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 27th October 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 3rd 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=87617479156

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

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/2025/07615 11 Chamier Close, Bowerhill, Melksham, SN12 6XZ** Householder Application: Replace the existing metal railings that form the boundary next to Pathfinder Way with a 6ft wooden fence
   Applicant Name: Mrs Alexandra Jones **Comments By: 5th November 2025**

   b. **PL/2025/08036 Snarlton Farm, Eastern Way, Melksham, SN12 7PP** Removal/variation of conditions: Variation of Condition 2 (approved plans) of PL/2023/09968 to vary parking location & divide building
   Applicant Name: T & J Stainer Ltd **Comments By: 14th November 2025**

   c. **PL/2025/08100 The Willows, Lower Woodrow, Forest, Melksham, SN12 7RB** Full planning permission: Construction of a new garage and home office and associated change of use of paddock land to residential curtilage.
   Applicant Name: Mr & Mrs Fletcher **Comments By: 21st November 2025**

   d. **PL/2025/08265 Bath Road, Shaw, SN12 8EF** Hedgerow removal notice: The 3m section of hedgerow was removed to facilitate a construction project undertaken by Wessex Water. The hedgerow was removed under consent reference: PL/2025/03656. This consent stated that the hedgerow would be replanted upon completion of the project. The land owners have requested that the hedgerow is not replanted as originally proposed. The section of hedgerow is positioned on the edge of the private driveway onto a 40mph highway. The landowners have advised that the permanent removal of this hedgerow will provide significant visibility benefits when exiting the driveway with their vehicle. To compensate for the permanent loss of hedgerow, Wessex Water will replant an equivalent section of hedgerow within an existing gap where no hedgerow is present. This will be replanted in the upcoming planting season. Details of this are provided in documents submitted within this application.
   Applicant Name: Wessex Water **Comments By: 13th November 2025**

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

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

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

To note new comments from Waste and Melksham Town Council

To consider correspondence regarding drafting of S106 agreement

b. **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 note appeal APP/Y3940/W/25/3374421 and hearing start date of 3rd February 2026.
To consider updating comments (deadline **19th November 2025**)

c. **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 appeal APP/Y3940/W/25/3373278 and hearing start date of 20th January 2026.
To consider updating comments (deadline **13th November 2025**)

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

To note new comment from Waste Management

e. **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 comments

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

No new comments

g. **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 Highways (x2), Rights of Way, Ecology, Melksham Town Council, Pathfinder Place Residents Association and residents.

To consider alternative access for construction traffic and for residential traffic (MIN286/25a in the Full Council Minutes from 20th October 2025)

To consider submitting additional comments in relation to the appeal conditions, concerns about noise and information received about the build out on Maitland Place.

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

To note new comments from Ecology, Highways, Waste and Public Arts.

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

No new comments

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

No new comments

k. **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

To note correspondence sent to the Planning Officer

10. Proposed Energy Installations

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

b. **Lime Down Solar**

To note questions sent from Community Action Whitley and Shaw (CAWS) to Lime Down and the Planning Inspectorate.

c. **National Grid projects**

To consider the list of current and future projects supplied by National Grid, and the comparison with projects on the NESO list. To consider raising with Cabinet Members (Highways/Planning) concerns about cumulative impact on residents and piecemeal approach.

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

11. Planning Policy:

a. **Joint Melksham Neighbourhood Plan:**

To consider updating the email address used on the Neighbourhood Plan website.

To note website updates to date.

To confirm attendees for training on 10th November.

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

To consider submitting written representations for Stage 3 of the Examination Hearings

c. **To consider Briefing Note 25-08 Gypsies and travellers**

d. **To note resurrection of WALPA (Wiltshire Area Localism and Planning Alliance) and to consider appointing a representative to attend on-line meetings.**

e. **To note engagement with Chippenham Town Council regarding speculative development.**

12. Premises Licenses applications and decisions:

- USP Digital at Office 4, Evans Business Centre, Hampton Park West, Melksham SN12 6LH: supply of alcohol OFF sales – Mon to Sun 08:00 to 20:00.

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

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

b. Westlands Lane traffic

c. Semington Road

d. Berryfield Lane

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

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

i. **Pathfinder Place:**
- To note any update on Public Open Space and school site
- To consider update on highway adoption and bus shelter

ii. **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- To consider the wording of the proposed change to s106 re highways condition
- To note updates on the progress of the bridge

iii. **To note S106 Consolidated List and consider requesting funding and land for future cemetery provision.**

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

b. **Contact with developers:**

i. To note that Barratt Homes will be the developer for Blackmore Farm (outline PL/2023/11188)

ii. To arrange/feedback from pre-application meeting with Corsham Cricket Club regarding plans for new facilities and artificial pitch at St Barnabas Community Field, Beanacre.

Copy to all Councillors

Teresa Strange

From: Teresa Strange
Sent: 14 October 2025 14:44
To: [redacted]
Cc: Fiona Dey
Subject: RE: Planning Application PL 2025 /07615
Attachments: AGENDA ITEM 10 Summary of Data from Police Crime Commissioner and Police road safety data for Melksham Without Parish.pdf; EVENING MEETINGS AT MELKSHAM WITHOUT PARISH COUNCIL IN THE CAMPUS.pdf

Dear [redacted]
Thankyou for your email, yes, the parish council's planning committee meet every 21 days so that we can submit comments within the deadline, this application will be considered on 3rd November and comments will be submitted by the deadline (its what we are busy doing today following last night's meeting!) I will pass your comments to the planning committee, but yes, always like residents to attend and speak, so please feel free to attend. We will send you the agenda nearer the time, but in the meantime attached is how to find us. Have you submitted your comments to Wiltshire Council direct against the planning application? The parish council are statutory consultees but not the decision makers, that is Wiltshire Council. Are you happy for me to share with your Wiltshire Councillor Nick Holder too.

To submit comments, you can email to: developmentmanagement@wiltshire.gov.uk with the planning application number. Or can do directly here: https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000Gnt2AIAR/pl202507615?tabset-8903c=3 you may have done so, it takes a little while for Wiltshire Council to check that there are no rude words in the comments before they upload to the public website.

Also to let you know that the Highways Committee met on the 29th Sept, and noted that the police had sent their own speeding enforcement team out to Bowerhill (outside Melksham Oak) 5 times this year, and the parish council have requested that this also happens on Pathfinder Place, we had more data downloaded from the Speed Indicator Device (SID) to send them.

This is the summary from the Wiltshire & Swindon reports from the Police and Crime Commissioner (attached).

With kind regards, Teresa

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

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

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

From: [redacted]
Sent: 14 October 2025 14:02
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Planning Application PL 2025 /07615

Dear Teresa,

We have just received a notice of this planning application from Wiltshire County Council.

I have checked, and see, that your planning meeting for this month was on Monday 11th October 2025(last night), and the next one is on 3rd November 2025. The deadline for this on the 5th November 2025, which leaves very little time for you to discuss and proceed with any committee decision. Unless, of course, you discussed this at last nights meeting.

I already know many people on the Pathfinder Place have serious objections to this planning application. Namely:

- the proposed 6 foot fencing sits on an Easement Protected Strip, which could not be easily removed if the Strip needed accessing.
- This proposed 6 foot wooden fencing would be completely out of context with the Planners Design and Access Statement, which includes the Streetscene plan.
- If allowed, it would set a precedent that could see many other residents building fences outside the planned line of their properties. Again, outside the Planners Design.

I have enclosed the Planners Design and Access Statement and the Streetscene view. Please view Section Five, along with the second Streetview. this clearly shows that tis planning application, does not comply with these plans.

I ask you to support rejection of this plan, and can attend the next planning meeting if required.

Kind Regards
[redacted]

I



1 CA: 1 BOWERHILL EDGE - GATEWAY



2 CA: 1 BOWERHILL EDGE - PATHFINDER WAY



3 CA: 2 PRIMARY STREET FRONTAGE



4 CA: 3 1.5 STOREY EDGE



5 CA: 4 CORE FAMILY HOUSING



6 CA: 5 CONTEMPORARY LIVING

0 5 10m



STREET SCENE LOCATION PLAN (NTS)

REV	DATE	DESCRIPTION	DRAWN

PROJECT BOWERHILL, MELKSHAM

TITLE INDICATIVE STREET SCENES

Taylor Wimpey Bristol
Ground Floor
730 Waterside Drive
Aztec West
Almondsbury
Bristol BS32 4UE

T 01454 628400
www.taylorwimpey.com

NHBC REG No 76463

Taylor Wimpey

DRN	SCALE	LAND CODE	DRAWING NUMBER	REV
OW	1:200 @A0	LAND	P17-1496_03	K
DATE 11/10/18				

LAND SOUTH OF WESTERN WAY

BOWERHILL

DESIGN AND ACCESS STATEMENT



PREPARED BY PEGASUS URBAN DESIGN

M.0347_10B | JANUARY 2016



"THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE."

(para. 56, NPPF 2012)

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

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January 2016 Project code M.0347
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1 INTRODUCTION



AERIAL RED LINE PLAN

01 INTRODUCTION

PURPOSE OF THE STATEMENT

1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Mactaggart & Mickel Homes Ltd. & Mr & Mrs Doel to accompany the outline planning application for residential development on land south of Western Way, Bowerhill.

1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.

1.3 The purpose of this statement is to explain;

"how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users"

para. 34, Planning Practice Guidance, March 2014.

1.4 The Town and Country Planning (Development Management Procedure) (England) Order 2015 also states the following requirements:

"(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about:

(a) the design principles and concepts that have been applied to the development; and

(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement must:

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how and specific issues which might affect access to the development have been addressed."

1.5 This document achieves this within the following sections:

Section 1: Introduction – outlines the purpose of the document;

Section 2: Assessment – considers the site and its surroundings in terms of the physical, social and planning context;

Section 3: Design Principles and Sustainable Structuring – presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution;

Section 4: Involvement and Evolution – outlines the stakeholder participation and consultation undertaken as well as its key findings;

Section 5: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.

Section 6: Summary

1.6 This statement should be read in conjunction with the Outline Planning Application and its accompanying documents including the Planning Statement, Transport Statement, Heritage Assessment, Ecological Assessment, Landscape, Townscape and Visual Impact Assessment, Flood Risk and Drainage Assessment and Statement of Community Involvement.

1.7 This application follows a previously withdrawn application submitted in May 2014.



ASSESSMENT

2



SITE LOCATION PLAN

02 ASSESSMENT

2.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

SITE CONTEXT

2.2 The application site is located to the south east of Melksham and to the north of Bowerhill. The development area is bisected by Pathfinder Way, which passes though the two areas of land in a broadly north-south direction. Pathfinder Way is the main access road to Bowerhill from the north.

2.3 The site is bounded by the A365 to the north and east, existing residential development to the south, existing commercial development to the south west and open countryside with associated vegetation boundaries to the north west.

2.4 The site itself comprises two large arable fields with rough grassland margins bounded by existing hedgerows, scattered scrub and tree belts. The application site slopes down from south to north and is generally at approximately 40m AOD (above ordnance datum).

2.5 A Heritage Assessment accompanies this application and should be referred to for full details. The assessment confirms there are no designated heritage assets within the proposal site. The Melksham Conservation Area is more than 700m from the nearest part of the proposal site.

2.6 To the east of the proposal site is the Grade II listed Bowerhill Farmhouse. This is of early 18th century date and was extended in the 19th century. Originally a farmhouse adjacent to the Bath Road and surrounded on all other sides by open farmland, this building is now on the periphery of the residential area of Bowerhill. In recent years most of the farm buildings adjacent to the farmhouse have been demolished and replaced by modern residential properties in a 'rural' style – this development is known as Mallory Place.

2.7 Immediately to the north of the listed farmhouse and directly adjacent to the proposal site is a former cowshed associated with the farm. This has recently been converted into a residential property (known as The Cattleshed) and should be regarded as being 'curtilage listed'.

2.8 To the north-east of the proposal site and on the other side of the A365 Bath Road are several Grade II listed buildings associated with the Melksham Spa. This was a speculative early 19th century development aimed at establishing an attraction to compete with Bath and other Wiltshire spas. The initial proposal for a spa at Melksham was made around 1814 and referred to as 'Bowerhill Spa'. Funded by local backers who had made their money in the wool trade, the architect John Finden of London and Bath was engaged, wells were sunk and several buildings were constructed. Despite widespread advertising, the spa was unable to compete with the attractions of Bath and went into a decline from around 1822.

2.9 The listed buildings associated with Melksham Spa comprise six large semi-detached former lodging houses, along with the former pump room (now a pair of semi-detached houses) and a larger hotel (Belmont House) which is also now a pair of semi-detached houses. These buildings are located in a crescent arrangement on the eastern side of Spa Road. The six large semi-detached former lodging houses are all 4 storeys tall, with the main entrance on the 1st floor.

2.10 Further to the southeast along Bath Road (A365) is the Grade II* listed Woolmore Farmhouse. This has a date of 1631 on a tablet below the central first floor window and was built for George Hulbert.

2.11 As outlined in the Heritage Assessment paragraph 6.1 "No designated heritage assets would be physically impacted by any part of the proposed development. Potential effects on designated assets would be in the form of loss of significance as a result of change within the setting of the asset."

2.12 The Heritage Assessment also states in paragraph 6.2 that "The proposed development would result in a slight loss of significance of five Grade II listed buildings associated with the former Melksham Spa as a result of changes within their settings." In paragraph 6.4 the assessment concludes that "In terms of the NPPF, all of the identified effects on heritage assets should be considered to represent less than substantial harm".

LANDSCAPE CONTEXT

2.13 A Landscape, Townscape and Visual Impact Assessment has been produced by RPS Group to accompany this application and should be referred to for full details.

2.14 The assessment confirms the application site is not covered by any national landscape designations and that the nature of the proposed development and the distance from any designations from the site will not result in any adverse effect on landscape or visual receptors from these designations.

2.15 The site sits within an urban fringe context with links to a wider rural landscape. This comprises arable fields and pasture with a mature network of hedgerows or drainage channels bounding field boundaries. Hedgerows are generally intact, although they are gappy in places. Occasional deciduous copses of trees are scattered throughout the landscape. Deciduous trees are found scattered along hedgerows. The southern edge of Melksham is comprised of large woodland belts of native tree and shrub species associated with the A365 road corridors.

2.16 In summary the landscape effects considered by the proposed residential development of the site include the following:

- The proposed development would result in the loss of two arable fields within a parcel of rural landscape surrounded on three sides by urban development, giving the site an urban fringe character;
- The extension of residential and educational development of a similar type, scale and density at Bowerhill, into two arable fields resulting in some loss of openness and rural character. The proposals benefit from a location within a parcel of the landscape which is relatively well contained and largely concealed from the wider rural landscape, thereby confining and minimising effects to a level which would be acceptable;
- The existing urban edge of Bowerhill has not been extended up to a logical boundary in the landscape and the development does not include a landscape framework to mitigate effects of properties which turn their backs on the surrounding landscape and townscape. The proposals, which incorporate extensive open space provision, woodland planting on earth bunds and built form which face onto this space, would significantly enhance the appearance of the urban edge in views from the neighbouring areas; and
- Development at The Spa currently provides a physical and visual link between Melksham and Bowerhill, preventing any appreciation of a genuine 'gap' between settlements. Development of the proposal site, whilst resulting in the loss of farmland and a sense of openness, will not result in any long term further significant coalescence of settlements. In Year 15 when landscape proposals have matured, receptors travelling along the A365 will experience a green corridor associated with the road, with woodland planting providing a buffer to housing at Melksham, The Spa and Bowerhill.

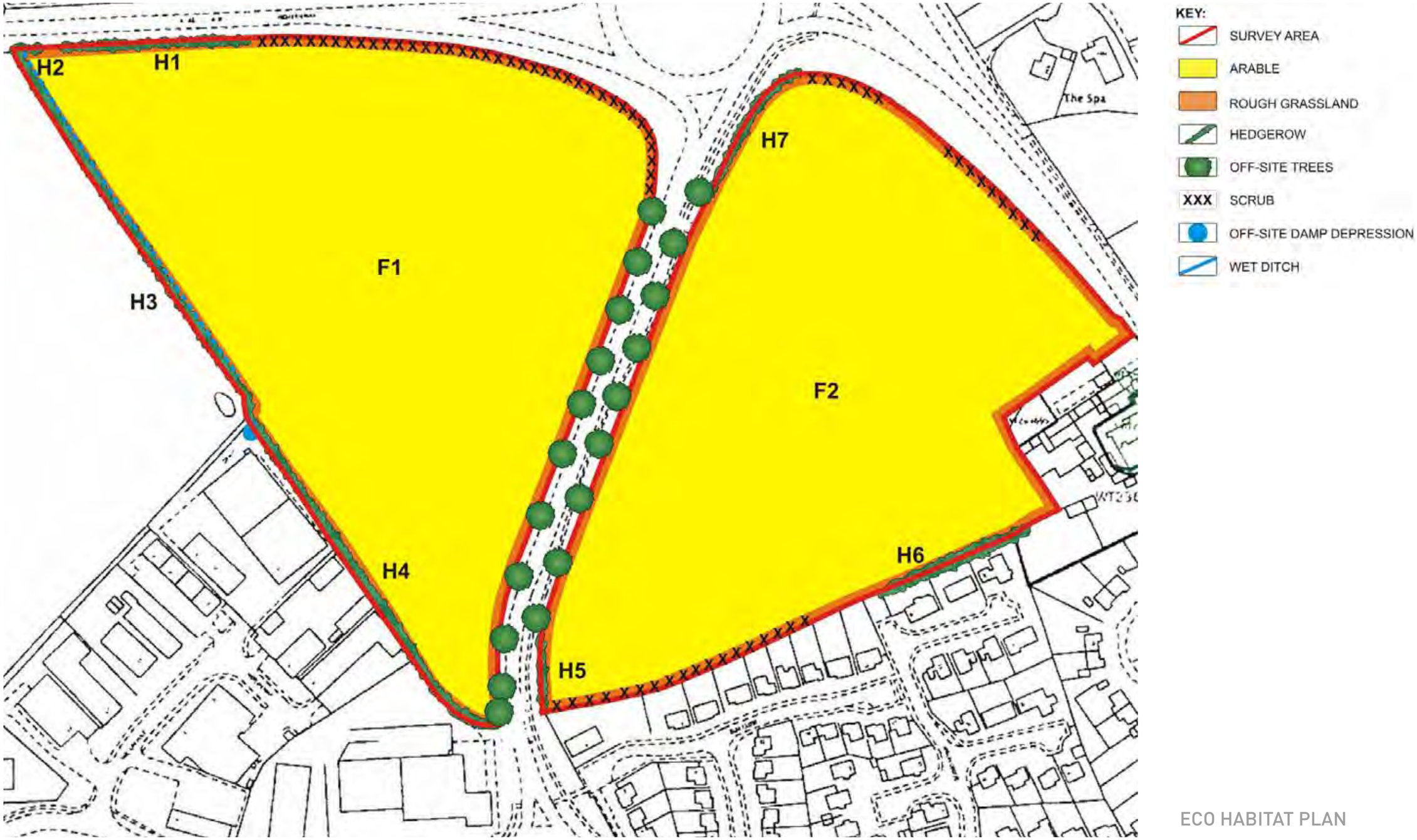
2.17 In summary the visual effects as a result of the development proposals include:

