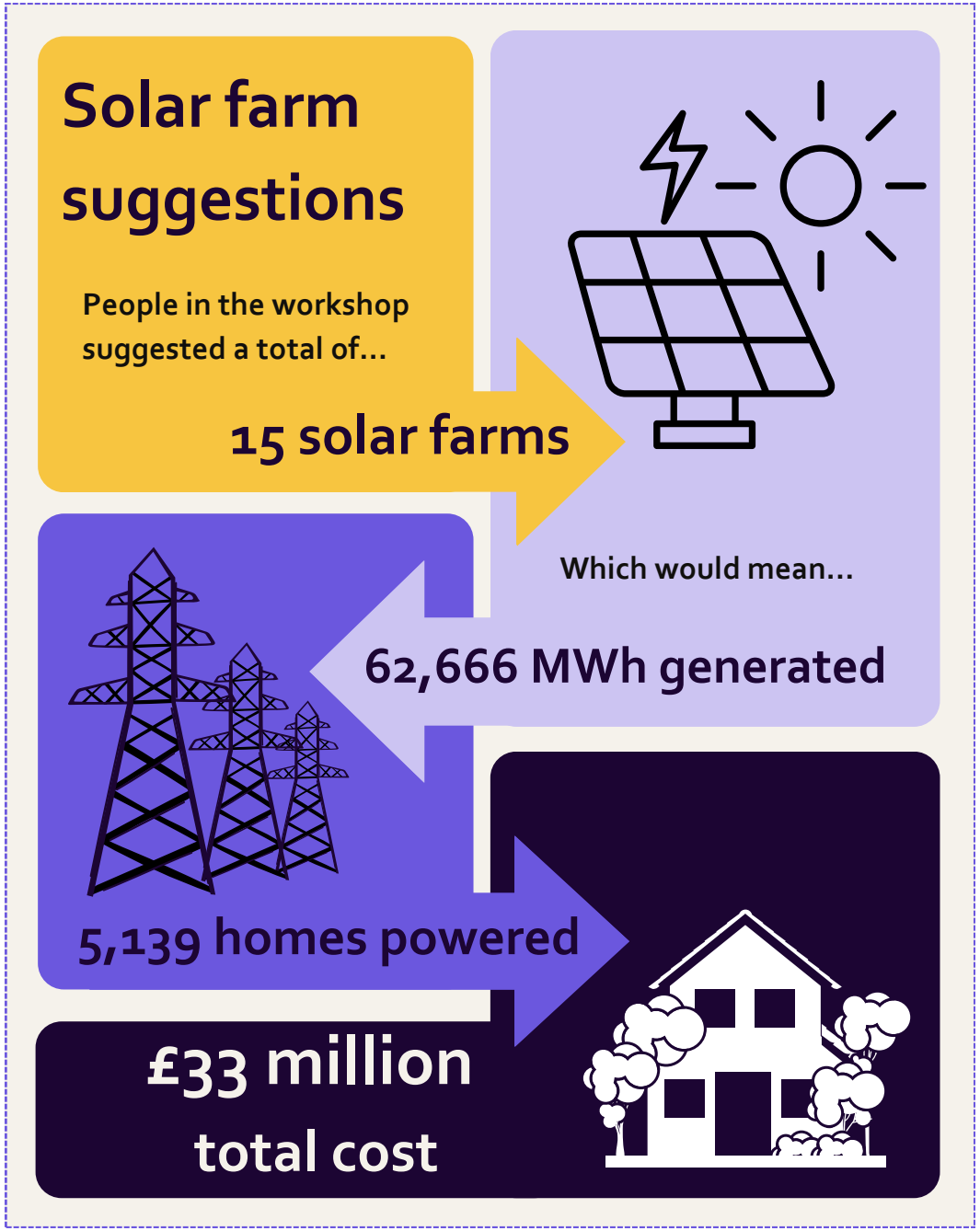
Preference for locations to be more hidden and on the outskirts of the town.

There are lots of pylons in the area that have become part of the landscape. In time the same could be said for wind turbines.