- The proposal would introduce a scheme comprising up to 235 residential dwellings, a single form entry Primary School and Early Years provision public open space into an urban fringe location within a gently undulating landscape. There would be temporary visual effects during the construction phase arising from a range of construction activities which would appear discordant, particularly in near views. The lack of significant topography and the presence of mature trees within the rural elements of the landscape and extensive built development in the urban areas of the townscape combine to restrict views within the study area generally to short range;
- Occupiers of vehicles travelling on the A365 at Western Way, Bath Road and Spa Road and those travelling on Pathfinder Way would experience effects ranging from Major to Negligible, which would be significant in Year 1. In Year 1 after completion of the development receptors would gain partially obscured views of the proposals over the planted perimeter bund. Upper floors and rooftops of new houses would be glimpsed through retained trees and new planting. The new urban edge of Bowerhill would be visible, extended closer to the road corridor and therefore more prominent in views from vehicles. There would be a loss of openness experienced by receptors during a journey however, the proposals would form a well designed and characteristic addition to the townscape context which offers the opportunity to improve the appearance of the existing urban edge to offset any adverse visual effects. After 15 years the woodland planting would have matured to shield views into the development, reinforcing the green corridor in which the road would be set and establishing a new sense of separation between Bowerhill and Melksham;

- Occupiers of vehicles travelling either into or out of Bowerhill on Pathfinder Way would drive through the centre of the new development, extending their perception of the limits of the settlement. Views of the open arable fields and urban edges of Bowerhill and The Spa would be lost and the new urban edge moved closer to the A365 roundabout. Whilst no longer largely rural in character, views from this section of road would be similar in character to the existing residential districts of Bowerhill and therefore characteristic of the local townscape. Effects on pedestrians and occupiers of vehicles would be significant during the construction phase and Year 1;
- Walkers using footpaths beside the A365, Pathfinder Way and the Bowerhill roundabout would gain near, relatively open views of the construction site and activities and the proposals in Year 1, resulting in significant effects;
- There would be a range in the level of effects experienced by occupiers of residential properties within the visual study area depending primarily on proximity to the proposal site and the extent of existing vegetation in views. Residents within houses at Bowerhill which back onto the southern edge of the development would have the closest and most open views of new houses. Effects on residents would be significant during the construction phase and Year 1;
- Occupiers of four storey Georgian houses at The Spa would gain more open views of the new development from upper floors, extending the existing urban edge of Bowerhill across farmland. Whilst the nature of the view would become more urban, the visible urban edge would be of a higher quality, incorporating extensive areas of public open space as a well designed framework for the proposals. As the planting matures, views of the development would be largely obscured from ground and first floors;
- Views towards the site from properties within Melksham are almost completely obscured by mature woodland belts around the southern fringe of the settlement. Receptors in this location would not be significantly affected; and
- In Year 15, when the landscape proposals have established and matured, the extensive areas of woodland and tree planting would provide an attractive buffer within the townscape reducing effects on receptors to a level which is not significant.

2.18 The assessment concludes that the proposed development would extend the townscape of Bowerhill into two arable fields on the urban edge, resulting in some loss of openness and rural character. The condition and sensitivity of the remnant parcel of farmland in this urban fringe location is reduced due to the influence of surrounding prominent urban edges. A well designed and located residential scheme with extensive open space provision and strong structural planting can be accommodated without unacceptable adverse effects on the character of the landscape and townscape. Therefore, the proposal would not result in any significant effects on character during construction, Year 1 or Year 15.

2.19 Development of the arable farmland would reduce the sense of openness experienced by some local receptors travelling on the A365 and Pathfinder Way, or walking beside either route or living in residential properties which surround the site. Existing residential properties at The Spa bridge the gap between Melksham and Bowerhill, limiting the physical and visual separation which may be experienced. Development of the proposal site, whilst resulting in the loss of farmland, would not result in any further significant coalescence of settlements. A new urban edge would be moved much closer to some visual receptors, forming a prominent and occasionally dominant addition to views. Significant adverse effects would be experienced temporarily during the construction phase and at Year 1 after completion and before the landscape planting has had time to mature. However, when woodland matures and parkland trees have grown, most views of the development would be screened and a new and more attractive settlement edge to Bowerhill would be created. No significant adverse effects on visual receptors would remain at Year 15 when the scheme has reached its designed potential.



ECO HABITAT PLAN

ECOLOGICAL CONTEXT

2.20 An Ecological Assessment has been produced by Ecology Solutions Ltd, in order to accompany this application and should be referred to for full details.

2.21 There are no statutory designated sites of nature conservation value within or immediately adjacent to the site. In addition there are no non-statutory designations of conservation value within the site itself. The nearest Local Wildlife Site is Bristol Avon River LWS approximately 1.3km northwest of the site and is designated for its riparian habitat.

2.22 The vast majority of the site comprises two large arable fields that are of limited ecological value in terms of its species content, although this habitat does offer limited foraging opportunities for Badgers.

2.23 Loss of this habitat would be of negligible ecological significance, however it is recommended that proposed areas of open space should be planted using a diverse mix of native species to increase the floristic diversity accordingly, thus providing habitats of greater value than the current arable fields.

2.24 There are rough grassland margins at the boundaries of the arable fields. These are of limited ecological value, comprising only common and widespread species, although do offer suitable foraging opportunities for Badgers. It has been recommended that, if necessary, areas of new rough grassland could be incorporated into the areas of public open space within the development proposals, such as associated with the proposed attenuation features.

2.25 There are small areas of scattered scrub at the boundaries of the site that are of limited ecological significance comprising only common and widespread species. Loss of this habitat would be of limited ecological significance. However, losses could be offset through the planting of new native tree/shrub species of local provenance within the landscape proposals.

2.26 The hedgerows and trees at the boundaries of the site are of relatively greater ecological significance in the context of the site, although the individual trees along Pathfinder Way are generally non-native amenity species. It is recommended that the hedgerows and trees be retained and safeguarded within any development proposals. Where losses are to occur to hedgerows, new hedgerow planting should be undertaken to offset these losses. Any replacement hedgerow planting should comprise native species and be of a similar or greater length/area than that removed. The loss of any trees could be offset through the planting of new native trees.

2.27 The wet ditch running along the south western boundary of the site is of some ecological value in the context of the site, although it is dry along the majority of its length and comprises only common and widespread species. The wet ditch is to be retained and safeguarded within the development proposals.

2.28 There are no trees within the site that have developed features suitable to support roosting bats.

2.29 It is considered that the hedgerows and trees at the boundaries of the site offer limited foraging and navigational opportunities for bats, given their gappy natures and particularly the trees situated along well-lit roads.

2.30 An outlier Badger sett was recorded adjacent to the western boundary of the site, with mammal push-throughs recorded. No evidence of Badger latrines or foraging were recorded within the site itself. It has been recommended to include a minimum 20m buffer zone around the sett.

2.31 The hedgerows, trees and scrub within the site offer suitable foraging and nesting opportunities for a range of birds, although only common bird species were recorded within the site.

2.32 Surveys for Great Crested Newts are ongoing and to date small populations of GCN have been recorded within off site ponds to the west of the site.

2.33 The Ecological Assessment concludes that through the implementation of the recommended mitigation and enhancement measures set out within the full report, it is considered that the development proposals will accord with planning policy with regard to nature conservation at all administrative levels.



EXISTING MOVEMENT PLAN

CONNECTIONS AND PUBLIC TRANSPORT

2.34 A Transport Assessment has been completed by Peter Evans Partnership in order to accompany this outline application and should be referred to for full details.

2.35 Due to the site's current agricultural use, both are provided with gated access points directly from Pathfinder Way.

2.36 The site lies to both the east and the west of Pathfinder Way with the A365 Western Way forming the northern boundary of the site. The A365 continues south east for approximately 5.2km to meet the A361 at a signalised junction. The A361 continues east for a further 4km to Devizes, the road then continues through the town.

2.37 To the west of Pathfinder Way the A365 continues west for approximately 650m where it meets the A350 at a roundabout. The A350 is the main north/south route between the M4 and Chippenham to the north and Poole via Warminster to the south.

2.38 The A350 continues north forming a ring road around the western side of Melksham. The A350 then continues north for 13km to Chippenham, where it forms the ring road around the western side of the town. To the north of Chippenham, the A350 continues for a further 5.5km to meet the M4 motorway at junction 17.

2.39 To the south of the site the A350 continues for 2.5km where it meets the A361 at a roundabout. The A350 then continues south for approximately 11km to Westbury. The A361 continues southwest for some 6km before reaching Trowbridge.

2.40 As previously mentioned Pathfinder Way bisects the two proposed development areas in a broadly north-south direction and provides the main access to Bowerhill. The route has a 40mph speed limit past the site. Pathfinder Way continues south of the site to meet Halifax Road at a roundabout where the speed limit reduces to 30mph.

2.41 Immediately north of the site is the A365/Pathfinder Way/Spa Road roundabout, this route connects with the A350 west of the site and forms the southern portion of the Melksham ring road. To the south east of the site the A365 (Bath Road) forms the eastern road around Bowerhill, whilst the Spa Road to the north provides access to Melksham Town Centre. The national speed limit applies along the A365 to the west of Pathfinder Way roundabout, whilst Spa Road is subject to a 30mph limit.

2.42 Three bus services operate along Pathfinder Way, which enable travel to Bath, Melksham, Urchfoot, Bowerhill and Devizes. The nearest bus stops to the site are approximately 300m south on Halifax Road, with stops provided in both directions. Bus shelters, timetables and raised kerbs are provided at both bus stops.

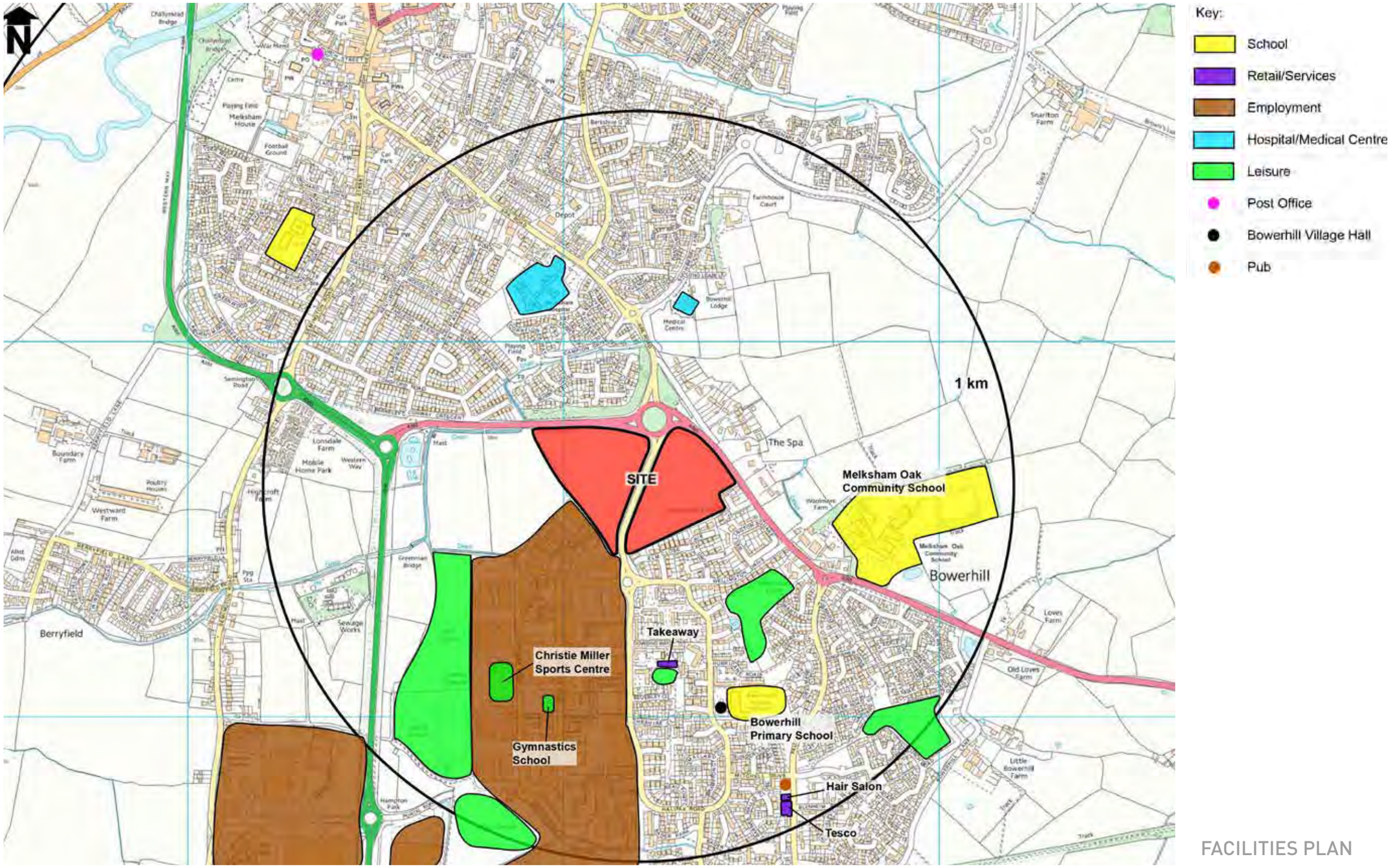
2.43 Melksham train station is approximately 2.5km north west of the site located on Bath Road. Train services to Westbury and Swindon are available from the station.

2.44 A shared foot/cycle way is provided along the eastern side of Pathfinder Way. No footway is provided along the western side of the road. Dropped kerbs are provided across the eastern arm of the A365 roundabout to the north with the foot/cycleway continuing north towards Melksham.

2.45 Footways are provided around the residential roads of Bowerhill. Two toucan crossings are provided across the A365 to the south east of the site, with a further foot/cycleway provided along the western side of the road from Pathfinder Way roundabout to Melksham Oak Community School.

2.46 A small section of public right of way is shown on the Wiltshire Council Rights of Way plan across the northern corner of the western area of land adjacent to the A365 roundabout. To the north of the A365 a public right of way is provided from the A365 north to Burnett Close and the residential area to the north of the road.

2.47 National Cycle Network Route 403 passes north/south through Melksham and is signed as an on-road route along Semington Road and King Street approximately 1.2km to the west of the site.



FACILITIES PLAN

FACILITIES AND SERVICES

2.48 The proposed development sites are situated within a location that benefits from good accessibility to a range of existing community amenities. There are a number of existing local facilities and services within the surrounding area that can be reached by foot, cycle or bus. These include the following:

- Education (Bowerhill Primary School (approx 750m), Melksham Oak Community School (approx 950m) and Aloeric Primary School (approx1.7km));
- Retail and Leisure facilities (including a local centre on Falcon Way (approx 1.2km from the site), food superstores (closest approx 1.9km from the site) and Melksham Town Centre (approx 1.5km));
- Healthcare (Spa Medical Centre (approx 600m from the site), Giffords Surgery (approx 800m from the site) and Melksham Community Hospital (approx 800m from the site); and
- Employment (Bowerhill Industrial Estate (immediately south west of the site), Office units on Commerce Way (approx 2km from the site) and various employment opportunities within Melksham Town Centre (approx 1.5km from the site)).

02





MALLORY PLACE





ELM CLOSE





BIRCH CLOSE

SURROUNDING CHARACTER ANALYSIS

2.49 Bowerhill is arranged south of the A365, with Pathfinder Way providing the main vehicular north south route through the village. To the east of Pathfinder Way the existing context is predominantly residential in nature, with employment and commercial uses located to the west of the route.

2.50 To the south and south east of the proposed development site are the existing residential properties arranged around Mallory Place, Birch Grove and Elm Close. Mallory Place consists of a number of relatively new residential development that is arranged around a series of courtyards, reminiscent of farm style courtyard development. Dwellings provide a strong consistent building line to the shared surface corridors, with few properties including front amenity areas. To the centre of this development is the existing farm building, which acts as a focal point.

2.51 Properties arranged around Birch Close consist of a mix of single storey bungalows and 2 storey detached and semi-detached dwellings. Whilst properties tend to create a consistent building line, protrusions and recesses have been incorporated in order to add to the interest and variety within the street scene. Properties tend to incorporate relatively large front amenity areas alongside on plot parking provision which tends to be located to the front or side of the associated dwelling. Chimneys punctuate the roofscape and add to the vertical interest created by the varying building heights within the area.

2.52 Elm Close is relatively similar in character to Birch Grove having been developed within a similar period, however this area of the development consists of entirely two storey, detached or link attached family homes. On plot parking provision is provided to the front of dwellings alongside large front amenity areas. Catslide roofs, gable fronts and chimneys all aid in creating vertical interest along the streetscape.

2.53 The existing materials and architectural features palette that can be seen within Bowerhill and that could be incorporated within the development proposals include:

- Red brick;
- Stone;
- Dark stained timber cladding;
- Brown, red and slate roof tiles;
- Gable fronted dwellings;
- Gablets;
- Bay windows; and
- Projecting entrance porches.

02



CONSTRAINTS & OPPORTUNITIES PLAN

CONSTRAINTS AND OPPORTUNITIES

2.54 The constraints and opportunities presented by the site are utilised to inform and structure the development proposals. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

CONSTRAINTS

- Existing trees, hedgerows and other landscape features, particularly those of ecological interest and those that act as wildlife habitats;
- Protection of the adjacent residential amenity of dwellings that adjoin the site boundaries;
- Providing an area of open space along the northern boundary of the development site in order to maintain the separation between Melksham and Bowerhill and to also provide a suitable set back distance from the proposed development and the A365;
- The existing commercial uses to the south west of the application site and the creation of an appropriate relationship between it and the proposed residential development;
- The off site Badger sett and the necessity to provide an appropriate buffer zone to it; and
- The drainage easement that runs along the boundary abutting the existing commercial uses to the south west of the application site.

OPPORTUNITIES

- Provision of a sustainable development that can accommodate up to 235 dwellings supported by amenity space and new infrastructure;
- Making efficient use of the land through the application of appropriate densities;
- Opportunity to create quality architecture that takes design cues from the local character and responds positively to existing, adjacent built form;
- Provision of a landscape infrastructure that will build upon positive aspects of the local landscape character as an integral part of the development;
- Opportunity to enhance the existing boundary treatments, particularly along the boundary with the A365 in order to provide a more appropriate visual separation between Melksham and Bowerhill;
- Provision of equipped children's play areas alongside informal areas of open space for new and existing residents;
- Provision of a single form entry Primary School which incorporates Early Years provision; and
- Provision of three points of access to the proposed development from Pathfinder Way.

02

DESIGN RELEVANT PLANNING POLICY

2.55 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development and a core principle in support of this is to:

"Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"
para 17, point 4, NPPF 2012.

2.56 The NPPF sets out the Government's commitment to good design, within Section 7 'Requiring Good Design':

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

"It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."
para. 56 & 57, NPPF 2012.

2.57 Section 7 of the NPPF, seeks to promote more sustainable development by requiring developers to address the following:

- Add to the overall quality of the area;
- Establish a strong sense of place;
- Optimise the use of land and placing an importance on high quality design;
- Respond to the local character and history;
- Create safe and accessible environments; and
- Are visually attractive with good architecture and appropriate landscaping.

2.58 However, the NPPF goes on to state at paragraph 59 that:

"Planning policies and decisions should not attempt to impose architectural styles of particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirement to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness".

2.59 National Planning Policy Framework (NPPF) Section 4: Promoting Sustainable Transport, recognises that transport policies have an important role to play in facilitating sustainable development and also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Of particular note is paragraph 38 where larger scale residential developments are encouraged to promote a mix of uses on site for the day-to-day needs of the community.

2.60 National Planning Policy Framework (NPPF) Section 8: Promoting healthier communities, recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

2.61 National guidance in the form of Planning Practice Guidance, published in March 2014 further reinforces the NPPF's commitment to requiring good design by stating:

"Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Good design responds in a practical and creative way to both the function and identity of a place"
para 001, Planning Practice Guidance, March 2014.

2.62 Whilst the National Planning Policy Framework (NPPF) and the subsequent publication of Planning Policy Guidance (March 2014) has replaced the Planning Policy Statements the following design guidance documents are still relevant to creating good design:

- Manual for Streets 1 & 2 (DOT/DCLG 2007/2010);
- Building for Life 12 (Cabe at the Design Council, Design for Homes and the Home Builders Federation, 2012) and
- Design and Access Statements – How to write, read and use them (CABE 2006).







LOCAL PLANNING GUIDANCE

WILTSHIRE CORE STRATEGY

2.63 Wiltshire Council formally adopted their Core Strategy Development Plan Document (Core Strategy) on the 20th January 2015. The Core Strategy replaces the saved policies in the West Wiltshire District Plan First Alteration which was adopted in 2004 and in draft format was part of the Development Plan for the 2014 outline application.

CORE POLICY

2.64 The design related relevant Core Policies which have been considered within the development of the design proposals include:

- Core Policy 15 – specifically the delivery of development with strong walking and cycling linkages to the town centre;
- Core Policy 43 – sets out a net on site requirement of 30% affordable housing;
- Core Policy 45 – states a mix of house types, tenures and sizes of homes should be provided; and
- Core Policy 57 – requires a high standard of design from all new developments.

EMERGING WILTSHIRE HOUSNG SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD)

2.65 The emerging Wiltshire Housing Site Allocations Development Plan Document (DPD) will allocate new sites for housing and amend, where necessary, existing settlement boundaries.

2.66 Following consultation with the Parish and Town Councils on the methodology and draft proposals relating to the review of settlement boundaries in 2014, Wiltshire Council undertook an informal consultation on the methodology and initial findings relating to the identification of housing allocations in February 2015. The following supporting documents were issued:

- Wiltshire Housing Site Allocations DPD Information leaflet (February 2015)
- Wiltshire Housing Site Allocations DPD - Draft Site Selection Methodology (February 2015)
- Wiltshire Housing Site Allocations DPD - Housing Supply Paper (February 2015)
- Melksham and Bowerhill Refined Option 1 and Refined Option 2 sites.

2.67 It is understood that formal consultation on the Wiltshire Housing Site Allocations Pre-submission Draft Plan is expected during February through to March 2016.

LEISURE AND RECREATION DEVELOPMENT PLAN DOCUMENT

2.68 Adopted by West Wiltshire in January 2009 and remaining an appropriate policy document, the Leisure and Recreation Development Plan Document sets out the requirement for open space provision within new developments.

2.69 The proposals accord with the open space requirements set out within Policy LP4 of the DPD and have regard to the West Wiltshire Open Space Provision in New Housing SPG (August 2004).

WEST WILTSHIRE RESIDENTIAL DESIGN GUIDE

2.70 The Residential Design Guide was adopted in November 2005 as an SPG and remains. The Design Guide aims to increase awareness and understanding of the principles of good design within residential development and is intended to identify the standards of design expected by West Wiltshire District Council. Wherever possible the advice contained within the guidance has been incorporated within the design proposals.

2.71 For information regarding the design proposals (uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance) refer to Section 5 of this document.


DRAINAGE EASEMENT
RESI/SCHOOL
EXPANSION
AREA
(1.4HA)

DESIGN PRINCIPLES

3

3.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

3.2 The masterplan has evolved through the different application of the development principles and through consultation with the project team. The Development Framework Plan overleaf shows the design principles used to inform the development of the design proposals. Due to the size of the site, combined with the complexity of the identified constraints and opportunities, the design proposals for the development have evolved considerably over time.

3.3 The principles which have been developed in order to steer the design of the new community have been derived from the site assessment in conjunction with the delivery of a high quality development which achieves the criteria set out within the NPPF, namely:

FUNCTION AND QUALITY

"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"
paragraph 58, point 1, NPPF 2012.

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site;
- Establish a distinctive identity through well-designed spaces and built form;
- Minimise the impact of the development on the surrounding context; and
- Integration of a suitable drainage strategy into the development proposals to ensure that the development does not increase the risk from flooding in the area.

QUALITY OF PUBLIC REALM

"Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit"
paragraph 58, point 2, NPPF 2012.

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to soften the built form, particularly towards the countryside edge of the development and adjacent to existing residential dwellings;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Control of access to private areas, particularly rear gardens and parking courts; and
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.

03 DESIGN PRINCIPLES

ACCESSIBILITY

"Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks"
paragraph 58, point 3, NPPF 2012.

- Integration of the development at Bowerhill into the existing movement network including new public transport provision with bus stops located within easy walking distance of all the new dwellings;
- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities;
- Provision of multiple access points into the development forming part of a permeable network of streets which assists in dispersing traffic (vehicular and pedestrian);
- Enhancement and extension of the existing public rights of way network as an integral part of the development, particularly facilitating access to existing community facilities;
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor; and
- Maximisation of the connections to the Town Centre via sustainable routes for pedestrians, cyclists and public transport users.

RESPONSE TO CONTEXT

"Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation"
paragraph 58, point 4, NPPF 2012.

- Integration of the development into the existing built form fabric of Bowerhill particularly in relation to scale, height and massing;
- Respond to the existing site topography including the consideration of views in and out of the site;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

SAFE AND ACCESSIBLE ENVIRONMENTS

"Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion"
paragraph 58, point 5, NPPF 2012.

- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens and parking courts.

02





DEVELOPMENT FRAMEWORK PLAN

A PLACE FOR EVERYONE

- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all; and
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.

SUSTAINABILITY

- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
- In-built 'robustness' – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time; and
- Make efficient use of land through proposing a development with an appropriate density.

SUSTAINABLE STRUCTURING

3.4 The development principles have been used to prepare a Development Framework Plan that sets out the broad distribution of land uses across the site. These respond to the assessment section and identified constraints and opportunities and are used to inform the design proposals. The key structuring influences of the development proposals are include the following:

Separation between melksham and bowerhill

3.5 In order to maintain the separation distances of the two existing settlements it has been proposed to provide a woodland buffer along the northern boundary of the proposed development site. An area of open space that could include children's play opportunities along with attenuation features further enhances this area of separation. Dwellings forming a relationship with this open space area will provide an informal positive frontage to the open space that incorporates front gardens and landscaping in order to provide a transitional edge between the proposed built form and the open space. This area is further enhanced through the siting of the open spaces associated with the Primary School adjacent to it.

Connectivity

3.6 As previously discussed, the proposed development is bisected by Pathfinder Way and the connectivity between the two sites and the existing community at Bowerhill has been a key structuring principle. An indicative movement hierarchy established within the concept plan indicates the following principles that have been taken forward into the development proposals:

- Provision of two access points into the development proposals west of Pathfinder Way in order to create a loop through the proposals;
- Provision of a singular access point into the development proposals east of Pathfinder Way that will form a loop road through the proposals;
- Connection to and enhancement of existing public rights of way and the incorporation of potential pedestrian desire lines through both development areas;
- Provision of a bus stop and pedestrian connection across Pathfinder Way in order to further connect the two areas of development; and
- Consider the potential future provision of an access road to the wider area.

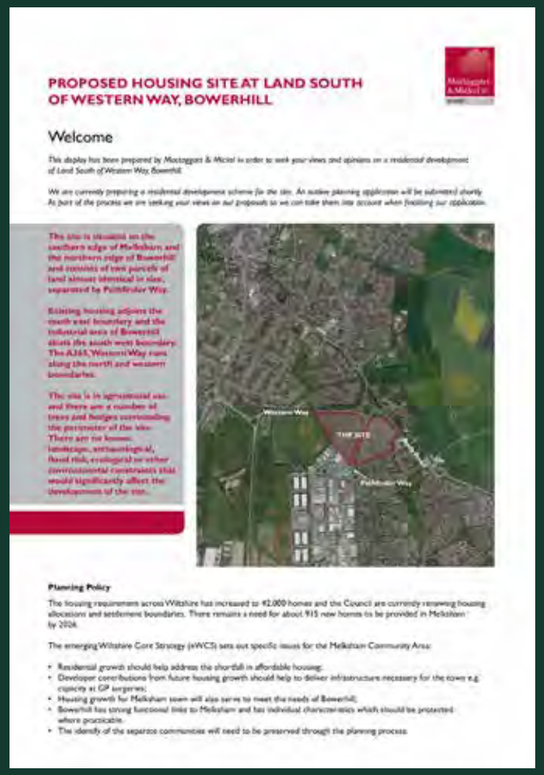
Relationship to existing residential built form

3.7 Residential built form abuts the southern boundary of the development proposals east of Pathfinder Way. These existing properties present their rear elevations to the application site and are separated from the site boundary by their associated rear amenity spaces. In order to provide a suitable relationship between the proposed and existing dwellings and to minimise the potential for overlooking, a back-to-back relationship is proposed along these boundaries.



INVOLVEMENT

4


PROPOSED HOUSING SITE AT LAND SOUTH OF WESTERN WAY, BOWERHILL

Welcome

This display has been prepared by Mactaggart & Mickel in order to seek your views and opinions on a residential development of Land South of Western Way, Bowerhill.

We are currently preparing a residential development scheme for the site. An outline planning application will be submitted shortly. As part of the process we are seeking your views on our proposals so we can take them into account when finalising our application.

The site is situated on the southern edge of Melksham and the northern edge of Bowerhill and consists of two parcels of land almost identical in size, separated by Pathfinder Way.

Existing housing adjoins the south east boundary and the industrial area of Bowerhill abuts the south west boundary. The A365 'Western Way' runs along the north and western boundaries.

The site is in agricultural use and there are a number of trees and hedges surrounding the perimeter of the site. There are no known landscape, archaeological, flood risk, ecological or other environmental constraints that would significantly affect the development of the site.

Western Way

THE SITE

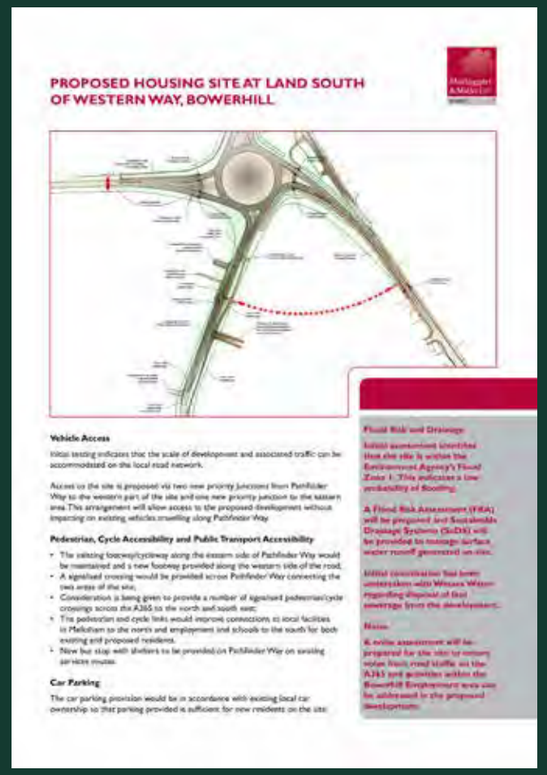
Pathfinder Way

Planning Policy

The housing requirement across Wiltshire has increased to 42,000 homes and the Council are currently reviewing housing allocations and settlement boundaries. There remains a need for about 915 new homes to be provided in Melksham by 2026.

The emerging Wiltshire Core Strategy (eWCS) sets out specific issues for the Melksham Community Area:

- Residential growth should help address the shortfall in affordable housing;
- Developer contributions from future housing growth should help to deliver infrastructure necessary for the town e.g. capacity at GP surgeries;
- Housing growth for Melksham town will also serve to meet the needs of Bowerhill;
- Bowerhill has strong functional links to Melksham and has individual characteristics which should be protected where practicable.
- The identity of the separate communities will need to be preserved through the planning process.


PROPOSED HOUSING SITE AT LAND SOUTH OF WESTERN WAY, BOWERHILL

Vehicle Access

Initial testing indicates that the scale of development and associated traffic can be accommodated on the local road network.

Access to the site is proposed via two new priority junctions from Pathfinder Way to the western part of the site and one new priority junction to the eastern area. This arrangement will allow access to the proposed development without impacting on existing vehicles travelling along Pathfinder Way.

Pedestrian, Cycle Accessibility and Public Transport Accessibility

- The existing footway/cycleway along the eastern side of Pathfinder Way would be maintained and a new footway provided along the western side of the road.
- A signalised crossing would be provided across Pathfinder Way connecting the two areas of the site;
- Consideration is being given to provide a number of signalised pedestrian/cycle crossings across the A365 to the north and south east;
- The pedestrian and cycle links would improve connections to local facilities in Melksham to the north and employment and schools to the south for both existing and proposed residents.
- New bus stop with shelters to be provided on Pathfinder Way on existing service routes.

Car Parking

The car parking provision would be in accordance with existing local car ownership so that parking provided is sufficient for new residents on the site.

Flood Risk and Drainage

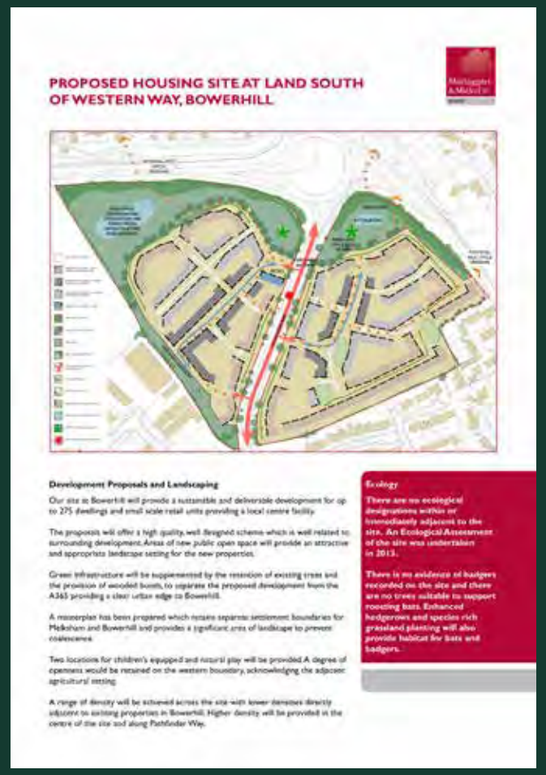
Initial assessment identifies that the site is within the Environment Agency's Flood Zone 1. This indicates a low probability of flooding.

A Flood Risk Assessment (FRA) will be prepared and Sustainable Drainage Systems (SuDS) will be provided to manage surface water runoff generated on site.

Initial consultation has been undertaken with Wessex Water regarding disposal of foul sewerage from the development.

Noise

A noise assessment will be prepared for the site to assess noise from road traffic on the A365 and activities within the Bowerhill Employment area can be addressed in the proposed development.


PROPOSED HOUSING SITE AT LAND SOUTH OF WESTERN WAY, BOWERHILL

Development Proposals and Landscaping

Our site at Bowerhill will provide a sustainable and deliverable development for up to 275 dwellings and small scale retail units providing a local centre facility.

The proposals will offer a high quality, well designed scheme which is well related to surrounding development. Areas of new public open space will provide an attractive and appropriate landscape setting for the new properties.

Green infrastructure will be supplemented by the retention of existing trees and the provision of wooded bunds, to separate the proposed development from the A365 providing a clear urban edge to Bowerhill.

A masterplan has been prepared which retains separate settlement boundaries for Melksham and Bowerhill and provides a significant area of landscape to prevent coalescence.

Two locations for children's equipped and natural play will be provided. A degree of openness would be retained on the western boundary, acknowledging the adjacent agricultural setting.

A range of density will be achieved across the site with lower densities directly adjacent to existing properties in Bowerhill. Higher density will be provided in the centre of the site and along Pathfinder Way.

Ecology

There are no ecological designations within or immediately adjacent to the site. An Ecological Assessment of the site was undertaken in 2013.

There is no evidence of badgers recorded on the site and there are no trees suitable to support roosting bats. Enhanced hedgerows and species rich grassland planting will also provide habitat for bats and badgers.


PROPOSED HOUSING SITE AT LAND SOUTH OF WESTERN WAY, BOWERHILL

Taking the opportunities and constraints into consideration an illustration of how development might be provided on the site has been drawn up.

This illustrates how 275 homes could be accommodated on the site, along with a local centre providing small scale retail facilities, open space, childrens' play area and landscaping features.

What happens next.....

We are interested to hear your views regarding the development of the site, the information and illustrations provided today, and any views as to what features could be included. Your comments are confidential and will be taken into account in the formulation of our final development proposals.

Forms are available today to provide us with feedback should you wish to use them.

Responses should be sent to:

Bowerhill Consultation
RPS, 20 Western Ave, Milton Park, Abingdon, Oxfordshire, OX14 4SH
Alternatively you can email us on bowerhillconsultation@rpsgroup.com

Responses are requested by Tuesday 15th April 2014

THANK YOU FOR YOUR TIME

CONSULTATION DISPLAY BOARDS

04 INVOLVEMENT & EVALUATION

4.1 A Statement of Community Involvement has been prepared by RPS Group detailing the consultation and community involvement undertaken for the development proposals and should be referred to for full details.