Suggested locations - wind turbines



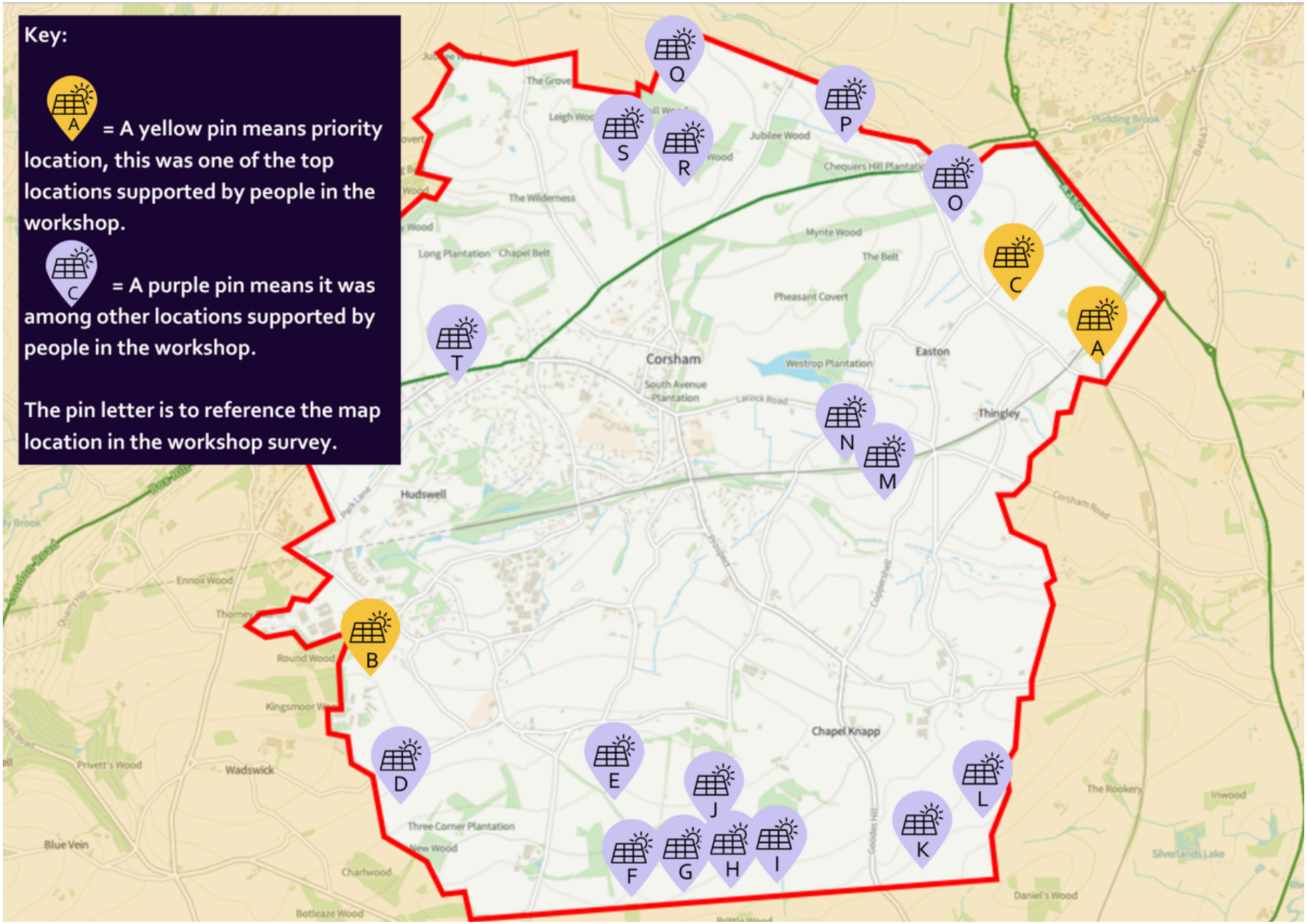
12



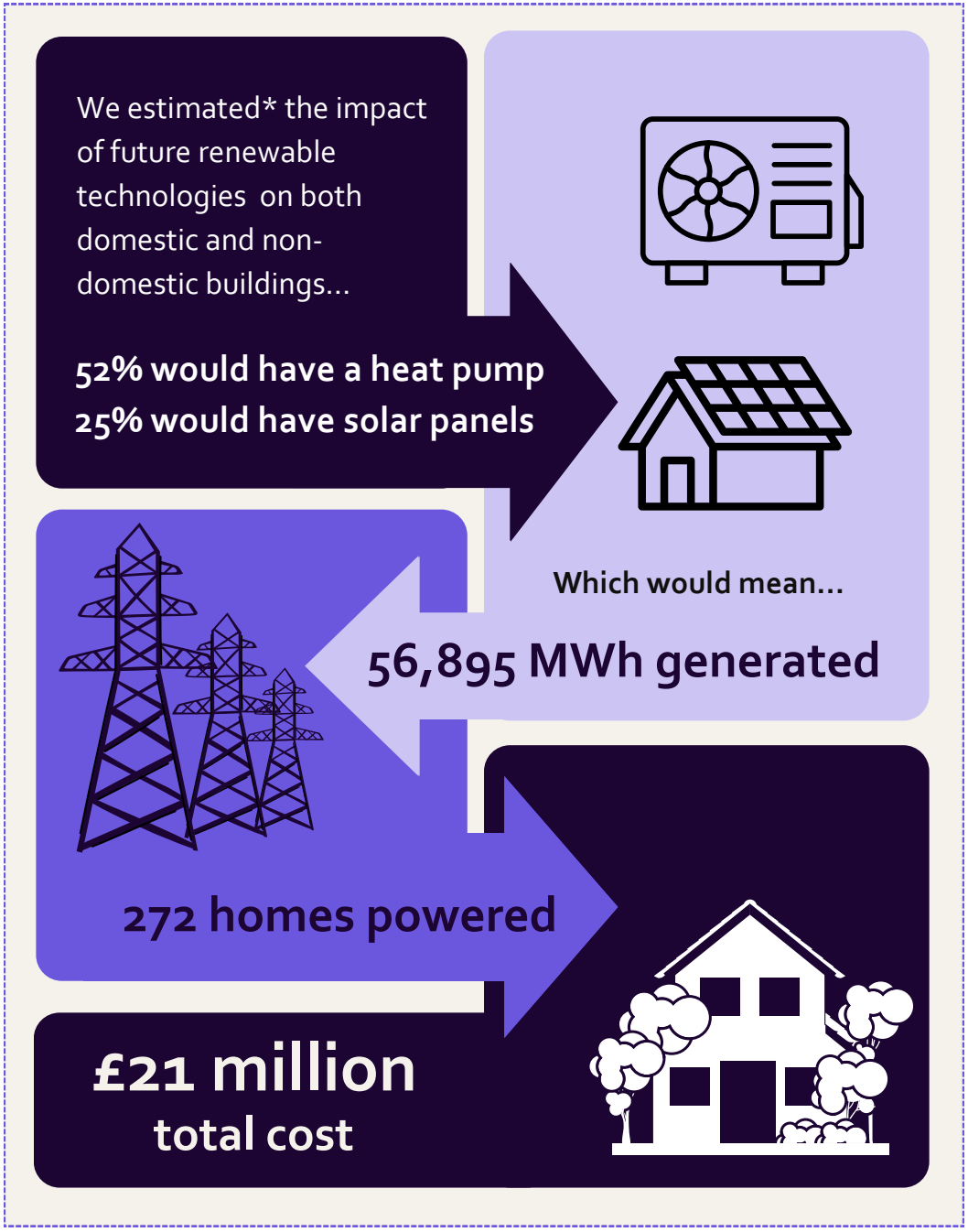
Main workshop thoughts shared about solar farms

Could combine solar with sheep farming, small-scale agriculture, or allotments. Grade 1 agricultural land should be avoided.
Avoid Corsham Court as this area is untouchable despite having land!
Having solar farms near railways is seen as positive due to being less visible but would need to find out how much space is needed alongside tracks for safety.
Solar farms are preferable to new housing developments.
Solar farms should be spread out to minimise the visual impact in one area for those who live nearby.
There is a planned expansion at Ark Data Centre near site B (one of the priority sites) - this is deemed unpopular and solar could be a preferable alternative. The same applies for brownfield industrial sites.
Land ownership is a big factor. Further engagement is needed with land owners and neighbouring parishes and villages.

Suggested locations - solar farms



Building technology projections



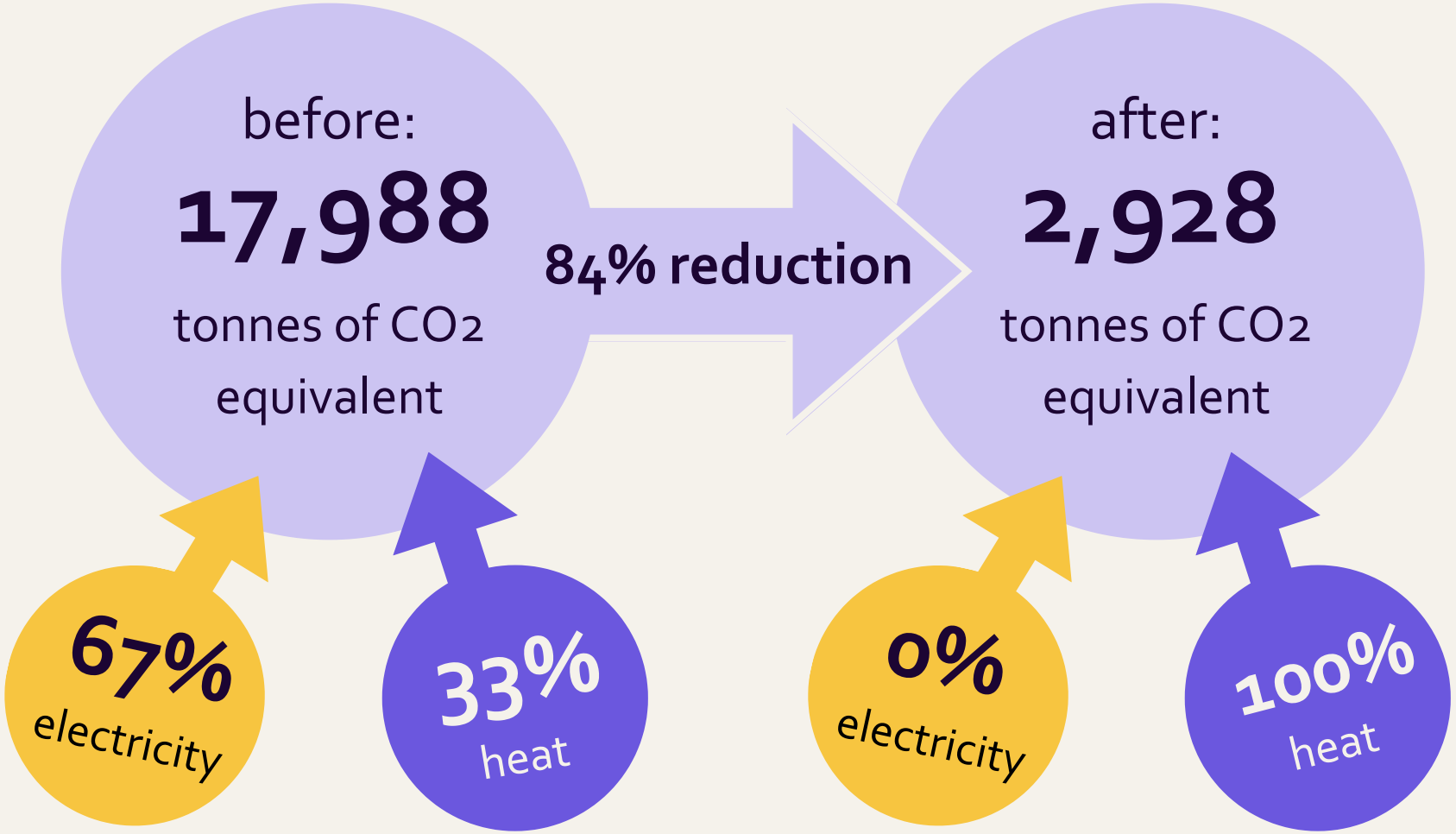
Main workshop thoughts shared about building technologies
Corsham has a few large industrial buildings e.g. Hudswell and Leafield. If these had solar then other big scale options might not be needed. They have high energy use so should consider generating more. Same for MoD and Ark Data Centre.
All commercial buildings should be generating their own energy.
All new housing developments should include rooftop solar but currently they do not. Look out for upcoming changes in the Future Homes Standard autumn 2025.
There are listed buildings and a conservation area in Corsham which could impact rooftop solar and heat pumps.
Batteries are not included in the calculations but could make building technologies more effective.