4.2 Public consultation was undertaken in April 2014 regarding the residential development of the site for up to 275 dwellings. The consultation exercise involved the following awareness raising activities:

- Consultation invitations were sent to Clerks of Melksham Parish Council and Melksham Town Council along with an invitation sent to Wiltshire Councillors for Melksham and Bowerhill;
- Invitations to attend the manned consultation event were sent to residents of Melksham and Bowerhill; and
- A press notice was published in the Wiltshire Times and Melksham Independent.

4.3 The manned consultation event was undertaken on Wednesday 2 April at Christie Miller Sports Centre, with members of the project team in attendance. A small display of information was erected during the event and left unmanned after the event up until Friday 11 April. Information was also available to download from the website **www.macmic.co.uk/bowerhill**

4.4 An email address and postal addresses were provided for the community to respond to the proposal. Feedback forms and responses were provided at the manned consultation event, and were available to download from the above mentioned website.

4.5 A total of 42 responses have been received from the public consultation, of which 28 showed an objection in principle to the proposals and 14 had no clear preference. This included a response from Melksham Parish Council objecting to the proposals.

4.6 The key issues raised from the responses received and the discussions had at the manned consultation event considered that the land was 'protected green belt' or 'green buffer land', and thus should not be built on. The site is not covered by any green land/ green belt designations.

4.7 Further to the community consultation exercise undertaken, formal pre-application discussions were held with the Planning Officer (James Taylor) and the Highways Officer (Mark Wiltshire). The pre-application meeting was held on 11 March 2014 and an indicative masterplan was tabled in order to inform discussions.

4.8 The purpose of the meeting was to inform the Council of the intention to submit an outline planning application and to discuss the validation requirements. Key inputs discussed with regard to the design proposals included the following:

- Enhanced pedestrian and cycle routes to schools, neighbourhood shops, and employment opportunities, improving links from the proposal to Melksham and Bowerhill;
- Creation of a pedestrian crossing on Pathfinder Way;
- Significant area of open space to be provided to the north to address the issue of coalescence. Total inevitably will be beyond the basic public open space requirement;
- Consideration of a parkland or woodland setting to present a positive barrier to the A350;
- 30% affordable housing to be provided with a suggested mix of detached and semi-detached 2 storey properties; and
- A Masterplan that isn't dominated by roads.

4.9 Following the meeting with the Council a formal pre-application response was received and is included within the accompanying Statement of Community Involvement. The response received reinforced the discussions and key issues raised above.

4.10 As part of the pre-application process detailed discussions have been held with the Highways Officer from Wiltshire Council and the following design related matters were agreed:

- Vehicle access to be gained from Pathfinder Way;
- Priority junction access points with right turn lanes provided on two out of three accesses agreed in principle; and
- Improvements to footpath and cycle routes including enhanced crossing of the A365 and key route west to east through the site from the proposed retail to the A365 is required.

4.11 During the course of the previous application, comments were received by the Urban Design Officer, which resulted in an amended Masterplan and Design & Access Statement being formally submitted during September 2014.

4.12 The original application was withdrawn in December 2014 , with the view to amend the development proposals.

4.13 Since the withdrawal of the previous application, a number of discussions between the Applicant and the LPA have taken place with the view to provide educational land uses within the revised proposals. As a result of these discussions the following amendments have been made to the submitted proposals:

- Residential quantum reduced to up to 235 dwellings;
- Removal of the mixed use Local Centre;
- Inclusion of a 1 form entry Primary School with Early Years provision; and
- Safeguarded residential land to enable the potential future expansion of the Primary School.


PATHFINDER WAY

DESIGN PROPOSALS

5



INDICATIVE MASTERPLAN

05 DESIGN PROPOSALS

USE & AMOUNT OF DEVELOPMENT

5.1 (The Town and Country Planning (Development Management Procedure) (England) Order 2015 states that "amount" means (a) the number of proposed units for residential use).

RESIDENTIAL - UP TO 235 DWELLINGS (CLASS C3)

5.2 The development achieves an average net density of 36 dwellings per hectare (dph). This density will allow for the formation of differing densities across the development including higher densities towards the existing urban areas and development core, and lower densities nearer landscape sensitive areas. Overall the density results in the efficient use of the site whilst at the same time promoting densities which are appropriate to the local area and which will help assimilate the development into the surrounding areas.

5.3 The density will also allow for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from large detached properties with larger plots through to smaller terraced forms allowing for a variety in the proposed streetscape.

AFFORDABLE HOUSING

5.4 An element of affordable housing will be provided within the development in a series of clusters. These will include affordable rented, shared ownership and low cost/reduced cost market housing. Details of the precise tenure arrangements will be submitted at Reserved Matters Stage through consultation with the Planning Authority and will be informed by the affordable housing provisions contained within the Section 106 Agreement.

MIXED USE AREAS

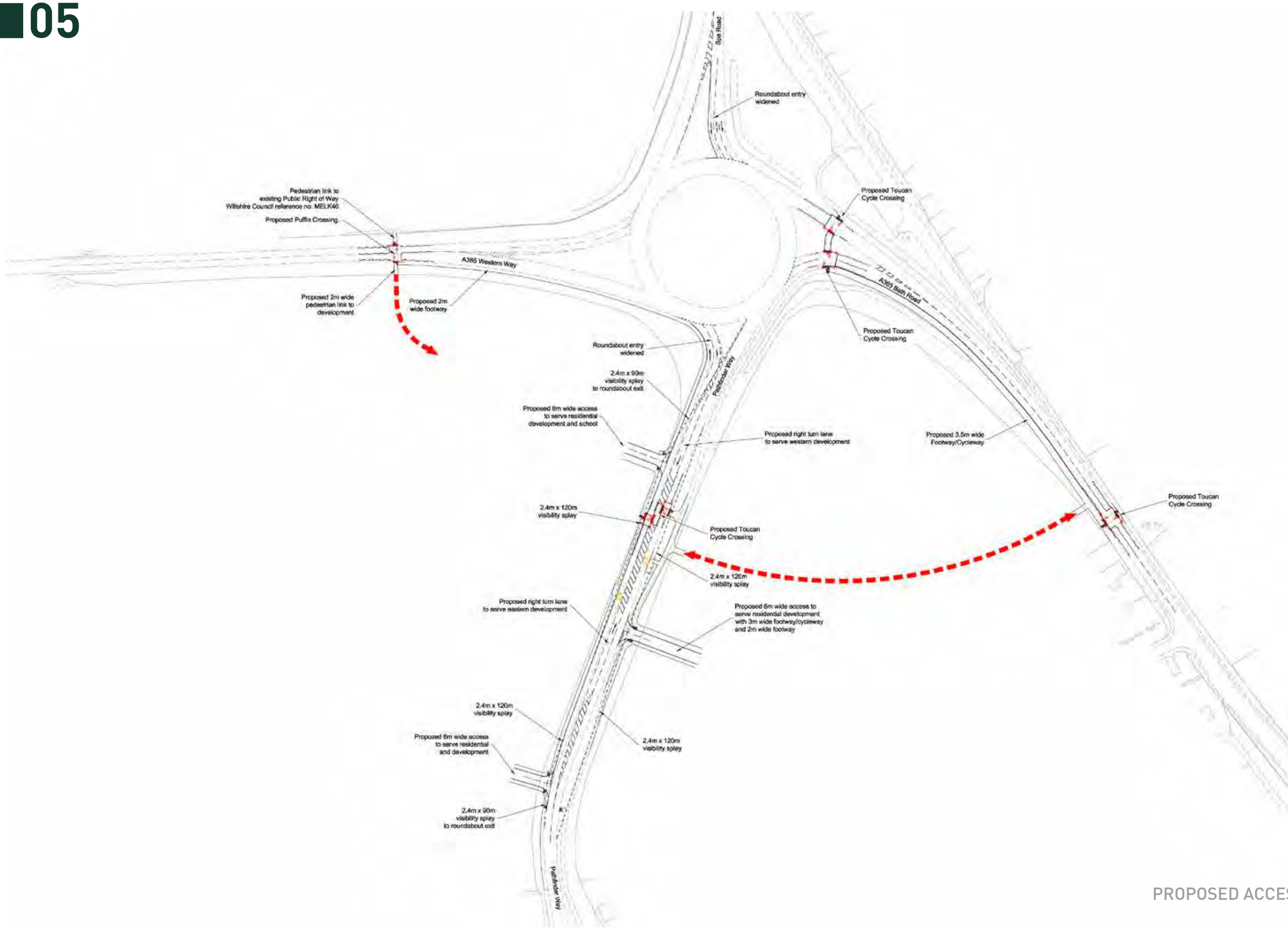
5.5 Following discussions with officers a need for a 1 form entry Primary School and Early Years provision has been identified. As a result an area of 1.4ha has been set aside for this provision to the north west of the development.

5.6 It is envisaged that the built form and hard landscaping elements of the school will be adjacent to the proposed residential area. This enables the softer, more open Primary School uses to be located adjacent to the landscape/open space area adjacent to the A365 to space further enhance a sense of openness.

PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE

5.7 The amount of open space provided has been designed in order to cater for the recreational needs of the existing and new community on land at Bowerhill and to meet the requirements of Policy LP4 of the Leisure and Recreation Development Plan Document. It is intended that there will be a LAP (Local Area for Play) and a LEAP (Local Equipped Area for Play) within the development proposals.

5.8 In addition a large area of open space is provided to the northern portion of the two parcels, this area not only provides an element of separation between the development proposals and the built extent of Melksham, but also provides multi-functional open space that includes an equipped children's play space (west of Pathfinder Way), attenuation features, informal open space and woodland planting. The woodland buffer planting also extends along the eastern boundary of the development east of Pathfinder Way.



PROPOSED ACCESS PLAN

LAYOUT & ACCESS

PROPOSED MOVEMENT AND ACCESS

5.9 The Indicative Masterplan shows the disposition of land uses and the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads dominate.

5.10 The development proposals have been influenced by the "Manual for Streets 1 & 2" which encourages designers to move away from standardised prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities.

5.11 Vehicular access to the site is proposed from Pathfinder Way in the form of three priority junctions all with an access road width of 6m. Two priority junctions would be provided to the western area of land and one to the eastern area. A right turn lane would also be provided to the junction serving the eastern area and to one of the junctions serving the western area.

5.12 In addition, it is proposed to provide two bus stops on Pathfinder Way adjacent to the site close to two of the proposed access points. The northbound bus stop would be provided to the south of the proposed toucan crossing, with the southbound stop to the north of the crossing.

FOOTPATHS AND CYCLEWAYS

5.13 The location of the site close to the established community, adjacent to the town centre and close to public transport nodes are positive characteristics which have been maximised through the provision of safe, direct, convenient and interesting pedestrian routes. In order to achieve this, safe and convenient routes through the site, particularly for those people with disabilities, require a fundamental understanding of the elements required to achieve inclusive access and should be used to inform the detailed design proposals.

5.14 The development of a pedestrian/cycle network within the site is seen as an integral part of the transport infrastructure for the site. The potential for connection to any off-site network will allow users of all ages and abilities to move safely and conveniently between all points of the development and surrounding facilities.

5.15 The following measures to provide accessibility by foot and cycle are proposed:

- Provision of pedestrian/cycle links through the site;
- Internal road layout design to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour;
- Particular attention to be paid to surface quality, and sufficient 'overlooking' to provide a sense of safety and security for users; and
- Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate.

5.16 Pedestrian and cyclist links have been located so as to encourage residents to use them and in particular utilise the already established routes adjacent to the site. Pedestrians are led into the site from well-lit links created between existing and proposed residential areas including the new recreation areas. All pedestrian links will be suitable for use by disabled people.

5.17 Cycle use is encouraged through the high degree of permeability within the layout. With traffic movement low within this phase due to dwelling numbers, cyclists will therefore find it safe and convenient to use the streets for cycling.

5.18 Footways of 2m wide would be provided to both sides of all vehicular access to the site with the exception of the eastern site access where a 3m wide foot/cycleway is to be provided on the northern side of the access road to connect two of the proposed Toucan Crossing points. The existing foot/cycleway along the eastern side of Pathfinder Way is to be retained and a new 2m footway provided along the western side of the road.

5.19 Dedicated foot/cycle links are also proposed in the following locations:

- Direct to the A365 to the east of the site;
- In the south west corner of the eastern area of land of Pathfinder Way;
- From the eastern area of land to Pathfinder Way south of the proposed retail unit; and
- A foot/cycleway along the western side of the A365 along the eastern boundary of the site connecting between the two proposed toucan crossings.

5.20 A number of toucan crossing points are proposed around the development as follows:

- Across Pathfinder Way to the south of the main site access to the western area of land, adjacent to the proposed retail units;
- Across the A365 immediately east of the Pathfinder Way roundabout in place of the existing uncontrolled pedestrian/cycle crossing point; and
- A365 east of the site to connect to the foot/cycle way along the eastern side of the A365.

5.21 A fourth potential crossing location is being considered across the A365 to the west of the Pathfinder Way roundabout. This would connect the residential area to the north of the road with the proposed development. The potential for this crossing is subject to further discussion with the highway authority during the application process.



MOVEMENT HIERARCHY PLAN

PARKING

5.22 Parking should be designed in line with the guidance contained within Manual for Streets. An assessment of the car parking ownership of the area has been made and is included within the accompanying Transport Assessment. Its findings can be used to identify the split between unallocated and allocated parking and a balanced approach is adopted. This will ensure that adequate parking is designed into the scheme from an early stage, is conveniently located and distributed efficiently.

5.23 Courtyard parking within the development blocks should be designed so that they have their own sense of place and will serve only a few units, thus creating a private well defined area with good surveillance from dwellings. Parking in these courts should also be provided so that parking is convenient for the user to promote its use. Generally, there will be only one vehicular access point preferably through the building line. These areas will be overlooked by properties in order to increase perceived and actual safety.

5.24 The majority of allocated parking will be provided on-plot and is generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.

5.25 Disabled parking is also provided through larger spaces to enable sufficient room for disabled users to enter and exit the vehicle and located no more than 50m from the principal entrance to the building it serves.

5.26 Disabled parking and cycling parking numbers will be provided in accordance with the appropriate standards.

5.27 The minimum car parking standards for residential development are:

- 1 bedroom – one space per dwelling;
- 2-3 bedroom – two spaces per dwelling;
- 4+ bedrooms – three spaces per dwelling; and
- Visitor parking – 0.2 spaces per dwelling allocated.

5.28 Wherever possible parking will be provided in accordance with the current standards established within the adopted Planning Policy.

05



FRONTAGES PLAN

CONTINUITY AND ENCLOSURE

5.29 The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Proposed dwellings form back-to-back relationships with adjacent existing dwellings in order to minimise overlooking and to incorporate the new development into the existing urban form without forming any physical barriers, whilst protecting the amenity of both existing and proposed residents. The new development will provide frontage over the proposed areas of public open space and also provide surveillance over the new recreation area.

5.30 The design solution for the site reflects the variety in townscape form that can be seen in the area. However as this is an edge of the town location, some streets could incorporate a more open aspect with elevations set back behind more traditional front gardens. In locations where gable ends of houses adjoin the street, additional windows may be incorporated on these elevations to reinforce the level of surveillance of public areas.

5.31 Development plots will be defined by a range of boundary treatments including walls, bollards, railings and hedging, depending upon their location, in order to clearly define public and private spaces.

5.32 Key frontages such as those following the main route through the development will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages should be designed as a composition in order to provide a cohesive element to these prominent positions.

05



BUILDING HEIGHTS PLAN

SCALE AND DENSITY

5.33 As previously stated, the development proposals achieve an average density of approximately 36 dph, which accords with Government guidance on ensuring the efficient use of land, yet is reflective of the scale of the local area.

5.34 Medium density areas are located towards the core of the development, whereas a lower density will be provided towards the periphery of the proposed development area. These lower density areas will provide a transitional area where the proposed development forms a relationship with existing residential built form and proposed area of open space.

5.35 As discussed, a variety of house types, tenures and sizes are provided which will assist in creating a balanced community as a variety of households can be accommodated thereby minimising the potential of social exclusion.

BUILDING HEIGHTS AND MASSING

5.36 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. Two storey units will be placed near to the existing urban form and along the development perimeter to minimise the impact of new development on existing residents and to the areas of open space. There will however be occasional 2.5-3 storey dwellings in key locations to provide distinctiveness in the street scene, one storey dwellings along the north eastern edge of the development proposals are considered appropriate where they are located close to listed buildings.

5.37 In terms of a variety in the heights and massing of the residential buildings, this is achieved through the use of a range of house types and sizes ranging from smaller units to 4 bedroom detached houses.

5.38 Landmark buildings, along with focal points and a clear hierarchy of routes and intersections are considered to increase the legibility of developments. Landmark buildings that should be designed to be distinctive from the adjacent built form. These can be designed to utilise variations in materials, colour, frontage treatment and architectural styles and do not necessarily dictate the need for increased height.

05



CHARACTER AREAS PLAN

APPEARANCE AND CHARACTER

5.39 Following a detailed assessment of Bowerhill and its environs, street typologies, distinctive spaces, materials and details have been identified that exhibit distinctive local design and these can be further incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects traditional local character, rather than the more recent development in the immediate surroundings.

5.40 Character areas have been defined within the development that will help to achieve the creation of a sense of place. The proposed character areas for the development are as follows:

- **CA1: Principal Frontages;**
- **CA2: Neighbourhood Core;**
- **CA3: Bowerhill Edge; and**
- **CA4: Neighbourhood Edge.**

5.41 Each character area will contain its own individual design elements, which aid in making it distinct from other areas. It will include built form principles, changes in height, set backs, landscape treatments, architectural detailing, colour and use of materials. The boundaries between character areas are not prescriptive and will naturally evolve as the detailed design progresses.

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CA1: PRINCIPAL FRONTAGES

5.42 Running adjacent to the principal vehicular routes within the development and along Pathfinder Way, this character area will provide the active frontage to these routes and provide visual aides to guide the users through the development. The routes created within this character area could include on street planting within verges in order to formalise the route, whilst creating an attractive landscaped route.

5.43 Dwellings within this character area will create a consistent building line to the main route and will be separated from the public areas by low level boundary treatment of either vegetation, low level brick walls or railings. A variety of dwelling types could be incorporated into this character area, such as apartments, small terrace runs, semi-detached and smaller detached dwellings. The majority of dwellings will be 2 storey, however there will be opportunities for 3 storey dwellings or apartments within key areas. Variations in the building line could be created through the introduction of splayed bay windows or slight projections to the front elevations of dwellings. In addition breaks in the building line could be created through the inclusion of on-plot parking provision and garages set to the side, but slightly behind the associated building lines.