**These percentages were pre-populated based on NGED's 2024 Future Energy Scenarios for viable building related technologies. They were not chosen by workshop participants.*

Impact of choices

This page shows the current carbon emissions in Corsham from electricity and heating use. It then shows how much those emissions would be reduced if the technology suggested in the workshop was built and installed.

The annual carbon emissions of Corsham before and after the suggested technologies from the workshop



Suggestions for community benefit

This page shows some suggestions made by participants on how the community of Corsham might benefit from a renewable energy project that is owned by the community. Most options use revenue from the site to reinvest in community projects.

- Community share offer or benefit fund
- Subsidies for people who live in close vicinity of a renewables site
- Home improvements e.g. insulation, solar panels, heat pumps
- Community improvements e.g. flood prevention, new facilities
- Green prescriptions - community allotments and gardens
- Consider if savings from renewable generation could offset Precept payment
- Funding for travel e.g. bike hire scheme, bus improvements, electric bus
- Funding for 'outside of school' education programmes
- Fund new community energy projects
- Energy awareness programmes to help people use less energy at home
- Improve social housing for people living in fuel poverty
- Develop a community hub for support with health and wellbeing

Centre for Sustainable Energy

Thank you.

Keep updated with CSE:

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Follow us on LinkedIn

Survey on renewable energy in the Corsham area

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

Introduction



What is this survey based on?
On 3 July 2025, Bath and West Community Energy, Wiltshire Council and Corsham Climate Action hosted a Community Energy workshop for local people in Corsham. The workshop was led by the Centre for Sustainable Energy, an independent national charity that supports people and organisations from across the UK to tackle the climate emergency and end the suffering caused by cold homes. This project is wholly funded by the Energy Industry Voluntary Redress Scheme. A report with more detailed outcomes from the workshop can be found here https://www.cse.org.uk/fel-wiltshire-corsham-workshop-report-july-2025/. Please refer back to this if you need any further context.

What happened at the workshop?
The aim of the workshop was to explore how your local community can play a role in the UK's national efforts to take climate action – thinking about what renewable energy could happen in your area and how it could benefit your community. It was the start of a conversation about the type, size and rough location of renewable technologies that could go in your area. The ideas shared in this survey are initial suggestions, not concrete plans. If any of the suggestions were to be taken forward, there would be more consultation with the local community.

How will the findings be used?
The findings of this survey will be used to produce a report on the Corsham community's thoughts about renewables. If sites are identified that the community would like to pursue further, we will work with you to develop these through further conversations, meetings, and technical evidence. By completing this survey you are not committing to anything.

By taking part in this survey you are giving permission for CSE to store, analyse and process the survey response. A summary of the data (e.g. not with individual responses shown) will be shared with project partners including Bath and West Community Energy, Wiltshire Council, and Praxis evaluation partner.

This survey takes five to ten minutes to complete.

Next

Wind turbines

1

People in the workshop generally supported a total of 3 wind turbines for the parish of Corsham. Each wind turbine would be about 160 metres tall and provide the equivalent energy for 707 homes (so 3 turbines= 2,121 homes in total). There are 5,827 homes in Corsham.

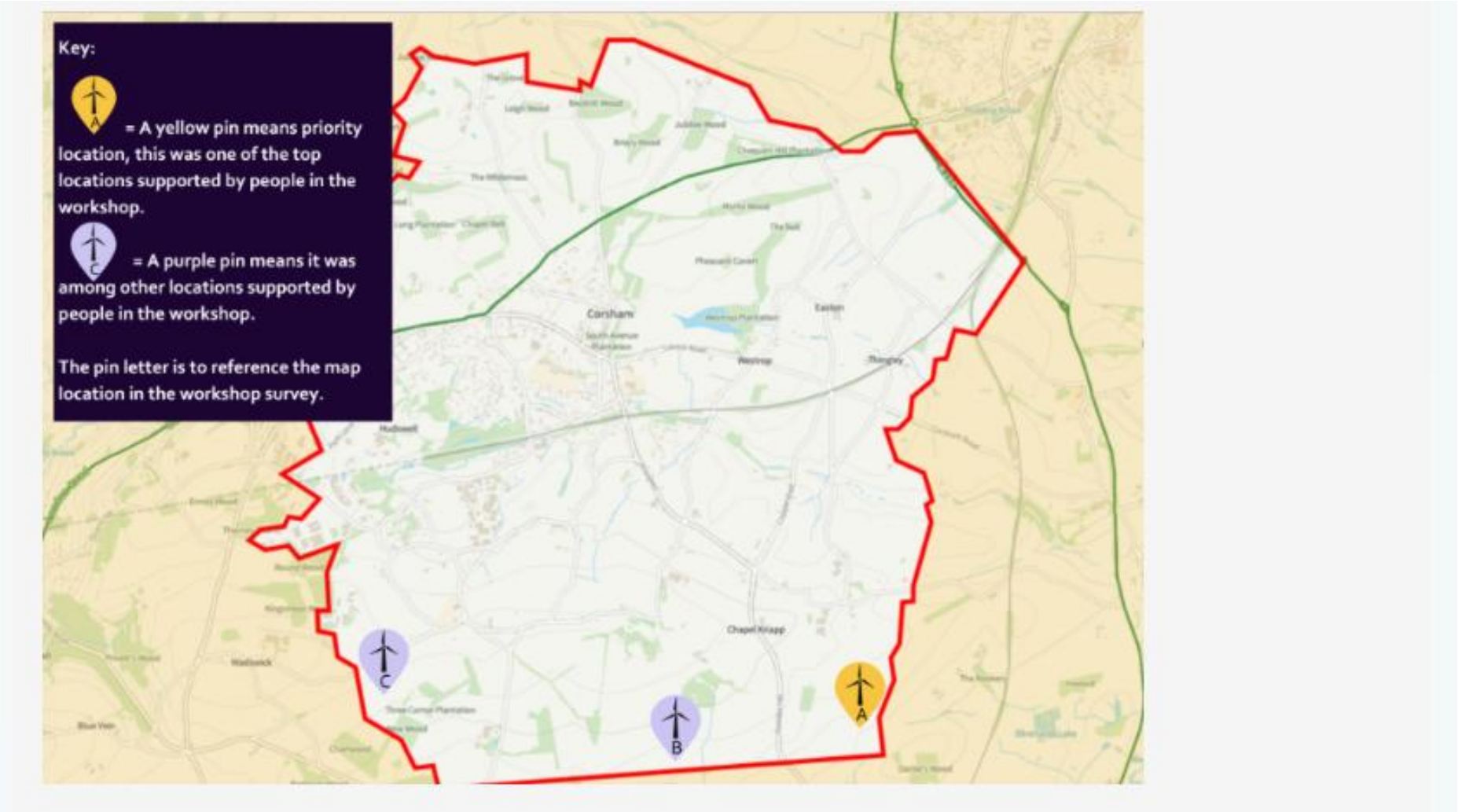
How do you feel overall about this suggestion?

- Very satisfied
- Somewhat satisfied
- Neutral
- Somewhat dissatisfied
- Very dissatisfied

2

This map shows the approximate locations of the 3 suggested turbines. People chose these locations based on the evidence showing the quantity and rough locations of what is technically possible in Corsham.

How do you feel about each suggested wind turbine location?


Key:
= A yellow pin means priority location, this was one of the top locations supported by people in the workshop.
= A purple pin means it was among other locations supported by people in the workshop.
The pin letter is to reference the map location in the workshop survey.
Corsham
Chapel Knapp
A
B
C

	Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
Location A	○	○	○	○	○
Location B	○	○	○	○	○
Location C	○	○	○	○	○

3

Do you have any other comments about wind turbines?

Enter your answer

Back Next

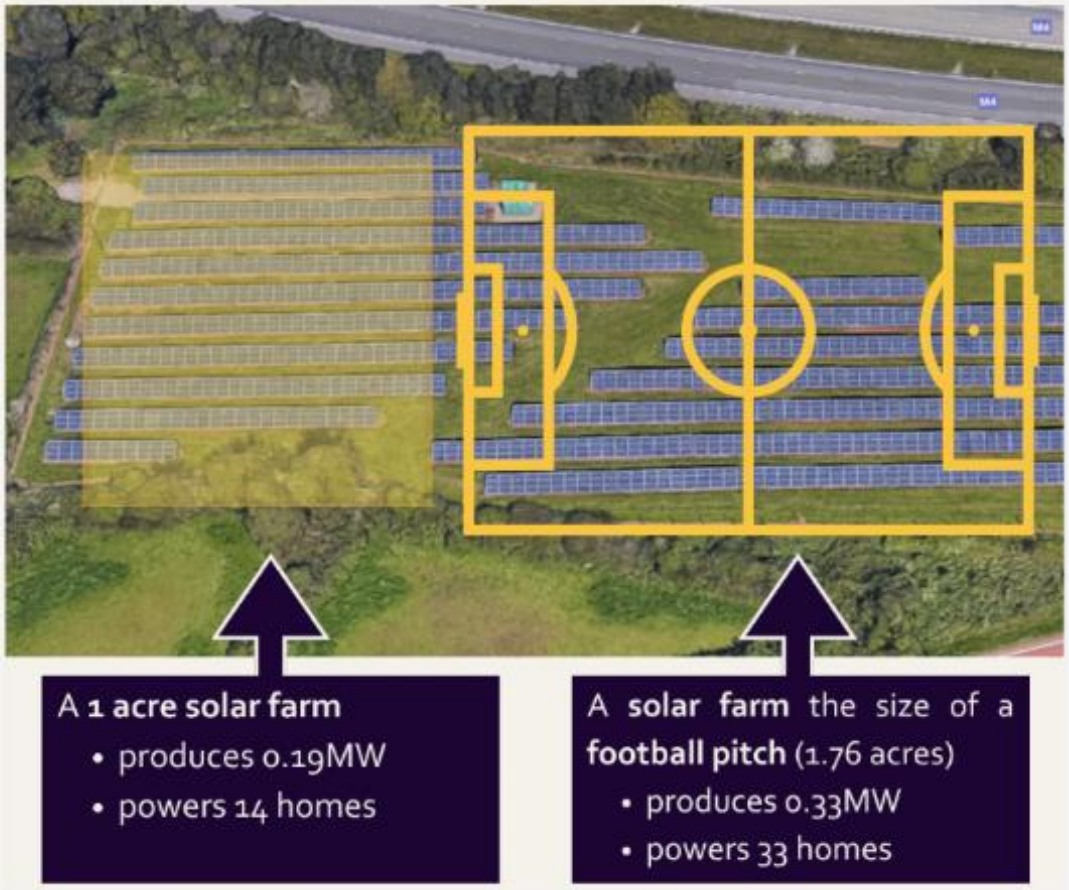
Solar farms

4

People in the workshop generally supported a total of 15 solar farms (195 acres of ground-based solar panels) for the parish of Corsham. This would be split into several areas of smaller solar farms, usually the size of a football pitch (13 acres). In total, This would provide the equivalent energy for 5,139 homes. There are 5,827 homes in Corsham.

This image shows the size of a solar farm to the scale of a football pitch.

How do you feel overall about this suggestion?