CA2: NEIGHBOURHOOD CORE

5.44 The neighbourhood core will cover the majority of the development proposals within the two areas of development and defines the character for a large proportion of the proposed new homes.

5.45 The built form will vary in terms of dwelling sizes, but will generally form pairs or groups of dwellings which are set within a consistent building line that allows for breaks within the line, recesses or protrusions in order to add interest and rhythm through the street scene. Buildings will form a consistent set back to the back edge of the pavement with allowance being made for front amenity spaces. Variations in the roofscape will be created through subtle variations within the building heights and through the inclusion of subtle variation within roof form. Public areas will be clearly defined from private areas through the use of consistent boundary treatments, such as low brick walls and may include elements of on street planting in order to create a verdant suburb character.



05

CA3: BOWERHILL EDGE

5.46 This character area is located along the southern site boundary of the site that abuts existing residential built form. Similar in nature to both the neighbourhood core and neighbourhood edge, this character area establishes an appropriate response to the existing residential built form.

5.47 The built form within the Bowerhill edge character will be similar in scale to the existing adjacent dwellings and will incorporate a mix of semi-detached and detached dwellings that will be limited to two storeys. Dwellings will be set within a consistent building line behind the back edge of the pavement, but will allow for areas of front amenity space or recesses and protrusions within front elevations. Proposed dwellings will form a back to back relationship with the existing dwellings so as to enclose rear gardens and minimise the potential for overlooking. Variations in the roofscape will be created though subtle variations within individual roof forms. Public areas will be clearly defined from private through the use of consistent boundary treatments, such as low level brick walls and may include elements of on street planting in order to create a verdant suburb character.



CA4: NEIGHBOURHOOD EDGE

5.48 The neighbourhood edge character area fronts the open space to the north and east of the development proposals and provides the transition between the built form and the open space.

5.49 The built form within this character area will generally create a looser development pattern thus creating a less formal and more landscape dominated neighbourhood fringe. Dwellings will be arranged within informal perimeter blocks that front onto the open space and create a positive outlook. Dwellings will consist of larger detached and semi-detached family housing set within generous plots allowing for larger front gardens and on plot parking provision. These private front amenity areas will be clearly defined from the public areas through the use of low level boundary treatments such as vegetation, timber bollards or timber post and rail fencing. The use of rear parking courts will not be suitable for this character area, thus all parking provision will be located on plot either to the side or front of the associated dwelling.

5.50 Whilst predominantly 2 storey a small area to be at 1–1.5 storey development is identified.




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ROVISION
RESI/SCHOOL
EXPANSION
AREA
PED/CYCLE LINK
PATHFINDER WAY

LANDSCAPE STRATEGY

5.51 Landscape design is a key component for creating a successful development at Bowerhill. The green spaces are an integral part of the place and create a strong landscape structure across the site. The new green infrastructure has been a driving factor in the creation of new routes and spaces within the masterplan and the landscape helps to further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.

5.52 Successful green spaces help create more attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity. Design Council CABE outline the following 8 qualities of successful open spaces:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity.

5.53 The development has also been assessed against Design for Play: a guide to creating successful play spaces by Play England which provides ideas and practical resources for building new play spaces in a fresh and inspiring manner. The guide advocates a fresh design-led approach to commissioning, based on 10 principles and encapsulated in one golden rule: a successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible. The play and green spaces within the development proposals are conceived to achieve the following objectives:

- Designed to enhance its setting;
- Located in the best possible place;
- Close to nature;
- Designed so that children can play in different ways;
- Geared towards encouraging disabled and able-bodied children to play together;
- Loved by the community;
- Where children of all ages play together;
- Designed to enable children to stretch and challenge themselves in every way;
- Maintained for play value and environmental sustainability;
- Flexible and able to evolve as the children grow.

SUSTAINABLE DESIGN

5.54 The presumption in favour of sustainable development is at the heart of the planning system as Government drives legislative change through the Localism Act 2011 and subsequently through the National Planning Policy Framework (NPPF) and Local Policy Frameworks. Resolution 24/187 of the United Nations General Assembly define sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (WCED Report " Our Common Future" (1987)) and is captured within the NPPF. As set out within paragraph 6 of the NPPF, "the policies in paragraphs 18 to 210, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The NPPF goes on to describe a presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking.

ADAPTABILITY

5.55 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions.

SUSTAINABLE BUILDING TECHNIQUES

5.56 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:

- Improved energy efficiency through siting, design and orientation;
- Water conservation measures;
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

CODE FOR SUSTAINABLE HOMES

5.57 The Code for Sustainable Homes (2006) assesses the ability of a development to achieve sustainability through a package of measures. These measures relate to the whole house and have been strongly informed by the Building Research Establishment's Environmental Assessment Method (BREEAM) EcoHomes standard.

5.58 The Code covers the following elements;

- Energy efficiency and carbon emissions;
- Water consumption;
- Use and resourcing of materials;
- Surface water run off and flood risk;
- Waste management and recycling;
- Minimising/reducing pollution;
- Health and well being;
- Management, including security and construction; and
- Ecological protection and enhancement.

CRIME PREVENTION

5.59 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:

"create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;"
point 5, item 58, NPPF 2012.

5.60 The design proposals are based on an understanding of best practice guidance and reference has been made to the relevant documents including "Safer Places: the Planning System" and "Manual for Streets" as well as ACPO "New Homes" guidance.

5.61 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.

5.62 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

5.63 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

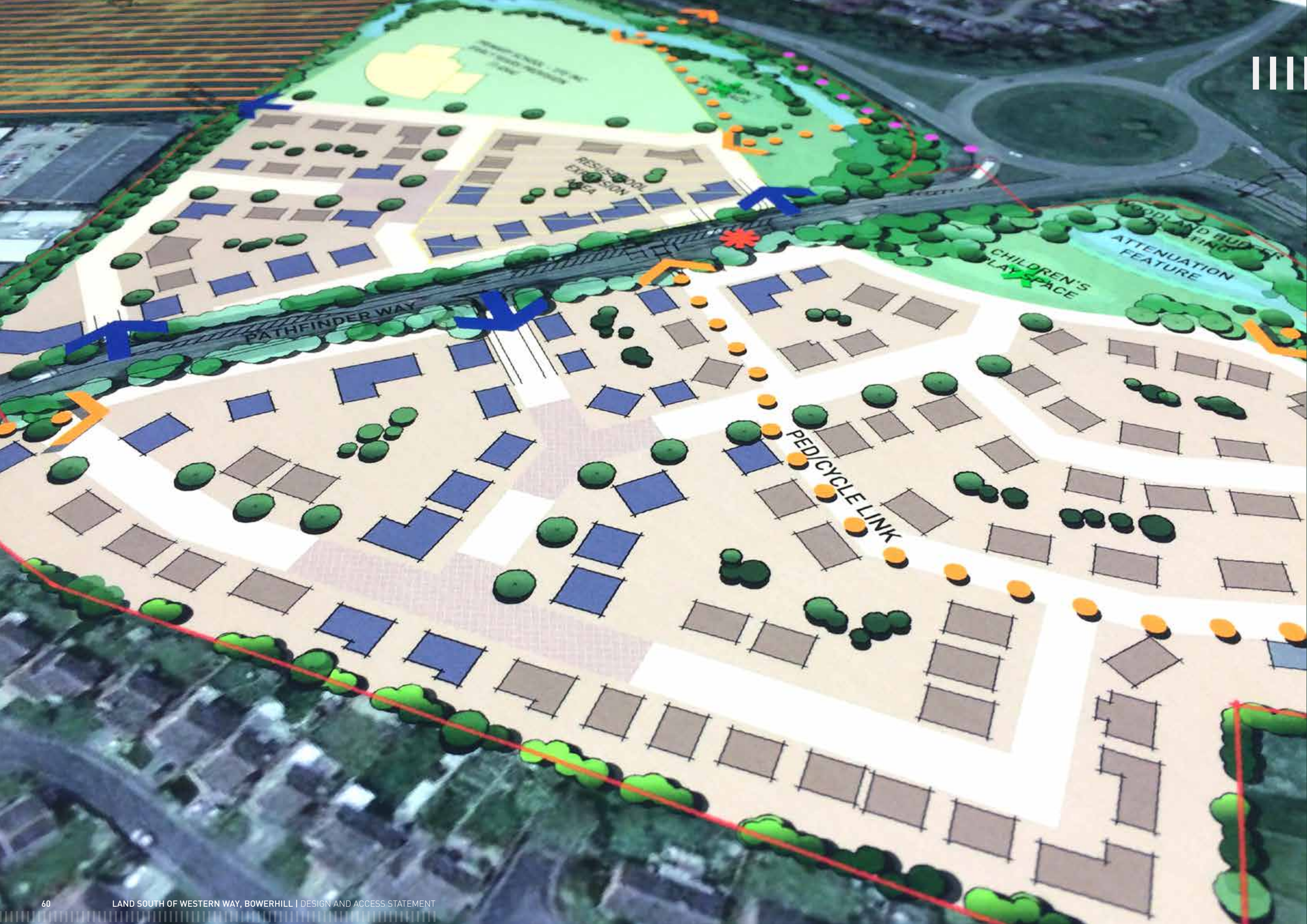
5.64 In forming the design proposals the following key attributes have been included:

- Buildings are generally orientated back to back to ensure rear gardens are not exposed;
- Public open spaces, and in particular children's play space are well overlooked by the surrounding built form;
- All routes are necessary and serve a specific function or destination, where the use of parking courts or private drives have been utilised, these areas serve only a few dwellings and are well overlooked by the surrounding built form;
- The internal street network forms the required connected loop within the site, lower category roads serve smaller groups of dwellings but with a clearly different street character to signal a semi-private environment.
- Elsewhere, there are semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to know it 'belongs' to the dwellings;
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Natural surveillance is promoted wherever possible; and
- Architectural details, which promote natural surveillance, are to be designed into dwellings, not only through window positioning, but also through the use of bay windows in key locations to give a further angle of natural surveillance.



SUMMARY

6


RESERVOIR EXPANSION AREA
PATHFINDER WAY
CHILDREN'S PLAY SPACE
ATTENUATION FEATURE
PED/CYCLE LINK

06 SUMMARY

6.1 The proposed development will create housing choice, small scale retail opportunities and new amenity spaces for the existing and new community whilst improving public access across the site and to the wider pedestrian network.

6.2 The masterplan is founded on the best practice in urban design, community integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st Century, whilst reflecting the desirable elements of the local vernacular.

6.3 In this context, the development will respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice. Development will accord with the principles of high quality design and best practice to create a townscape that is varied and sympathetic to its environment. The aim must be to achieve a development with a strong identity and distinct sense of place whilst at the same time integrating with the existing community.

6.4 The development proposals will be achieved in the following way:

- THE CREATION OF AN INTEGRATED RESIDENTIAL COMMUNITY WITH A SENSITIVE RELATIONSHIP TO THE EXISTING SETTLEMENT;
- THE CREATION OF PEDESTRIAN ROUTES THROUGH THE DEVELOPMENT;
- PROVIDING A DEVELOPMENT THAT IS WELL CONNECTED, READILY UNDERSTOOD AND EASILY NAVIGATED;
- THE CREATION OF A STRONG LANDSCAPE STRUCTURE THAT RESPONDS TO THE LOCAL AREA AND RETAINS AND ENHANCES THE IMMEDIATE LOCALITY;
- PROVIDING A RANGE OF DWELLING SIZES, TYPES AND TENURES THAT OFFERS AN ACCESSIBLE AND ACCEPTABLE CHOICE OF LIFESTYLES;
- THE PROVISION OF A 1 FORM ENTRY PRIMARY SCHOOL, WITH EARLY YEARS PROVISION TO SERVE THE NEW AND EXISTING COMMUNITY;
- THE SAFEGUARDING OF A POTENTIAL EXPANSION AREA FOR THE PRIMARY SCHOOL; AND
- PROMOTING THE OBJECTIVES OF SUSTAINABLE DEVELOPMENT THROUGH LAYOUT AND DESIGN.
- ENHANCED BOUNDARY TREATMENTS OF WOODLAND BUFFER PLANTING ALONG THE A365 TO PROVIDE A MORE APPROPRIATE VISUAL SEPARATION BETWEEN MELKSHAM AND BOWERHILL.

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PLANNING I DESIGN | ENVIRONMENT | ECONOMICS

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Clerk's note 28/10/25:
This is the report on the decision for the original application, which seeks a variation, I include for your information, please note the bits I have highlighted for this application, and your ongoing request for Economic Regeneration re the Gompels warehouse application.

CASE OFFICER'S REPORT

Application Reference: PL/2023/09968
Application Type: Full planning permission
Consultation ends: 21/08/2024
Case officer: Russell Brown

Site Address: Snarlton Farm, Snarlton Lane, Melksham, Wilts, SN12 7QP
Proposal: Change of use of land from agricultural to commercial.
Extension to commercial building (Ref: PL/2023/04036), extension specifically falling under use class B2/B8, associated works and associated parking
Recommendation: Approve with conditions

POLICIES

Wiltshire Core Strategy Policies CP1, CP2, CP3, CP15, CP35, CP36, CP50, CP51, CP57, CP60, CP61
National Planning Policy Framework
Joint Melksham Neighbourhood Plan 2020-2026 (Made July 2021)

CONSULTATION RESPONSES

Parish Council – "The parish council have no objection, as long as Highways are happy with proposals in relation to potential conflict between vehicles and pedestrians using PROW MELW41 (Browns Lane), particularly as there is a proposed access from the lane to a proposed adjacent development at Blackmore Farm, which is currently subject to two concurrent planning applications ie: PL/2023/01949 for 650 dwellings and PL/20223/11188 for 500 dwellings.

"The parish council ask that solar panels are installed on the roof for energy generation for the building."

Archaeology – "The proposed new commercial building is located on the northern edge of a likely medieval settlement that has been interpreted from a series of cropmarks. There is good potential for sub-surface features and/or deposits dating from the medieval period to survive within the footprint of the proposed development and so I would advise that any groundworks associated with its construction are monitored by qualified archaeologists, with this monitoring secured via a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:

'No development shall commence within the area indicated by application PL/2023/09968 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

The monitoring is to be carried out by qualified archaeologists following the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant."

Highways – "I note the new transport statement submitted in respect to these proposals, which is welcomed. The proposals now show sufficient car parking to meet Wiltshire's Car Parking Standards in full, with adequate swept paths provided to show that large vehicles are able to make the necessary turning manoeuvres within the site. Swept paths have also been provided for an articulated vehicle throughout the site, however, they do show vehicles routing over the car parking area for the building granted consent under 20/09720/FUL. Despite this, I am satisfied that there is sufficient space for a vehicle to manoeuvre around this parking. Having also reviewed the previous permissions on site and their respective car parking arrangements, I am satisfied that the proposed access route is sufficient.

Finally, I had previously made comments in respect to the cattlegrid and gates at the site access, however, I am now aware that the previous access road works have already removed these from site. The routing shown also satisfies me that significant safety concerns should arise for users of the Bridleway that runs throughs Snarlton Farm.

Therefore, I am now in a position to recommend that no Highway objection is raised subject to the following conditions being attached to any permission granted;

No part of the development hereby permitted shall be first brought into use until the access, turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter

REASON: In the interests of highway safety.

No development shall commence on site until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development."

Economic Development – "The Economy and Regeneration service strongly support this planning application which will provide some much needed extra commercial space in Melksham. We are aware of a number of significant businesses in Melksham that are looking to expand and create new jobs but are constrained by the lack of available units in the local area. Whilst we are aware that some commercial space is available for development in Chippenham we are told by the businesses in Melksham that many of their staff either walk or cycle to work, and if they have to move to Chippenham they might as well move out of the county to an area that provides more opportunity for business expansion.

We understand that one of the businesses we are aware of has expressed an interest in this proposed unit which, if terms can be agreed will mean that at least one of the businesses will

stay in the area and help to improve the local economy, whilst also reducing out commuting which is becoming an increasing concern for our towns and city."

Ecology – "I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The application has been supported by an Ecological Impact Assessment by Ethos Environmental Planning. I consider that the level of survey has been thorough and appropriate to both the nature of the site and the scale of the development. I am satisfied that there is sufficient information to be able to make a judgement as to whether protected habitats and/or species are likely to be adversely impacted by the proposed development and that no further survey is required in relation to the current application.

The ecology report makes a series of recommendations in Section 6 for precautionary measures to be implemented as part of the development to ensure that protected species are not adversely impacted by the works. These include good practice measures to be incorporated during construction to protect badger, dormouse, water vole, breeding birds and foraging/commuting bats.

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and encourages developments to seek opportunities to enhance biodiversity. Policy 13 of the Joint Melksham Neighbourhood Plan expects development to deliver a 10% improvement in "biodiversity value". Policy 16 of the Joint Melksham Neighbourhood Plan supports new tree planting.

The existing hedgerow will be retained, and functionality of the wider landscape is therefore expected to be maintained. This would be in accordance with Core Policy 50. The proposals include new native tree planting, this would provide an enhancement for biodiversity and would be in accordance with Core Policy 50 and Policy 16 of the Joint Melksham Neighbourhood Plan. Evidence has not been submitted to demonstrate the proposals will achieve 10% (as required by Policy 13 of the Neighbourhood Plan) however I am satisfied that a net gain will be achieved. The application is minor and submitted prior to BNG becoming a mandatory requirement, therefore given the reasons above a Biodiversity Metric will not be requested at this time. Section 7.1 of the ecology report details how habitat enhancements will be carried out (e.g., wildflower grassland and tree planting, enhancements to retained hedgerow). This detail should be secured via condition.

CONDITIONS:
The development will be carried out in strict accordance with the following documents:
• Location Plan. Drawing no: CC/10/STA.
• Block Plan. Drawing no: CC/11/STA
• Ecological Impact Assessment. Report ref: ETH23-354 V1. January 2024. Ethos Environmental Planning.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

INFORMATIVES:
Protected Species General

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species."

REPRESENTATIONS

No letters have been received from members of the public.

ASSESSMENT

Core Policy 57 of the Wiltshire Core Strategy states: "A high standard of design is required in all new developments… Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire …"

Site and Proposal

The site is located on the edge of Melksham and is part of an agricultural/commercial site. The site used to be agricultural use in total, but the site has been diversified over recent years to accommodate B2 and B8 uses.

The proposal seeks to erect a new building for B8 use to be located on an area of existing brownfield land. The access is also proposed to be upgraded to ensure the larger vehicles can safely access the site.

A B8 building was granted planning permission under PL/2023/04036 on this site. The current application would effectively extend that building (see Fig: 1) and would like to include classes B2 and E(g)(iii) into the proposal.