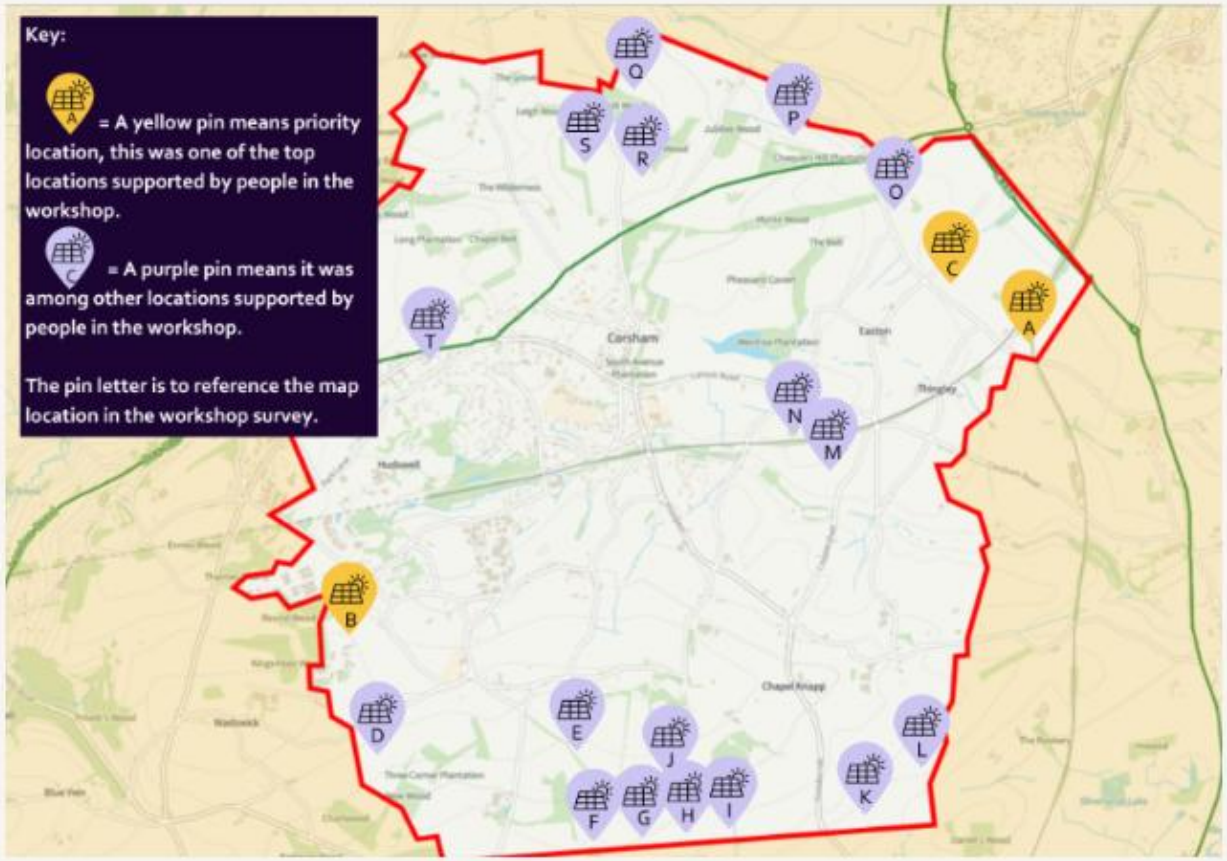


- ◯ Very satisfied
- ◯ Somewhat satisfied
- ◯ Neutral
- ◯ Somewhat dissatisfied
- ◯ Very dissatisfied

5

This map shows the approximate locations of the suggested solar farms. People chose these locations based on the evidence showing the quantity and rough locations of what is technically possible in Corsham.

How do you feel about each suggested priority location?



	Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
Location A	○	○	○	○	○
Location B	○	○	○	○	○
Location C	○	○	○	○	○

6

Do you have any other comments about solar farms, or any of the non-priority locations on the map (please identify by the relevant letter)?

Enter your answer

Back Next

Community benefit

7

In the workshop, people discussed potential ideas for using community funds generated from having renewables in the area. Which of the following ideas would you support? Please add any of your own ideas in the 'other' box

- ○ Reinvest into new community renewable sites
- ○ Money saved for people who live close to renewables sites
- ○ Community improvements e.g. green spaces, education programmes, flood prevention, health and wellbeing hub
- ○ Improving public and active travel
- ○ Home energy improvements e.g. insulation, heat pumps, and advice for using less energy at home
- ○ Money off the town Precept payment
- ○ Other

Back Next

Getting the Best out of the JMNP2 Neighbourhood Plan

Introduction

Following a successful referendum vote in July 2025, the second edition of the Joint Melksham Neighbourhood Plan (JMNP2) was adopted (or 'made') as part of the statutory development plan for the Plan area. It therefore has real legal clout in planning terms. JMNP2 introduces an updated set of policies and guidance that is locally specific to the town and the rural countryside surrounding it.

The successful referendum result could be described as 'the end of the beginning'! Now the Plan needs to continue to be implemented to deliver the community's vision and objectives.

Key ways to achieve this within the development process is by using your new JMNP2 policies and other useful documents prepared alongside it such as the Design Guide and Code, and the Town Centre Masterplan to;

- Provide pre-application engagement with prospective applicants
- Statutory Consultee responses to development applications
- Submit appeal representations

It can also be used to deliver a range of community projects, including accessing grant funding.

These notes are focused on helping the town and parish council to harness the updated JMNP2 to make robust, evidence based and policy reinforced comments to pre-application proposals as well as to submitted planning applications.

This note draws on Guidance from Locality[1] and there is also updated guidance (April 2025) from CPRE[2]on responding to planning applications that councillors may find useful. The CPRE toolkit in particular may be of use to councillors as it includes a glossary and basic overview of the planning system.

[1]https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/

[2] https://www.cpre.org.uk/resources/how-to-respond-to-planning-applications/

Making Effective Representations on Planning Applications in your Area

As the local planning authority, Wiltshire Council has the responsibility of implementing your plan by applying its policies within the development management process. The town and parish councils are statutory consultees but do not determine applications.

Wiltshire Council must notify the town and parish councils of submitted applications within their areas. It must take any representations received into account in making their decision, as long as they are "material" planning considerations (see below for more information).

When giving support, or objecting to a proposal and when requesting amendments or conditions, all comments should clearly reference the JMNP, and where relevant, the evidence base.

Referencing made planning policies in responses will:

- Maximise the effectiveness of local views and requests in the planning process
- Help development management officers in assessing proposals and justifying delegated decisions or committee recommendations
- Strengthen a Wiltshire Council's planning committee decisions
- Support planning inspectors decisions with locally to dismiss appeals against refusal of permission

This toolkit, together with the mini guide has been prepared to help you make effective representations. It supports you to:

- Reference policies of the JMNP2[3]
- Use evidence base material such as the Design Guidance and Codes effectively.

We've also included a quick reference notes to 'Material Considerations' for planning.

[3] JMNP2 and the evidence base can be accessed online:
https://www.melkshamneighbourhoodplan.org/

Making Effective Representations - Tool 1: Committee Planning Application Review Process Proforma A – BASELINE INFORMATION

1

- **What is the proposal?**
- e.g. Building alteration, domestic extension, change of use, rural development, a major development?

2

- **What application type?**
- Eg Outline, full, conservation area or listed building, other?

3

- **Where is it?**
- Which parish?
- Inside or outside a settlement boundary?
- Take a look at the design guidelines and codes - what sort of character area is it in (see page 25 onwards in the Design Guidelines and Codes document available on the Plan website - evidence base page)

4

- **Is there a planning status and history?**
- Any Wiltshire Local Plan land-use designation?
- Any previous planning decisions?

5

- **The site today**
- Is the site well known to Members?
- Has there been a site visit?

6

- **What is the community opinion?**
- Has there been other neighbour representation?
- Has the PC/TC sought community views?

Making Effective Representations - Tool 2: Committee Planning Application Review Process Proforma B

Point to consider	Relevant JMNP2 parts
1. Does it relate to any of the area based policies of the JMNP (or other plans in the Wiltshire Development Plan?) You can see all the area based policies on the online Wiltshire Council policy map https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2	Settlement Boundaries – Policy 6 (page 43)
	Allocations of land for housing policies 7.1 – 7.5 (pages 46 – 65)
	Green and Blue Infrastructure Corridors – Policy 12 (page 82)
	Town Centre – Policy 9 (page 71) Also refer to the Town Centre Masterplan (click here)
	Local Green Spaces – Policy 16 (page 93)
	Heritage – Policy 21 Local Heritage (page 109)
2. • **What are the key topics relevant to this proposal?** • **Which policies from those topics are relevant?**	Sustainable Development and Climate Change
	Housing and Infrastructure
	Shopping, Working and Getting Around
	Community Wellbeing and Nature
	Natural, Built and Historic Environment

Policy

Now you have checked through relevant policy areas, move on to considering how each relevant policy complies with the JMNP2.

3. How does the application align with relevant policies from the Neighbourhood Plan? **N/A may also be applicable**	**fully meets policy requirements**	**partially meets policy requirements**	**development scheme fails to meet policy requirements**

Notes:

Design

Now you have checked through relevant policy areas, move on to considering design. The most relevant parts of the Design Guide and Code for councillors are the relevant character areas and the checklist on page 116.

4. Does the design meet local expectations? N/A may also be applicable	**High quality of design that meets local design expectations**	**Acceptable design quality with requested amendments**	**Poor, harmful unacceptable quality of design that does not meet expectations**
Notes:			
5. What other adopted development plan policies or guidance may be relevant? **e.g. Wiltshire Local Plan, Green and Blue Infrastructure Strategy**	**Thinking about a range of issues:** ● environmental ● social impacts ● economic impacts ● access		
6. How does the application align with other relevant policies?	**fully meets policy requirements**	**partially meets policy requirements**	**development scheme fails to meet policy requirements**
5.Finally - having looked at the application through the lens of the JMNP2 and taking into account other relevant policies– what is the comment of the Council?	**There is a range of possible comments under the following headings:** • Support • Conditional support • No objection • Object (“No comment” should be avoided) **State the key issues, the comment, the relevant policies/guidance reference and potential conditions or remedial amendment.**		

Appendix: Making Effective Representations – Quick Reference Note on Material Considerations

Material planning considerations are matters or planning policies which legislation and the courts have determined should be taken into account when deciding an application. They comprise a whole host of planning documents including:

- national planning policy and guidance
- adopted Local Plan (including 'made' Neighbourhood Plans)
- draft policy (which gains weight the further along in the process it is – as of October 2024, the Wiltshire Local Plan Review is being prepared to be submitted to the Planning Inspectorate: it is therefore at the final stages of the process)
- Adopted Supplementary Planning Documents – such as the Wiltshire Design Guide
- Adopted strategies – such as the Wiltshire Green Blue Infrastructure (GBI) Strategy

There are also a variety of other topics which can constitute material considerations including (but not limited to) are relevant as material considerations in most planning applications:

- Layout and density of building
- Design, appearance and materials (including landscaping)
- Disabled persons' access
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Overlooking/loss of privacy as well as loss of light or overshadowing
- Parking and highway safety
- Traffic and noise
- Effect on listed buildings and conservation areas

The following issues are generally **not material considerations** for planning decisions:

- loss of view from a private property (views identified in policy are important local views from public locations are material considerations)
- negative impact on property values
- competition between individual businesses
- moral considerations (e.g. religious objections to licenced premises)
- political or ideological opinions
- the cost of the development
- whether or not the applicant owns the site
- issues covered by other legislation (e.g. building regulations)
- the character of the applicant.
- Breach of a restrictive covenant (Breach of covenants and personal property rights, including personal (not Public) rights of way) – these are private law matters and not about planning.

Calne Town Council Planning Response

Application Address:

Land off James Avenue, Regents Park, Calne

CALNE CENTRAL

Application Number:

PL/2024/08991

Application proposal:

Reserved Matters Application for Development of 17 Dwellings Pursuant to Outline Permission ref 20/07659/OUT

Date:

25-6-25

Summary Response: (Please select one)

- Support
- Conditional Support
- No Objections
- Object

Does the application refer to the Calne Community Neighbourhood Plan and Design Guide?

YES/NO

(consider design and access statement on larger applications.)

Neighbour or consultee comments

Are there comments on the portal?

YES/NO

Original comments submitted in November 2024 on portal. – 37 named comments

Previous Applications

Are there previous applications

YES/NO.

REFVAL	20/07659/OUT
ADDRESS	Land at Regents Park, Calne
PROPOSAL	Residential Development (up to 17 dwellings), Asso

Checklist - Calne Community Neighbourhood Plan 2 (CCNP2) 2023-38 & Design Guidelines and Codes – March 2025

For each policy, please indicate the level of compliance from 4 (Full) to 0 (None or Not Applicable) and add any comments.

CCNP2 Policy	**Compliance? (4 = Full through to 0 = none or NA)**	**Comments**
BE1: Design Principles for Local Distinctiveness	2.	The Development looks and will feel like an add-on to the already built development in the area. The layout does not create a 'place making' community feel with many of the houses looking away from each other and

driving and walking access points being different for some houses. Social housing has not been integrated into the development. The parking for social housing and some of the other houses - is outside the curtilage of the houses – which is neither conducive to maintaining the area and is not in keeping with other houses, nor is it what people want. The Design Guide states that parking spaces mot within the curtilage of the house should be overlooked – the ones for plots 1,2, 3, 6,7 and 8 are not. Some of these are only 2 bedroomed properties and may well be used by older people who want their cars by their homes. It will also make it hard for people to install electric car charging points. It probably increases their insurance if the car is not within the curtilage of their house.

Storage for bikes is a requirement – the houses with no garage will have sheds for this purpose – and they appear to have pedestrian access to the areas where the sheds will be.

The development is high density housing for the area. As a result, the arrangement of houses and parking spaces is not very cohesive.

It is not clear where street lighting will go – will there be lighting going around the walking access points to front door? This is important for people to feel safe.

BE2: Heritage Assets NA

C1: High Quality, Sustainable Development in the Calne Community Plan Area

This policy states that proposals should demonstrate mitigation against climate change. Flood risk assessment refers to policies from 10 years ago – except the new NPPF. It assesses the risk of overland flow from Pluvial sources as low to moderate. It does not take into account surface water from the development above it as it is assumed this is all managed – yet residents cite clear evidence that this is not the case.

To mitigate for the higher risk of flooding the FFL is put at 150mm above the usual level. That this measure is needed identifies a flood risk.

In addition, permeable paving is to be used as part of the way to allow natural drainage (not clear where). While this may be acceptable, the description of the maintenance required on a regular basis is significant – who is responsible for this? Whose land is it on? This needs clarification.

Similar concerns with the ditches which will need regular inspections for blockages from silt and debris. This creates an inherent risk and responsibility for these going forward is unclear.

The attenuation pond is calculated to be large enough to take the run off and natural drainage.

C2: Sustainable Construction and Energy.

Unclear – Heat pumps, water butts etc are mentioned but there is no indication that either will actually be used as standard heating systems are identified as what they plan to use. Clarification is needed.

To encourage more sustainable transport there is potential for a footpath to have been included in the plans that would link the area to the footpath along the Abberd Brook – making it easy for people to walk into the centre.

C3: Retrofitting the Existing Built Environment. NA

C4: Calne Community Energy NA

CF1: Community Facilities

There are no community facilities resulting from this development.

CF2: Community Infrastructure and Phasing of Development

It is concerning that this part of the development was

not built at the same time as the rest of it – or in advance. All construction traffic and materials will need to go through residential roads causing disruption to residents that is significant – it is very close to some existing houses. The phasing of these developments has been very poor.

CF3: Burial Space

GA1: Highway Impact

Traffic from the new development will impact the already congested roads in the centre of Calne. This will impact air quality No mitigating measures are included – such as the footpath mentioned a or contributions to create a safe cycle route along the Abberd Brook and into the centre and to facilitate walking and cycling/scooting to the nearest primary school.