Principle of development

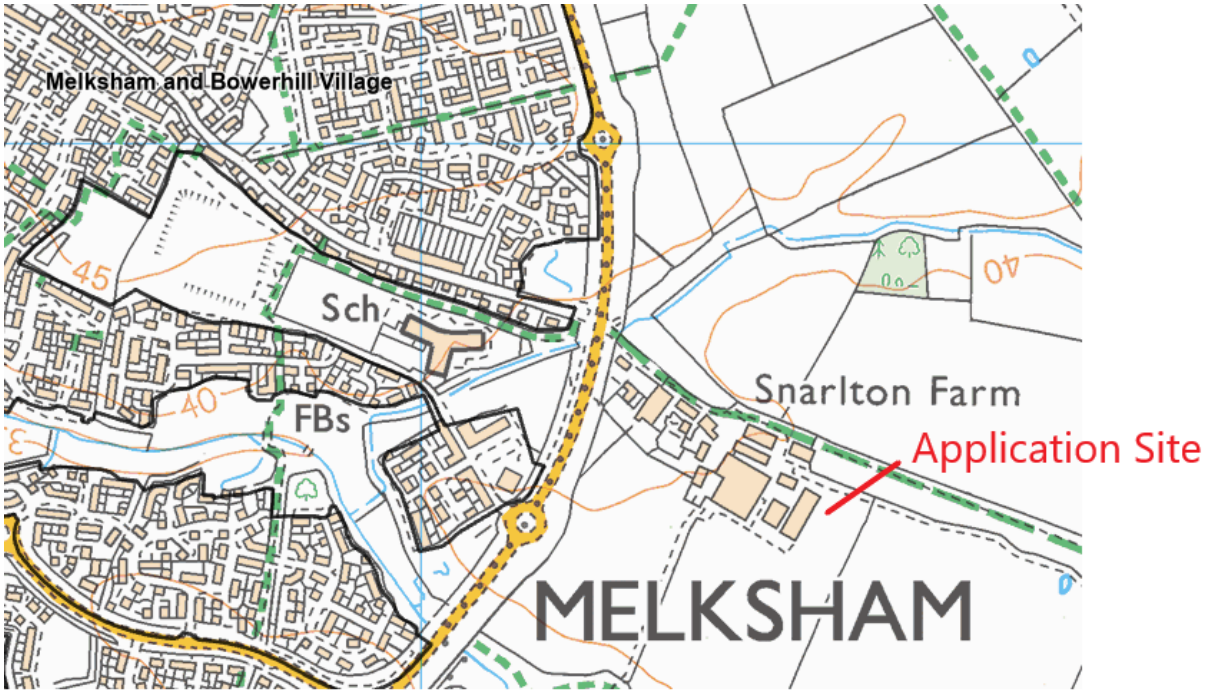
Whilst this is outside of the development limit for Melksham, it lies on a piece of brownfield land in an existing mixed use commercial/agricultural site:

Fig: 1 Location Plan



CP35 states that “Proposals for renewal and intensification of the above employment uses within these areas will be supported”. Again, whilst this site is outside of the Principal Employment Areas, it does lie very close to the edge of Melksham and well connected to the road network.

Fig: 2 Wider context plan



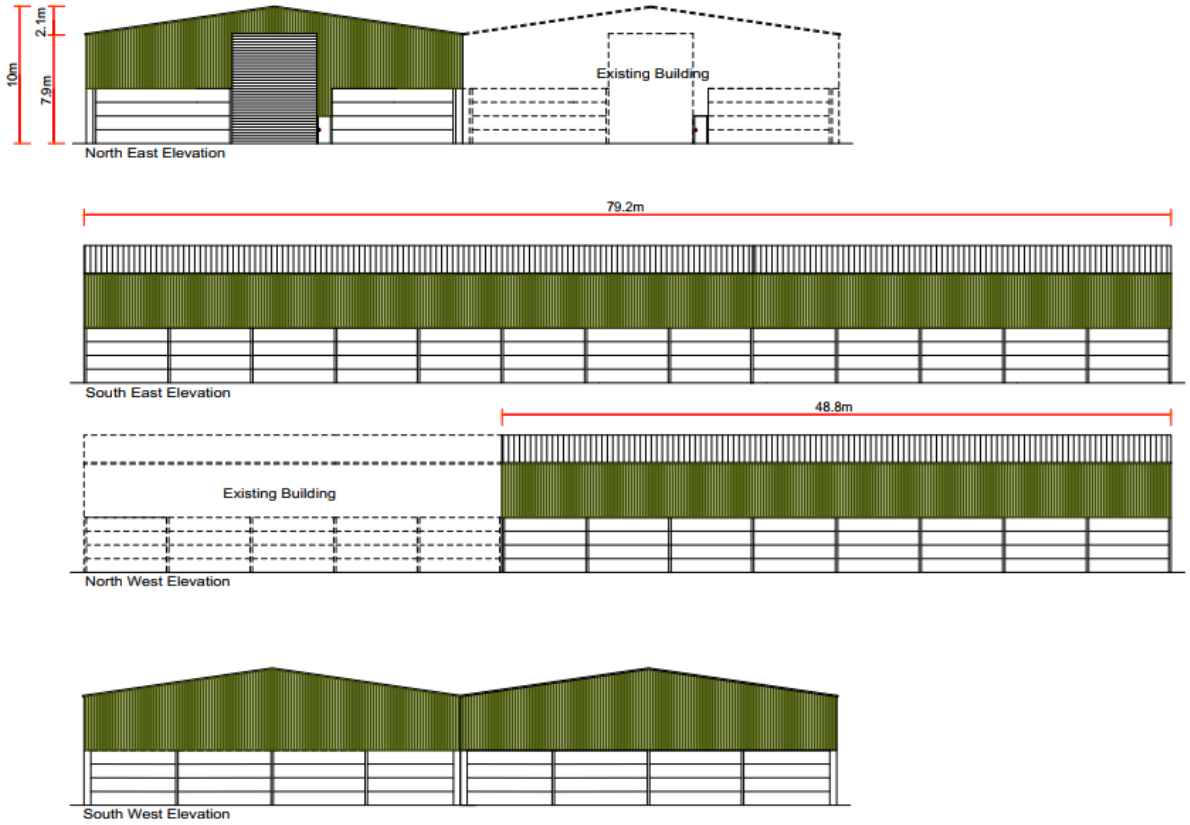
The Spatial Planning team supports the scheme as there is an established need for commercial units such as this. The close proximity of the site to the existing road network and the Market Town of Melksham means that although not in an allocated commercial site, it would nevertheless contribute to the available commercial space in Wiltshire. The site is well placed to meet this need.

The use of this site for B2, B8 and E(g)(iii) would be suitable for this location – sited away from residential dwellings – and should be controlled by a condition.

Design

The design as proposed would be a fairly standard large double span barn/industrial building as shown below:

Fig:3 Proposed elevations



This would fit in visually with the surrounding farmyard, which has been diversified and partially converted to more industrial use. The proposed materials are appropriate and acceptable.

Accordingly, the wider landscape would not be harmed as the building would appear as agricultural in character.

Archaeology issues

There is potential for archaeological finds in this location as has been highlighted. However, the Council's archaeologist considers that in this case an appropriate condition would give enough protection.

Highway issues

The existing access was shown as being upgraded to accommodate larger vehicles in a previous application on the wider site. There was a question over that access being upgraded in time for this current application to use, because without it this scheme would be unacceptable in highway terms. That upgraded access is shown on the current plans and a condition requiring the implementation of the access prior to the development being brought into use is considered relevant and necessary.

Regarding parking, turning and general movements, the Highway officer notes:
"The proposals now show sufficient car parking to meet Wiltshire's Car Parking Standards in full, with adequate swept paths provided to show that large vehicles are able to make the necessary turning manoeuvres within the site. Swept paths have also been provided for an articulated vehicle throughout the site, however, they do show vehicles routing over the car parking area for the building granted consent under 20/09720/FUL. Despite this, I am satisfied that there is sufficient space for a vehicle to manoeuvre around this parking. Having also

reviewed the previous permissions on site and their respective car parking arrangements, I am satisfied that the proposed access route is sufficient."

Again, a condition to ensure these provisions are implemented should be imposed on the decision.

The footpath MELW41 runs along the northern edge of the access road before it turns out into the countryside. The upgraded access would not prevent any use of the footpath.

Ecology issues

The site is not within an ecologically designated area, such as a protected bat SAC. The immediate area has been intensively farmed for decades.

The Ecology team have commented on the Ecological Impact Assessment as follows:

"The existing hedgerow will be retained, and functionality of the wider landscape is therefore expected to be maintained. This would be in accordance with Core Policy 50. The proposals include new native tree planting, this would provide an enhancement for biodiversity and would be in accordance with Core Policy 50 and Policy 16 of the Joint Melksham Neighbourhood Plan."

Provided that the precautionary measures and the habitat enhancements are carried out then this development would result in a net gain for biodiversity. These should be secured by condition.

CONCLUSION

The scheme would present strong economic benefits to Melksham and the surrounding area. The access and parking issues have been overcome and there would be no harm to archaeological interests. The design is suitable and would not have a detrimental landscape impact.

RECOMMENDATION
Approve

Conditions:

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

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

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

Application Forms, Drawing ref. CC/11/STA received on 20th November 2023

Drawing refs. STAINER-LDP-03, STAINER-LDP-04 received on 5th December 2023

Highways Statement received on 31st January 2024

Transport Statement received on 30th July 2024

Drawing ref. CC/10/STA/V2 received on 31st July 2024

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

3
No development shall commence within the area indicated by application PL/2023/09968 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

4
No part of the development hereby permitted shall be first brought into use until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

REASON: In the interests of road safety and reducing vehicular traffic to the development.

5
No part of the development hereby permitted shall be first brought into use until the access, turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter

REASON: In the interests of highway safety.

6
The development will be carried out in strict accordance with the following documents:
• Location Plan. Drawing no: CC/10/STA/V2.
• Block Plan. Drawing no: CC/11/STA
• Ecological Impact Assessment. Report ref: ETH23-354 V1. January 2024. Ethos Environmental Planning.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

7
All soft landscaping comprised in the approved details of landscaping, including the habitat planting and enhancement set out in Section 7.1 of the Ecological Impact Assessment, shall

be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8
No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity

9
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the site shall be used solely for purposes within Classes B2, B8 and E(g)(iii) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or reenacting that Order with or without modification).

REASON: The proposed uses are acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes, having regard to the circumstances of the case.

Informatives:

Archaeology – pursuant to condition 3:
The monitoring is to be carried out by qualified archaeologists following the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

Ecology - Protected Species:
The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

Teresa Strange

From: Teresa Strange
Sent: 28 October 2025 10:45
To: 'Wilcock, Lance'
Subject: RE: PL/2024/10345 - construction of 295 dwellings at Land north of the A3102, Melksham

Hi Lance
Thankyou.
I have just asked Bloor to confirm that they are happy for the s106 to be shared with us (something Ruaridh asked me to confirm) and first refusal on the LEAPs and allotments. I will send to you when I hear back from them. They have never said "no" when we have met/been in correspondence with them.

This is our play area spec request, it's about maintenance and longevity of equipment/safety surfacing rather than changing the type of equipment. Are you happy to share with Danny as part of that discussion?

- The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the following:

    - A maintenance sum in the s106 agreement
    - Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
    - Tarmac paths provided not hoggin.
    - No wooden equipment provided.
    - Dark Green Metal bow top fencing provided.
    - Clean margins around the edges, no planting.
    - Bins provided outside the play area.
    - Easy access provided for maintenance vehicles.
    - Public access gates painted red.
    - No inset symbols provided in the safety surfacing, which should be one solid surface.

With kind regards, Teresa

From: Wilcock, Lance <Lance.Wilcock@wiltshire.gov.uk>
Sent: 28 October 2025 10:25
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: PL/2024/10345 - construction of 295 dwellings at Land north of the A3102, Melksham

Hi Teresa,

Thanks for this, I'll make sure the option to transfer the allotments and both LEAPs to the Parish Council at Bloor's discretion is included. Usually developers push back at first refusal in case circumstances change for them, and Wiltshire Council can't insist on it, but if Bloor is keen to work with the Parish Council on these aspects then transferring these at Bloor's discretion shouldn't be an issue. Are Bloor happy for the Parish Council to be offered only the 2 LEAPs and not the LAPs? If so then I'll instruct the Open Space (greenspace) and the LAPs to go straight to a management company. Maintenance sums will also be requested for the LEAPs and the allotments, just like in the attached Blackmore Farm agreement.

I'll use the definitions in the S106 for Blackmore Farm as a guide, particularly in reference to the Allotments and Play Areas.

I've also attached the designs for the 2 LEAPs that Bloor submitted through the online planning portal. I will discuss these with our Leisure Strategy officer, Danny Geeson, to see if they are compliant with the Wiltshire Council play specification. I recall from our discussions with Blackmore Farm that the Parish Council have their own specification for play areas, but I'm sure you'll appreciate that any suggested alterations to these designs from the Parish Council will still have to comply with the Wiltshire Council play specification.

Regarding the community hub funding, that's not something that I'm involved with.

Thanks again,

Lance.

Lance Wilcock
Senior Technical Officer
Highway Operations

Wiltshire Council

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

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 27 October 2025 15:35
To: Wilcock, Lance <Lance.Wilcock@wiltshire.gov.uk>
Cc: Woodland, Sue <Sue.Woodland@wiltshire.gov.uk>
Subject: FW: PL/2024/10345 - construction of 295 dwellings at Land north of the A3102, Melksham

Hi Lance
Good to hear from you.
Yes please, we have had those conversations with Jonathon Dood at Bloor, and Ruaridh O'Donoghue the Planning Officer.
We have met with Jonathon 4/5 times during pre app and then revisiting issues on the application, so he is well aware of the request for us to take on assets.
We have made quite a few comments on the draft s106 on the planning portal, this one in particular about the elements you mention https://development.wiltshire.gov.uk/pr/s/web-comment/a07Q300000zTz6bIAC/melksham-without-parish-councils-comment
We are also the recipients of the community hub funding, as per the Blackmore one, and funding to build a community centre on the land secured on the Blackmore application – not sure if you write that bit up too? I have talked to Ruaridh on that element.

Yes please to the LEAP and the allotments but NOT the LAPS.

Look forward to hearing from you further as this progresses.
With kind regards, Teresa

From: Wilcock, Lance <Lance.Wilcock@wiltshire.gov.uk>
Sent: 24 October 2025 14:39
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Woodland, Sue <Sue.Woodland@wiltshire.gov.uk>
Subject: RE: PL/2024/10345 - construction of 295 dwellings at Land north of the A3102, Melksham

Hi Teresa,

I hope you're well.

I'm just messaging regarding the on-site open space for the above planning application. From the attached plan, it looks like, in addition to the greenspace, there are 4 play areas (2 x LAPs and 2 x LEAPs) and one area of allotments.

I'm currently drafting the open space aspects of the S106 agreement – would you like a similar set up to the Blackmore Farm agreement (PL/2023/11188) where the developer has the option (at the developer's discretion since we can't insist that the developer offers the Parish Council first refusal) to transfer the play areas and allotments to the Parish Council? Or would you like the greenspace (to be defined as 'Open Space' in the S106 agreement) to be included in this as well? I remember from the Blackmore Farm development that the Parish Council didn't want to take on large amounts of grass cutting, so I assume this may be the case again here.

Of course, all this will depend on the developer's stance – have you approached the developer directly regarding the long-term management of the on-site open space features?

I look forward to hearing from you,

Lance.

Lance Wilcock
Senior Technical Officer
Highway Operations

Wiltshire Council

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

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15 October 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:	Woddeton Park Ltd.
APPEAL SITE:	Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY
PLANNING APPLICATION REF:	PL/2024/10674
PROPOSED DEVELOPMENT:	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.
INSPECTORATE REFERENCE:	APP/Y3940/W/25/3374421
APPEAL START DATE:	15 October 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 to be decided on the basis of Inquiry procedure as set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, 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://acp.planninginspectorate.gov.uk. If you do not have access to the internet, 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 **19 November 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.

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For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link: https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application.

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

Yours faithfully,
Head of Development Management

MWPC Comments on PL/2024/10674 Land off Woodrow Road

Submitted 20/01/2025

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.

Melksham Without Parish Council OBJECTS to this application on the following grounds:

- The proposal is speculative development and is contrary to the adopted Wiltshire Core Strategy and the adopted Joint Melksham Neighbourhood Plan as well as the submitted Wiltshire Local Plan and Joint Melksham Neighbourhood Plan 2.
- The development is outside the Settlement Boundary of Melksham & Bowerhill, is development in the open countryside and will have a landscape impact.
- The site has surface water flooding and is waterlogged for large periods of the year with standing water. The proposal to introduce surface water drainage on site will take the runoff into a nonfunctional abandoned watercourse, which will increase the risk of flooding in other areas.
- The site access to the development is inadequate and would make it impossible for the construction vehicles to access, especially as the width of Woodrow Road at the point of the junction is 5 metres with the access road to the site being 5.5 metres in width. The swept path analysis for refuse vehicles proves that vehicles had to start.
- There are a number of services that would have to either be relocated or protected in order to create the access. Notably, a foul sewer that serves eight properties in the parish which runs diagonally across the entrance land. There is also BT infrastructure, cable communication infrastructure, a highway gully, a highway surface water carrier drain, and a gas main, which all would either need to be relocated or protected. There is also a connecting electricity cable from the substation to the overhead line that runs the length of Woodrow Road.
- This proposal will greatly increase the traffic coming in and out of the area. The traffic out of this development is either going to travel north up Woodrow Road via Lacock, in turn creating more traffic through the village of Lacock or south down Forest Road, where there are already existing parking and congestion issues. The route via Lacock goes via a mediaeval bridge that floods and is frequently closed. The trip generator predicts 100,000 journeys generated by the development per year.
- There are a number of errors and inaccuracies detailed in the travel plan; in particular, it mentions the public rights of way MELK5 and MELW66 being Hardie Walk, which is incorrect. In addition, the introduction of the travel plan states that the proposal was for ‘up to 80 properties’ but then goes on to say ‘up to 70 properties’ everywhere else, so it is contradictory. The bus route detailed in the documentation is also incorrect as it details that the 271 service runs to Devizes. This bus service operates between Bowerhill and Bath, except for two evening services that run through to Devizes.

Members are concerned about the number of errors noted in the travel plan and question the accuracy of details provided in all of the other documentation submitted as part of this application.