GA2: Public Realm

GA3: Sustainable Transport and Inclusive Active Travel

See previous comments.

GA4: Ultra Low Emission Vehicle Charging

GA5: Parking Provision

The number of parking spaces is in line with policies. However, some properties have an arrangement where the spaces are linear and the tendency is then to leave one parked on the road to avoid blocking in.

Also see previous comments about parking.

GA6: Walking and Cycling for Leisure and Recreation

H1: Housing within Settlement Boundaries

H2: Affordable Housing

The site should have 30% of affordable housing. This is very slightly under. Given that the affordable housing is smaller, should there be one additional affordable house? Or one of the 3 bed properties an affordable rented property?

The housing enablement team have asked for clarity about floor area details in these properties – this must be checked.

H3 Housing Mix

The site does provide a good mix of smaller and medium sized properties.

H4: Housing to meet the needs of Older People and those Living with Disabilities

No evidence of this.

H5: Adaptable and Accessible Housing

No evidence of this.

H6: Exception Sites and Community Led Housing NA

NE1: Local Green Space

NE2: Protecting and Enhancing Biodiversity

There will be a loss of habitat with this development with little mitigation. Swift bricks have not been included – Calne does have swifts in the area and it a declining species due to loss of nesting sites. This is a simple measure that could help – though the swift group identified that the wrong sort of brick was being suggested.

The established trees and hedgerows are being retained but there are no plans, as yet to put in protection fences – which should be there especially during construction. Otherwise there is negligable additional planting as there are no open green spaces.

NE3: Green and Blue Infrastructure Network

NE4: Trees, Woodland and Hedgerows

See above.

NE5: Setting of Calne and Calne Without

WS1: Protecting and Promoting Sustainable, Low Carbon Employment

WS2: Supporting Local Agriculture and Farm Diversification

WS3: Supporting the Local Visitor Economy

WS4: Calne Town Centre

WS5: Local, Neighbourhood Centres in Calne and Derry Hill

Design Guidelines and Codes Checklist

What Character Area is the development proposal in? _____ *(See pages 25 of the Design Guidelines and Codes for reference)*

Consider whether the design of the proposal meets the 'expectations' on the 10 characteristics of design, taking Wiltshire Council's Design guide into account.

Design Characteristic	**Applicable?**	**Meets Expectations? (Yes / Partly / No / NA)**	**Comments**
Context (Location, CCNP character area, heritage, landscape setting, views & visual impact)			
Identity (Distinctiveness; buildings & uses, landscape & topography)			
Built Form (3D relationship setting, layout & density, height, roofs, materials, detailing)			
Movement (Connections, active & sustainable travel, safety & surveillance, GBI integration, parking & servicing)			
Nature (Trees, green & blue infrastructure, corridors & links, biodiversity gain, water management)			
Public Space (Amount, multi-use integration, inclusion, safety & surveillance, Landscape & materials)			
Uses (Context relationship, amenity, use mix, housing types)			
Homes and Buildings (Internal & external spaces (standards), Public-private space/relationship)			
Resources (Net zero & resilience, energy hierarchy & renewables, active & sustainable transport, construction & materials)			
Lifespan (Ownership, management & new technology & adaptation)			

Wiltshire Local Plan / Core Strategy

How does the application refer to the Wiltshire Core Strategy - Wiltshire Council

Core Policy 57: Ensuring High Quality Design and Place Shaping

It does not meet this policy. The plans to develop this site have raised quesiions again about “piecemeal development” which often brings associated problems:

Lack of infrastructure because each development is too small to reque this.

Huge disruption to residnets

Lack of s sense of place

Core Policy 55: Air Quality

While not near the AQMA every house has an additional impact on the traffic in the centre and there are no mitigations for this.

Calne Area Strategy - Core Policy 8: Spatial Strategy for the Calne Community Area

How does the application refer to the Wiltshire Local Plan

Local Plan Review Pre-Submission Review 2023
Including

Policy 9 – Calne Town

1. provide a balanced approach to housing growth, that allows the wide-ranging housing needs of Calne to be met whilst conserving the special market town feel, including its heritage and landscape qualities;
2. provide new and existing employment land, ensuring the role and function of Calne is maintained as an important local employment centre;
3. support development that is well connected to Calne town centre by sustainable modes of transport and encourage delivery of infrastructure such as primary schools, open space, allotments, land for cemetery space and health services to support sustainable communities;
4. ensure infrastructure improvements to the local road network where necessary that will aim to reduce traffic congestion and

improve air quality in the town centre;

5. minimise the impact of development and associated infrastructure on the environment to help meet the Calne Town Council Climate and Environmental Emergency Pledge;
6. be supported by the implementation of a town centre masterplan to ensure continued investment in the town centre and improve the provision of services, facilities and amenities, particularly the level and quality of retail outlets, hospitality venues and public spaces;
7. provide and promote sustainable transport and active travel, including new and improved bus routes and pedestrian and cycling routes; and
8. deliver funding contributions towards a Calne Transport Strategy.

NPPF

How does the application refer to the National Planning Policy Framework - Guidance - GOV.UK

Teresa Strange

From: Wiltshire Council <wiltshirecouncilnews@news.wiltshire.gov.uk>
Sent: 05 November 2025 09:35
To: Teresa Strange
Subject: Wiltshire Local Nature Recovery Strategy update

View this email in your browser



Local Nature Recovery Strategy (LNRS) adopted and published

We're pleased to announce that the Wiltshire Local Nature Recovery Strategy (LNRS) was officially adopted by Wiltshire Council at Full Council on Tuesday 21 October and agreed with Swindon Borough Council and Published with Natural England.

The interactive map and full strategy document are now available on the **LNRS Webpage**.

Next steps

With formal adoption and publication complete, the LNRS now enters its delivery phase. A one-year Defra grant has been secured to support this next stage, and Defra is convening meetings with responsible authorities to outline forthcoming guidance on delivery and monitoring.

Wiltshire Council and partners have funded the new Local Nature Partnership Manager, Sacha Clements, who will play a key role in nature recovery across Swindon and Wiltshire. Natural England representative, Charles Routh, will also help to coordinate efforts and ensure governance systems are aligned, collaborative, and outcome focused.

The LNRS is one of several mechanisms supporting nature recovery, others include Biodiversity Net Gain (BNG), and mitigation plans will also contribute to delivery. Defra is encouraging innovation and locally tailored approaches, that secure funding for a wide range of nature recovery initiatives.

As discussions progress, there may be a short pause while we determine the most effective path forward. Once a starter plan and governance framework are in place, we anticipate forming a task group and planning a launch event in early 2026.

Stay informed

Further LNRS updates will be issued as plans develop. Please stay subscribed to receive updates as they are released.



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Fiona Dey

From: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Sent: 11 November 2025 12:49
To: Fiona Dey
Cc: Laura Urch; Teresa Strange; Powell, Oliver
Subject: RE: *EXTERNAL:RE: Buckley Gardens S106

Dear Fiona,

This change to the S106 was not at our behest. We are content to progress it, but I would have expected it to be something that needs to be proposed by the PC and considered by the Council as the organisation that issued the planning permission.

Is this something that you or your solicitor could manage please so we can get the Agt updated and finished off?

Many thanks

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

From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 06 November 2025 09:53
To: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Cc: Laura Urch <laura.urch@clarkewillmott.com>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: *EXTERNAL:RE: Buckley Gardens S106

Good Morning Cecelia,

Sorry for the delay responding. On Monday night, the parish council's Planning Committee resolved that the wording should be 'western' as highlighted below

The sum of two hundred thousand pounds (£200,000.00) towards route enhancements to improve connectivity between the Land, the town centre to the north and education facilities to the east, inclusive of Local Cycling Walking Infrastructure Plan routes, and measures to enhance the use of the pedestrian route on the western side of the roundabout between Old Semington Road and Melksham;

Kind regards
Fiona

Fiona Dey
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700

office@melkshamwithout-pc.gov.uk
www.melkshamwithout-pc.gov.uk

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

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From: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Sent: 05 November 2025 14:06
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Laura Urch <laura.urch@clarkewillmott.com>
Subject: RE: *EXTERNAL:RE: Buckley Gardens S106

Good morning Teresa,
Is there any update in relation to this please?
Many thanks

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

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 28 October 2025 13:56
To: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: *EXTERNAL:RE: Buckley Gardens S106

Hi Cecelia
Hope you are having a good week....
I know that you wanted an answer back on this by Friday this week, but to let you know if we needed a bit longer.

We are not convinced that the eastern bit is right, and should say western – as I mentioned when we met online.
The parish counciil's planning committee meet on Monday evening, and can give a definitive answer, our council rules don't let me change something like this without it being a council decision.

In the meantime, I have spoken to Steve Sims, the planning officer, on this, and he thinks it came from discussions with a Highways officer at the time, there is nothing in the minutes of the Planning Committee we

all attended to give more background info, or on the amount for the footbridge. On that note, I am getting a site visit organised to get a quote in place.

Will come back to you early next week on the wording below.
With kind regards, Teresa

From: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Sent: 21 October 2025 15:13
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Buckley Gardens S106

As requested

The sum of two hundred thousand pounds (£200,000.00) towards route enhancements to improve connectivity between the Land, the town centre to the north and education facilities to the east, inclusive of Local Cycling Walking Infrastructure Plan routes, and measures to enhance the use of the pedestrian route on the eastern side of the roundabout between Old Semington Road and Melksham;

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

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Fiona Dey

From: Renfrew, Stuart <Stuart.Renfrew@wiltshire.gov.uk>
Sent: 14 November 2025 13:02
To: Thompson, Andy; Teresa Strange
Cc: Fiona Dey
Subject: RE: David Wilson Homes - Buckley Gardens
Attachments: 20251114_092502.jpg; 20251114_092512.jpg

Hi All,

Andy, you're on holiday !

I've driven the entire length of Semington Road this morning and it is free of any mud, or even appreciable staining, so I didn't need to pop in to the site. I've attached only two images at the site entrance but took a further ten or so along the road between the Police Station and the caravan park.

Best wishes,

Stuart.

Stuart Renfrew
Technician

Local Highways |Highways & Transport
Wiltshire Council | 36 Lancaster Road |Bowerhill | Melksham
Wiltshire | SN12 6SS

T. 01225 712814 | 07867 504803
E-Mail : stuart.renfrew@wiltshire.gov.uk
Web : www.wiltshire.gov.uk



From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 14 November 2025 12:56
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Renfrew, Stuart <Stuart.Renfrew@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; 'paul.hughes@dwh.co.uk' <paul.hughes@dwh.co.uk>
Subject: RE: David Wilson Homes - Buckley Gardens

Hi Teresa,

I did note on my way home Thursday afternoon an attempt had been made to sweep Semington Road, not that well. Thursday evening / Friday's weather should go to some way of addressing the problem. I've cc'd the Site Agent into this email, so he will be aware of the problem. I'll call the Site on my return to work on Monday.

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

Wiltshire Council

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

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 13 November 2025 15:46
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>; Renfrew, Stuart <Stuart.Renfrew@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: David Wilson Homes - Buckley Gardens

Hi Andy and Stuart
I am not sure which one of you deals with mud on the road, if its from development, so have sent to you both.
Please let me know if you need put on the app.
Please see complaint from a Semington Road resident.
Many thanks Teresa

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

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From:
Sent: 13 November 2025 14:47
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: David Wilson Homes - Buckley Gardens

Good afternoon Teresa

I hope you are well.

I would like to bring to your attention the state of Semington Road. We have tipper lorries on a daily basis, convoying in and out of Buckley Gardens.

As a result Semington Road is now covered in mud, and to be honest when they do send the road sweeper out it is so ineffective they might as well not bother.

Unfortunately when it rains, the road becomes a sea of mud, and it is a game of dare just trying to walk along the pavement without being covered in muddy water.

Is there anyone I can write to, apart from you, as I do not seem to get much joy when I try to speak to David Wilson.

Thanks

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DAVID
WILSON
HOMES
LEST WE
FORGET
492
DADFORD LANE


DAVID
WILSON
HOMES
BUCKLEY GARDENS
DADFORD LANE

NOTES OF MEETING WITH NATIONAL GRID
ON MONDAY 10th NOVEMBER 2025 AT 1:00PM
RE: New Pavillion at Beanacre Community Field

Present: Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Acting Chair of Council)
Councillor Mark Harris (Planning Committee Member)
Councillor Tony Hemmings (Councillor and lifetime member of Corsham Cricket Club)
Teresa Strange (Parish Clerk, Melksham Without)
Fiona Dey (Parish Officer, Melksham Without)
Peter Dennet (Corsham Cricket Club)
Paul Jackson (Corsham Cricket Club)

Peter and Paul explained that Corsham cricket Club (CCC) took over the Community Field in Beanacre in March 2022 and played their first game there in July 2022. The field is currently used for the 3rd team, academy and girls/women's cricket.

It was explained that the cricket club are currently using the School Room at St Barnabas Church for changing, however footwear is starting to cause damage to the School Room floors. Therefore, CCC would like to build a pavilion containing three changing rooms on the edge of the field.

A number of different locations of the field were considered by the preference is to make use of the south-west corner of the site as this will minimise any impact on adjacent properties. A public consultation has been held; residents and the church are in support of the proposed location.

The need for planning permission was discussed. The Clerk advised that, although a temporary structure, the pavilion's size and proximity to heritage assets is likely to result in it needing planning permission. However, she advised that Wiltshire Council would be able to provide a definitive answer and recommended seeking pre-application advice.

It was noted that Melksham Without Parish Council lease the play area and adjacent field. Access for maintenance needs to be maintained but it was noted that the proposed location will have no impact on the access.

It was noted that the pavilion will be a temporary structure, but CCC would like for it to have electricity and water connections. It was noted that the pavilion will not include toilets and that these would still be available at the Church.

Councillors questioned whether the field would be available for community use or just for use by Corsham Cricket Club. Peter and Paul commented that it is already in use by a Church cricket team and that they had been approached about setting up a walking cricket team.

Peter and Paul explained that the project will cost approximately £30k. Some of this will be provided by Corsham Cricket Club and they will apply for an English Cricket

Board (ECB) county grant. It was suggested to Peter and Paul that they could request a water connection from Wessex Water as Community Benefit. It was also suggested that Scottish and Southern Electric (SSEN) offer grants for communities, such as Beanacre, impacted by their projects.

Peter and Paul explained that they had also applied to Melksham Area board for a grant but had been told that their grant would not be successful.

Councillors were positive about the proposed pavilion and proposed that support in principle for the pavilion should be sought from the Full Council.

Meeting closed at 2:00pm