The parish council would like to reiterate the comments they made in 2016 with regard to this planning application which were as follows:

• The width of Woodrow Road at the point of the proposed junction is 5 metres, with a suggestion that the road to the north will be reduced by 0.6m so that visibility splays are obtained. The access road into the site at 5.5 metres wide would therefore be detrimental to highway safety.
• The only footway on Woodrow Road is on the western side and narrows in portions towards the town.
• The footpath from Savernake Avenue means that all residents have to cross the road to get to the side with a pavement to get into town. Some form of crossing will be required.
• There is no kerb on the western side of Woodrow Road to the north, and the narrowing of the road will mean that vehicles are likely to overrun the verges (as they do already).
• There are a lot of equestrian uses near the site and use Woodrow Road.
• Woodrow Road is part of the National Cycle Route 403 which will be more at risk by increased traffic.
• Increased traffic from other east of Melksham developments is already using unsuitable roads (single track New Road and Forest Lane with S bends and through Lacock).
• Woodrow Road has speeding traffic. Metro count from 2010 recorded 85% of traffic travelling at 38mph or below in a 30mph zone.
• The submitted Traffic survey and Traffic Plan include factual errors.
• Concerned about unfenced ponds and the danger to young children
• Foul drainage systems can't cope.
• Play areas have been removed from the proposal

Whilst maintaining their objection to the planning application, if Wiltshire Council are minded to approve the application, then the parish council would like to see the following:

• Adherence to Melksham Neighbourhood Plan policies and emerging Neighbourhood Plan and evidence documents.
• Circular pedestrian routes around the site.
• The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the following:
o A maintenance sum in the s106 agreement
o Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
o Tarmac paths provided not hoggin.
o No wooden equipment provided.
o Dark Green Metal bow top fencing provided.
o Clean margins around the edges, no planting.
o Bins provided outside the play area.
o Easy access provided for maintenance vehicles.
o Public access gates painted red.
o No inset symbols provided in the safety surfacing, which should be one solid surface.
· Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around

· Contribution towards playing fields.

· The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
· Connectivity with existing housing development so not isolated.
· There are practical art contributions Parish Council are involved in public art discussions
• Contribution towards improved bus services, which serve the area.
• Any bus shelters provided should include seats rather than perches, as well as sides and are suitable in providing Real Time Information (RTI) ie access to an electricity supply, WiFi connectivity and are an appropriate height.
• Speed limit within the site is 20mph and self enforcing.
• Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
• The development is tenant blind.
• If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
• The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
• Contribution to educational and medical facilities within the Melksham area.
· There is visible delineation between pavement and roads so they are easily identifiable.
• The provision of bird, bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.
• Improvements to Rights of Way.
• Provision of allotments with access to parking and water supply.
• Provision of convenience store with free access cash point.
• Ground source heat pumps to be included in proposals.
• To include capacity for hydrogen heating in the future within proposals.
• Provision of solar panels and storage batteries for every house or group of houses/block of flats.
• Inclusion of lifebuoys, noticeboards, and defibrillators. The maintenance of these items to be undertaken by the management company, unless the council decides that they would like to take on the asset.

Submitted 12/05/2025

Please find additional comments on the following planning application, further to the recent comments from the Highways Officer; as the parish council still believe that there are highways concerns.

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.

Comments: It was noted that the Highways Departments stance had changed from Object to No Objection – Subject to Condition.

It was discussed and agreed that there were still outstanding concerns related to the highway which have yet to be resolved. The following comments to be submitted to the application:

• Concerns of the safety of pedestrians crossing Woodrow Road from the only pavement to access the footpath to Savernake Avenue. This crossing is adjacent to the proposed site entrance.

• Route into town is essentially single track due to parked vehicles.
• Site access for construction traffic will be difficult. Concerns about vehicles entering/exiting the site, turning from Woodrow onto New Road, the use of New Road (single track road with passing places and concerns about condition of the road) and turning from New Road onto the A3102, especially as there are 2 other plan lead new developments close to that junction. Draft Local Plan site allocations in Policy 18 East of Melksham (Blackmore Farm which has planning permission pending signing the s106 for 500 dwellings and a primary school and Policy 20 Land off the A3102 (New Road Farm) for 295 dwellings and a nursery, with full planning application awaiting decision). Construction management plan needs to be robust and enforced.

Submitted 23/05/2025

Please note that Wiltshire Council issued their Decision Statement on the review of Joint Melksham Neighbourhood Plan (2) on 21st May 2025, and it is proceeding to Referendum on 31st July 2025. The parish council request that all its policies and the significant weight that it has gained at this stage of the Plan progress be taken into account with the consideration of the above planning application.

Clerk's Note:

28th October 2025

Suggested **additional** comments to send to Planning Inspector for Woodrow Road and Snarlton Farm Appeal Hearings, which brings the planning application/planning numbers up to date since comments were last made (based on comments provided for Old Loves Farm application). I have also submitted the comments below to the Old Loves Farm planning application as they have been updated to reflect the current planning applications in the Local Plan and NHP2 coming to fruition.

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

Wiltshire Council's current Core Strategy, and its emerging Local Plan do not include this site as a strategic allocation. The application is speculative and not in either the recently made Melksham Joint Neighbourhood Plan 2 or the emerging Wiltshire Council Local Plan of which the site was considered as it has been a SHELAA (Strategic Housing and Economic Land Availability Assessment)[1] site for some time. There is no allocation for Melksham in the adopted Wiltshire Housing Site Allocations Plan (adopted February 2020). The current Core Strategy sets out policies until 2026, and the housing allocation for the Melksham area has been exceeded to date (refer to evidence documents for the draft Local Plan Reg 19: September 2023).

Melksham's first Neighbourhood Plan (made July 2021), does not include this site as a housing allocation; nor does it include it in its reviewed Plan which was made on 4th August 2025. The latest version of the Neighbourhood Plan has housing allocations for at least 483 dwellings across 5 sites. The emerging Local Plan has allocations for 845 dwellings across 3 sites. This gives a total allocation of 1,328 set against a residual figure in the Melksham area of 1,120 and 68 for Shaw and Whitley (as at 31 May 2023) as set out in the draft Local Plan.

At the 5th August 2025 Wiltshire Council Strategic Planning Committee meeting there was discussion as to whether the Plan allocations (Local and Neighbourhood) were coming to fruition, and that is detailed below. The plan led approach is working, with applications coming forward for pretty much all of the sites in both plans, ahead of them being made, and therefore this speculative site is not required to contribute to the 5-year housing land supply in this Melksham Neighbourhood Plan area. It is not

[1] SHELAA https://www.wiltshire.gov.uk/article/1084/Monitoring-and-evidence

the role of the Melksham Neighbourhood Plan to fulfil the shortfall in the 5-year land supply for the whole of Wiltshire, and this was discussed and agreed at the Strategic Committee on the 5th August, following legal advice, with the decision as detailed above.

For the refreshed Melksham Neighbourhood Plan 2, the Qualifying Bodies were given an indicative number to allocate by Wiltshire Council of 200 houses in Melksham and Bowerhill and 70 in Shaw and Whitley, a total of 270. The made Neighbourhood Plan proposes a total of 453, enough to cover any potential increase of housing numbers required in the Local Plan when finalised.

- Policy 7.1 Cooper Tires a brownfield site for 100 dwellings, the site has been recently sold, and some light touch demolition work has commenced in August with a further demolition application now approved PL/2025/07169
- Policy 7.2 Land at the former Melksham Library site, a brownfield site 50 dwellings for older people. This project is being progressed by Wiltshire Council as landowner and developer, with pre application meetings arranged with the qualifying bodies in September and a public consultation undertaken on 20th October. Planning application to be submitted in January 2026. The existing buildings were demolished some time ago.
- Policy 7.3 Land South of Western Way, Bowerhill for 210 houses and 70 bed care home. This site has outline permission following Appeal and has been bought by Barratt Homes who have submitted a Reserved Matters application PL/2025/07391.
- Policy 7.4 Land at Whitley Farm, Whitley, this is for a heritage led development and as such has no housing number assigned, but in previous Regulation 14 versions of the Plan had a nominal 10 and 15 dwellings indicated.
- Policy 7.5 Land at Middle Farm, Whitley, this has an allocation for 50 dwellings, an increase on its original allocation of 18 dwelling in the first Neighbourhood Plan, and a current planning application for 22 dwellings awaiting decision; which includes an illustrative masterplan with 57 dwellings. PL/2024/09725.

Wiltshire Council's three Melksham sites in the Local Plan have already started their journey through the planning system, increasing in housing numbers as they do so.

- Policy 18 for Blackmore Farm has an approved outline application for 500 dwellings (425 dwellings in the policy which covers a larger site area).
- Policy 19 for land adjacent to Melksham Oak School has met with the parish council at pre application stage, and has conducted public consultation, with a planning application for some 205 houses submitted PL/2025/06749 (135 dwellings in the policy)

- Policy 20 Land at the A3102/New Road Farm is a current planning application (full, not outline) and has been for some time, for 295 dwellings (285 dwellings in the policy).pl/2024/10345

As they stand today, they will bring 995 more houses to the Melksham Neighbourhood Plan area. With the new Melksham Neighbourhood Plan 2 numbers, this gives a projected number of 1,448 extra houses by 2038 against the identified number in the Local Plan of 1,120. (NB: in the officer report for the Snarlton Farm application at the Strategic Committee on 5th August, a residual figure of 910 for Melksham is quoted but we are unsure as to how that was calculated.)

The parish council believe that these planned numbers are more than sufficient to meet the needs of the community and speculative developments need not, and should not, be considered at this time.

If this appeal is upheld, it will mean that the Joint Melksham Neighbourhood Plan (adopted 4th August 2025) is completely undermined within a few months of its being voted through by the community.

09 October 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:	Catesby Estates Promotions Limited
APPEAL SITE:	Land South of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP
PLANNING APPLICATION REF:	PL/2024/07097
PROPOSED DEVELOPMENT:	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)
INSPECTORATE REFERENCE:	APP/Y3940/W/25/3373278
APPEAL START DATE:	09 October 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 to be decided on the basis of Inquiry procedure as set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, 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/

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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.

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

Yours faithfully,
Head of Development Management

MWPC Comments on PL/2024/07097 of Snarlton Farm

Submitted 11/09/2024

The Parish Council OBJECT to this application and reiterate their previous comments as follows:

• Loss of Greenfield site.

• The development is in the open countryside, outside the Settlement Boundary of Melksham & Bowerhill, isolated and therefore unsustainable.

• This site equates to piecemeal development and is not plan led. Wiltshire Council's current Core Strategy, and its draft Local Plan do not include this site as a strategic allocation. There is no allocation for Melksham in the adopted Wiltshire Housing Site Allocations Plan (adopted February 2020) either. Melksham's made Neighbourhood Plan (adopted July 2021), does not include this site as a housing allocation; nor does it include it in its reviewed Plan which has recently been subject to a second Regulation 14 consultation (Version B: June 2024). This version of the Neighbourhood Plan has housing allocations for at least 483 dwellings across 5 sites. The emerging Local Plan has allocations for 845 dwellings across 3 sites. This gives a total allocation of 1,328 set against a residual figure in the Melksham area of 1,120 and 68 for Shaw and Whitley (as at 31 May 2023) as set out in the draft Local Plan. In addition, the current Core Strategy sets out policies until 2026, and the housing allocation for the Melksham area has been exceeded to date (refer to evidence documents for the draft Local Plan Reg 19: September 2023).

Following changes to the National Planning Policy Framework (NPPF) announced at the end of 2023, current guidance means such development can be refused, as Wiltshire Council can prove they have a 3.85-year land supply and have met the condition to have undertaken a Regulation 19 Local Plan consultation within 2 years. In addition, the Melksham Neighbourhood Plan (adopted in July 2021) now has full Paragraph 14 protection until July 2026 and has recently been reviewed and a second Regulation 14 consultation completed in August 2024. In a letter to the parish council from Catesby Estates on the plans to be resubmitted, they explain that this change in policy context is why they withdrew their application, however, there has been no further change in planning policy since then.

• As this site has not been allocated in the draft Local Plan and therefore this site does not form part of the strategic thinking with regard to housing and infrastructure requirements in Melksham. The site is not part of a wider strategic site bringing with it infrastructure, such as schools, medical facilities, community centre, highway improvements and a local centre etc.

• As an example of the lack of master planning across the wider area, the neighbouring site at Blackmore Farm has a current planning application for 500 houses (PL/2023/11188), with a primary school and Local Centre land with no accessibility from this proposed development. In addition, there is only one footway running along Eastern Way on its Western side and not adjacent to this development. Therefore, children wishing to access the proposed primary school at Blackmore farm will have to cross Eastern Way and cross back again.

• Proposals do not include 40% affordable housing as per the draft Local Plan requirement.

• Highway Safety Concerns:

There is the possibility of an Eastern Bypass and if the bigger highway scheme could not be afforded, Eastern Way could potentially be the Eastern route for the A350 bypass, therefore, isolating the site even further.

The impact this development will have on New Road, which is a single-track road and used as a 'rat run' to access Chippenham and the M4 via the National Trust village of Lacock including its medieval bridge which again is single track.

Consideration needs to be given to how this site could impact the new roundabout under construction in Spa Road as part of the East of Melksham extension. This route may potentially be the preferred route by drivers to access road infrastructures North and South.

Consideration needs to be given to the provision of a roundabout on the Southern entrance to the site, as opposed to traffic lights as previously proposed in planning application PL/2023/07107, particularly as this entrance serves the larger part of the site.

Eastern Way is not well served by bus routes and would result in the reliance upon the need for travel by car, which is contrary to Core Strategy Policies 60 and 61.

Members note in the Education response, they have stated the following and raise concern "if this development comes forward prior to the housing allocation within the draft Local Plan at Blackmore Farm (adjacent to the site) which includes a primary school, there will be insufficient primary school facilities for any future primary aged children. Wiltshire Council have already stated their objection to the planning application for 650 houses at neighbouring Blackmore Farm site as there are insufficient secondary school places until the Local Plan allocation south of Melksham Oak (Policy 19) is progressed."

As part of the current review of the Neighbourhood Plan, AECOM has undertaken an independent Site Assessment and assessed SHELAA[1] site 3525, which includes this site, with the following comments:

• Impact on non-statutory environmental designations: The site is adjacent to public open space (playing field), Primrose Drive Nature Area and located along indicative green infrastructure corridor.
• The central part of the site along Clackers Brook is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site level exception test would need to be applied before these parts of the site could be developed.
• Over 15% of the wider SHELAA site is affected by high risk of surface water flooding.
• 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. (The Parish Council note in terms of potential changes to the National Planning Policy Framework (NPPF), the land has been used for food production until recently, which is planned to carry more weight in the new NPPF amendments)
• The site includes Public Rights of Way MELW23 and MELW22.
• The site has several mature and semi mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.
• Accessibility of the site in relation to facilities being within a 5-minute walk (400m). The following areas are over a 5-minute walk away:

Town/Local Centre/Shop: >1200m
Train Station: >1200m
Secondary School: >1600-3900m
Cycle Route: >800m

• The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area are to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.

The site contains some valued features including the Clackers Brook, continuous tree line along the Brook which provides an intimate setting and boundary vegetation. The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside, beyond the current defined settlement edge formed by the Eastern Way.

• The site is visually open and has high intervisibility with the surrounding landscape. Development may adversely impact views of the surrounding open clay vale landscape, as well as from the Public Rights of Way crossing the site.

• The site strongly relates to the rural character and sense of openness of the area. Development of the site would contribute to a substantial urban expansion into open countryside.

The Parish Council also wish to submit the following comments in relation to comments published on Catesby's website www.catesby-snarltonfarm.co.uk regarding proposals:

• Concern is raised at proposals to release surface water into the public sewer, which is understood is not permitted.

• Object to proposals for Community Infrastructure Levy (CIL) funds to be used for transport infrastructure, education, health, community facilities such as indoor and outdoor sports /leisure facilities, outdoor play areas etc and green infrastructure, as these are usually included within Section 106 Agreements. It is understood developers cannot dictate what local authorities or parish/town councils can spend their CIL funding on.

If the development were to go ahead, the Parish Council welcome the opportunity to discuss aspects of the application and be party to the s106 agreement. In addition, they would like to see:

• Adherence to Melksham Neighbourhood Plan policies and emerging Neighbourhood Plan policies and evidence documents including the Melksham Design Guide and Housing Needs Assessment.
• Circular pedestrian routes around the site.
• The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the

following:
o A maintenance sum in the s106 agreement
o Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
o Tarmac paths provided not hoggin.
o No wooden equipment provided.
o Dark Green Metal bow top fencing provided.
o Clean margins around the edges, no planting.
o Bins provided outside the play area.
o Easy access provided for maintenance vehicles.
o Public access gates painted red.
o No inset symbols provided in the safety surfacing, which should be one solid surface.
· Equipment installed for teenagers such as a teen shelter/MUGA and somewhere to kick a ball around.
· Contribution towards playing fields.
· The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
· Connectivity with existing housing development so not isolated.
· There are practical art contributions and the Parish Council are involved in public art discussions.
· Contribution towards improved bus services, which serve the area.
• Any bus shelters provided are suitable in providing Real Time Information (RTI) ie, access to an electricity supply, WiFi connectivity and are an appropriate height or provided with RTI already included.
• Speed limit within the site is 20mph and self-enforcing.
• Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
• The development is tenant blind.
• If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
• The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
• Contribution to educational and medical facilities within the Melksham area.
· There is visible delineation between pavement and roads so they are easily identifiable.
• The provision of bird (swift boxes), bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.
• There are various Rights of Way in the vicinity, which could be improved/upgraded, including the provision of lighting via Section 106 contributions from this application if approved. The provision of a footpath to access Prater's Lane from Sandridge Common (MELW40); MELW30 becoming a bridleway to connect up bridleways at MELW40 & 41. Provision of kissing gates on the various bridleways between East of Melksham and Redstocks.
• Provision of allotments with access to parking and water supply.
• Provision of convenience store with free access cash point.
• Ground source heat pumps to be included in proposals.
• To include capacity for hydrogen heating in the future within proposals.
• Provision of solar panels and storage batteries for every house or group of houses/block of flats.
• Inclusion of lifebuoys, noticeboards and defibrillators. The maintenance of these items to be undertaken by the management company, unless the council decides that they would like to take on the asset.

• Any housing adjacent to a potential community centre should include sound proofing and insulation to not restrict the design and activities of the community centre.

If this application is to be approved by a Planning Officer, the Parish Council ask that the application be 'called in' for consideration at a Wiltshire Council Planning Committee.

Submitted 13/09/2024

Melksham Without parish council have considered the current situation with the potential for a community centre on the Snarlton Farm application, the same on the application for Blackmore Farm and the s106 funding for a community centre in the application for Hunters Wood/The Acorn 14/10461/OUT which is now in the parish of Melksham Town. We understand the Town Council are yet to submit a planning application for the proposed site in Angelica Avenue to the rear of Spa Medical Centre.

We just want to draw to your attention and understand how best the planning applications with any s106 funding and land agreed for a community centre, if Wiltshire Council are minded to approve, is dealt with.
Could there be some wording that could be reflected depending on which application is decided on first, that it's the offer of land and funding, or just funding if land secured elsewhere?

The parish council do not think three community centres are required, but perhaps two as the one for the initial development of 800 dwellings east of Melksham had theirs omitted as part of the new primary school development; but we also want to ensure we don't miss out on any at all, and the potential for funding for perhaps one big one. The parish council would like to be party to any discussions on this, with the town council as appropriate.

Submitted 27/09/2024

Further to the recent Planning Appeal hearing for Land west of Semington Road, the parish council requested that any Reserved Matters application should be submitted WITHIN TWO YEARS, and not 3 years as per the standard Wiltshire Council condition.
This is to try and address the shortfall in the 5 year housing land supply pipeline .
Whilst the decision of the Inspector is still pending, he did accept the change in conditions to reflect this request.

Melksham Without Parish Council therefore request if Wiltshire Council are minded to approve the application for Land south of Snarlton Farm that any Reserved Matters application should have a condition that they have to submit a Reserved Matters application within 2 years of the decision date.

Submitted 27/09/2024

When Melksham Without Parish council submitted their comments on this planning application for 300 dwellings, they quoted the current housing allocations and approvals in the pipeline (draft Local Plan and reviewed Melksham Neighbourhood Plan) as reasoning that this speculative development should not be approved.
The parish council would like to update this housing allocation/permissions figure to reflect the recent approvals of 3 care homes in the Melksham Neighbourhood Plan area; based on the calculation advised below by David Way.

PL/2022/08504 Land south of Western Way (Melksham Without) – 70 bed care home approved as part of wider housing development on 14/11/23 CALCULATED AS 38 DWELLINGS
PL/2023/06976 Verbena Court (Melksham Town) – 71 bed care home approved by Planning Committee on 4/6/24 with delegated powers to approve CALCULATED AS 38 DWELLINGS
PL/2023/0675 Land off Longleaze Lane – 86 bed care home approved 21/08/24 CALCULATED AS 47 DWELLINGS

Therefore, another 123 dwellings committed/approved to be included in any housing calculation set against the housing numbers in the draft Local Plan.

For background/context, here is our previous comment regarding housing numbers:

• This site equates to piecemeal development and is not plan led. Wiltshire Council's current Core Strategy, and its draft Local Plan do not include this site as a strategic allocation. There is no allocation for Melksham in the adopted Wiltshire Housing Site Allocations Plan (adopted February 2020) either. Melksham's made Neighbourhood Plan (adopted July 2021), does not include this site as a housing allocation; nor does it include it in its reviewed Plan which has recently been subject to a second Regulation 14 consultation (Version B: June 2024). This version of the Neighbourhood Plan has housing allocations for at least 483 dwellings across 5 sites. The emerging Local Plan has allocations for 845 dwellings across 3 sites. This gives a total allocation of 1,328 set against a residual figure in the Melksham area of 1,120 and 68 for Shaw and Whitley (as at 31 May 2023) as set out in the draft Local Plan. In addition, the current Core Strategy sets out policies until 2026, and the housing allocation for the Melksham area has been exceeded to date (refer to evidence documents for the draft Local Plan Reg 19: September 2023).

So, this is now revised to say that there is a total allocation and commitments of 1,498 (1,328 + 123) set against a residual figure in the Melksham area of 1,120 and 68 for Shaw & Whitley as set out in the draft Local Plan.
Therefore the parish council repeat their comment that this application should be refused as speculative development and the Melksham area has already met its housing numbers in terms of allocations and commitments.
There is currently a planning application for 500 dwellings set against Policy 18 in the draft Local Plan (land at Blackmore Farm) and a planning application to be submitted in October set against Policy 20 Land north of the A3102.

Submitted 29/11/2024

Melksham Without Parish Council wish to submit additional comments on this planning application for 300 dwellings.

1. The parish council support the comments made by Active Travel England and welcomes their input.
2. Further to the revised comments/numbers on the need for education places, the parish council will contact the School Places team at Wiltshire Council to understand how these surplus spaces are actually going to be accommodated as there is not yet any formal go ahead from the DfE for the new school at Pathfinder Way to proceed. How will the 85 primary places and 36 early years spaces be realised if funding is provided by way of s106 contribution if the application is approved. They also want to understand how the primary and early years children will be accommodated in any

secondary provision as they grow older, if no additional requirement has been identified for Melksham Oak school.

Submitted 20/03/2025

The parish council were surprised to see this new Design Access Statement addendum featuring a community building, at the request of officers in a Design Review Panel held on 18th February 25. The parish council's comments in September 2024 explained that there were other opportunities for a community centre in adjacent sites with live planning applications, and on 31st January 2025 (attached) confirmed that land had been secured for one large community centre to serve the wider community at the Strategic Committee meeting the week before on the neighbouring Blackmore Farm site. Therefore the parish council were only requesting a financial contribution to that community centre, rather than land and a contribution/building on this Snarlton Farm application – notwithstanding the parish council's objection to this speculative application.
To that end, the parish council reiterate that should Wiltshire Council be minded approving this application that they would like to be involved in discussions with Wiltshire Council and Catesby regarding a proportionate financial contribution for a community centre in the site to the north provided by Gleesons. They also would like to enter into discussions for an alternative use on the community land on this planning application. The parish council have engaged with Catesby and are accepting their invitation to meet with them and discuss the place making elements of this application in the new addendum, and to investigate alternative community uses of the land indicated.
The parish council are also taking the opportunity to reiterate their request to be considered for first refusal on the allotments and equipped play areas, but not the wider public open space; if Wiltshire Council are minded to approve the application.
The newly produced document, the Design & Access Statement Addendum, still talks to 30% affordable housing and not 40% as per the draft Local Plan currently at Examination and as per the precedent of the sites to the north for Blackmore Farm (500 dwellings) and New Road Farm (295 dwellings).

Submitted 23/05/2025

Please note that Wiltshire Council issued their Decision Statement on the review of Joint Melksham Neighbourhood Plan (2) on 21st May 2025, and it is proceeding to Referendum on 31st July 2025. The parish council request that all its policies and the significant weight that it has gained at this stage of the Plan progress be taken into account with the consideration of the above planning application.

Submitted 10/06/2025

Melksham Without Parish Council welcome the changes to the plan with the addition of a roundabout onto Eastern Way. However, they continue to maintain their OBJECTION to the development based on its speculative nature and is not plan led.

Teresa Strange

From: Teresa Strange
Sent: 16 October 2025 16:43
To: Holder, Nick
Cc: Fiona Dey
Subject: RE: Further Objection – PL/2025/07391 (Land South of Western Way, Melksham)
Attachments: WhatsApp Image 2025-10-16 at 16.34.49_1edcce23.jpg; WhatsApp Image 2025-10-16 at 16.34.49_c137a937.jpg; WhatsApp Image 2025-10-16 at 16.34.49_595b2ab2.jpg

[redacted]

On quick look at the drawings, can't see those build outs on the plans, I will ask Andy Thomson where they came from but we have been reading all the appeal docs……
The appeal planning inspector clearly aware and happy that the traffic going through Maitland, and that there was traffic calming (the build outs) coming. Points 37 onwards

In the conditions for the appeal.
7. they have to put the toucan crossing in before occupation and have the drawing approved before commencement on site – so think that we should be asking to see that now
8. they have to put in pavement on south side of Western Way before FINAL dwelling occupied unfortunately
9. they have to submit the design for the emergency access before 50th dwelling occupation – so will have to push hard on that one
18. they don't need to have an approved construction management plan until they start on site – so will have to push hard on that one too

We have time to put back on the next planning agenda and push on some of those points again, if they weren't picked up this time.
John Glover – [redacted] – said we should be asking for sound insulation on properties adjacent to the industrial estate – we can pick that up at next meeting too

Not the best scans, just photos as we saw relevant bits!

[redacted]

The Planning Inspectorate

Appeal Decision

Inquiry Held on 24 October 2023
Site visit made on 24 October 2023

by Peter Mark Sturgess BSc(Hons), MBA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th November 2023

Appeal Ref: APP/Y3940/W/23/3324031
Land to the South of Western Way, Melksham, Wiltshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Hallam Land Management against the decision of Wiltshire Council.
- The application Ref PL/2022/08504, dated 2 November 2022, was refused by notice dated 27 April 2023.
- The development proposed is outline application (with all matters reserved except for access) for the erection of up to 210 residential dwellings (class C3) and a 70-bed care home (class C2) with associated access, landscaping and open space.

Decision

1. The appeal is allowed and planning permission granted for an outline application (with all matters reserved except for access) for the erection of up to 210 residential dwellings (class C3) and a 70-bed care home (class C2) with associated access, landscaping and open space, in accordance with the details submitted with planning application Ref: PL/2022/08504 on land South of Western Way, Melksham, Wiltshire (Easting 390741 Northing 162689), subject to the conditions set out in Annex A.

Main Issues

2. The main issues in this appeal are:

    - the suitability of the location for the proposed development having regard to the policies of the development plan;
    - the position of the Council with regard to a 5-year supply of deliverable housing sites, including the status of the Neighbourhood Plan;
    - whether the requirements of the Council in terms of the need for affordable housing, the provision of open space, the provision of public art, healthcare provision, public transport provision, strategic transport provision and waste collection provision are necessary in terms of paragraph 57 of the National Planning Policy Framework (the Framework) and Regulation 122 of the Community Infrastructure Levy Regulations 2010 and, if these requirements are found to be necessary, whether they are capable of being addressed through an agreed planning obligation.

accordance with a formula which also indicates that it is fairly and reasonably related in scale and kind to the proposal.

36. I therefore find that the requirement complies with the provisions of the CIL Regulations (2010) and the tests set out in paragraph 57 of the Framework.

Other Matters

Highways and traffic

37. The vehicular access to the proposed development would be taken from Maitland Place. Maitland Place is currently a cul de sac which serves a number of recently constructed houses and links to Pathfinder Way, a main distributor road. The part of Maitland Place that would give access to the appeal proposal is around 5.5m wide and has recessed parking bays. It has also been designed to incorporate traffic calming measures in order to help regulate traffic speed. The Maitland Place link between Pathfinder Way and the proposed access to the appeal site is also relatively short.

38. Given the configuration of Maitland Place, its width and the distance between the entrance to the appeal site and Pathfinder Way I find that it could reasonably accommodate the additional traffic generated by the proposed development without compromising highway safety or lead to unacceptable congestion. The overall 5.5m width is consistent with the standard for this type of road set out in Manual for Streets. Moreover, the Framework states at paragraph 111 that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

39. In terms of roads around the proposed development these have been designed to accommodate not only local traffic, but traffic passing through Melksham. Whilst the provision of an additional pedestrian/cycle crossing could slow down passing traffic it is unlikely to lead to an unacceptable increase in congestion in the area.

40. In terms of construction traffic, whilst I can appreciate that the residents of Maitland Place might be caused some short-term inconvenience during the construction period this would be temporary. Furthermore, the impact of construction traffic on residents is capable of being mitigated through a Construction Management Plan imposed by an appropriate condition should the appeal be allowed.

41. Overall, for the reasons set out above I find that the appeal proposal is acceptable in terms of its impact on highway safety and congestion in the area.

Living conditions of existing residents

42. I have had regard to the comments regarding the impact of the proposed development on the living conditions of existing residents, both in Maitland Place and elsewhere around the proposal, in terms of noise, air pollution and effects of additional traffic on the stability of houses. The site is already partly surrounded by main roads and is not located in an area which suffers from poor air quality. In terms of the amount of traffic using the roads around the site the contribution the appeal proposal would make to worsening air quality would be marginal and would not take levels of air pollution to unacceptable levels. I therefore do not consider that the appeal proposal in itself would materially

properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highway.

7. Prior to commencement of the construction of the development the design of the Toucan Crossing off Western Way as detailed on drg no. 019 rev P3 'Proposed Access Strategy' (contained in Appendix L of the Transport Assessment) shall be submitted to and approved in writing by the Council. The Toucan Crossings shall thereafter be provided in full prior to the occupation of the first dwelling on the site and maintained as such thereafter.

8. Prior to the occupation of the first dwelling on the site a minimum of a 2m wide footway connection along the southern side of Western Way (as detailed on drg no. 019 rev P3 'Proposed Access Strategy') shall be designed, submitted to and approved in writing by the Council. The footpath connection shall be provided in full in accordance with the submitted details before the final dwelling on the site is occupied and maintained as such thereafter.

9. Prior to the occupation of the 50th dwelling on the site, the design of the proposed emergency vehicle access and routing shall be submitted to and approved in writing by the Council. The approved design shall be completed before the final dwelling on the site is occupied and thereafter maintained.

10. No development shall commence on site until a scheme, including details of the timing of its implementation, of Electric Vehicle Charging infrastructure has been submitted to and approved in writing by the Council. The approved scheme shall be implemented in accordance with the approved details and in accordance with the approved timescale and thereafter permanently retained.

11. Prior to the first occupation of the Care Home Facility, a Care Home Travel Plan, in broad compliance with the submitted Framework Travel Plan shall be submitted to and approved by the Council. The Travel Plan shall include measures to reduce vehicle trips by staff and visitors and these shall include but not be exclusive to the provision of travel information for staff and visitors, personal travel planning for staff, the employment of a Travel Plan Coordinator and the monitoring of travel arrangements through agreed survey methods on every anniversary of first occupation, up to and including the fifth anniversary, with a summary of success or failure and details of all proposed remedial measures to be implemented.

12. Prior to occupation of the first residential dwelling, a Residential Travel Plan, in broad compliance with the submitted Framework Travel Plan shall be submitted to and approved by the Council. The Travel Plan shall include measures to reduce vehicle trips by residents and these shall include but not be exclusive to the provision of Green Travel Vouchers, travel information, offer personal travel planning, the employment of a Travel Plan Coordinator and the monitoring of travel arrangements through agreed survey methods.

13. No development shall commence on site until a scheme for the discharge of surface water from the site, including sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Council in consultation with the Lead Local Flood Authority.

- a buffer from the top of the river bank towards the development site within the fenced area with riparian vegetation retained.

Development shall be carried out in strict accordance with the approved CEMP.

17. No external lighting shall be installed on the site until detailed plans showing the type of external light appliances, the height and position of the fittings, the illumination levels and light spillage levels in accordance with the appropriate Environment Zone standards as set out by the Institute of Lighting Engineers in their publication 'Guidance Note 1 for the Reduction of Obtrusive Light 2021', have been submitted to and approved in writing by the Council. All external lighting shall be installed and maintained in accordance with the approved details.

18. No development shall commence on site (including any works of demolition), until a Construction Management Statement (CMS), together with a site plan has been submitted to and approved in writing by the Council. The CMS shall include the following:

    - point of access into the site for construction vehicles;
    - the parking of vehicles of the site operatives and visitors;
    - loading and unloading of plant and materials;
    - storage of plant and materials used in constructing the development;
    - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
    - wheel washing facilities;
    - measure to control the emission of dust and dirt during the construction;
    - a scheme for the recycling/disposing of waste resulting from demolition and construction work;
    - working hours, including deliveries
    - details of drainage arrangements during the construction phase;
    - large vehicle and delivery routing plan;
    - communication procedures with the Council and local community regarding key construction issues (newsletters, fliers etc.)

    The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS.

19. Notwithstanding the Noise Assessment by Brookbanks dated September 2022 no dwelling shall be occupied until a scheme for protecting the occupants from unacceptable internal noise levels has been submitted to and approved in writing by the Council. The development shall be implemented in full accordance with the approved scheme.

Fiona Dey

From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 20 October 2025 08:46
To: Teresa Strange
Cc: nick.holder@wiltshire.gov.uk; Fiona Dey; Jones, Hannah; cliveaveyard@outlook.com
Subject: RE: AGR 3289 Taylor Wimpey Pathfinder Way Bowerhill Melksham
Attachments: Maitland Place Build Out.pdf

Hi Teresa,

Please see attached PDF of 'Main Conveyance Plan' showing 'Build Out' It's also available on Drawing, Surface Finishes & Kerbing, Drawing No 25-01 Rev D. The 'build out' is designed to slow traffic (roads should be 20mph), the location of the build out designed to reduce traffic speed. I'd imagine only local / residential traffic would be accessing Maitland Place.

Kind Regards,

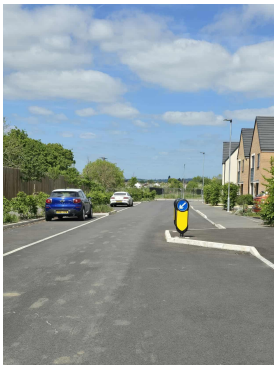
Andy.

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: 16 October 2025 17:16
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: AGR 3289 Taylor Wimpey Pathfinder Way Bowerhill Melksham



Hi Andy
I wonder if you can help me out please.
The residents of Maitland Place are saying that the buildouts/traffic calming in the photo were not in the planning permission when the Inspector made his decision.
We can't see in any plan either.

The inspector is obviously aware of them and mentions them in his decision report (point 37)
Do you have a drawing or agreement that shows them at all please?

The residents are very upset of the traffic coming through Maitland Place, and just trying to sort out the facts.
With many thanks, Teresa

From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 13 October 2025 14:10
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>; Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Clive Aveyard <cliveaveyard@outlook.com>; Steve Baker - TW Bristol <Steve.J.Baker@taylorwimpey.com>
Subject: RE: AGR 3289 Taylor Wimpey Pathfinder Way Bowerhill Melksham

Hi Teresa,

Maitland Place is marked as Roads 1 & 2 for the Pathfinder Way development (Phase 2). You may be aware that currently the Section 38 Agreement has not yet been finalised, or had any Inspections, Civils, Drainage or Streetlighting.

As such the Roads remain under Taylor Wimpey's management, I'd believe they wouldn't want any 3rd party to have access into the vacant land parcel over their Roads with the high possibility of further damage being caused to the carriageway or footway. There currently remains an access off the lower part of Pathfinder Way, that would be a more appropriate access for all related construction vehicles.

Failing this, the developers would have to apply for a 'temporary access' off Western Way.

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
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 09 October 2025 13:42
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Cc: Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>; Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: AGR 3289 Taylor Wimpey Pathfinder Way Bowerhill Melksham

Hi Andy
Are you able to let us know if the main drag of Maitland Place has been adopted yet please?
There is a planning application for reserved matters for the 210 houses and care home that will be using Maitland Place as the access to that development and concerns raised by residents of Maitland Place about the width or the road including the build outs, and just wondered if that was still under Taylor Wimpey or Wiltshire Council's control.
Many thanks, Teresa

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 09 October 2025 12:49
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>; Baker, Dean <Dean.Baker@wiltshire.gov.uk>
Subject: RE: AGR 3289 Taylor Wimpey Pathfinder Way Bowerhill Melksham

Hi Andy,
Thank you for the update, does the completion of the Section 38 remedials include the resolution of the "conveyanced" areas outside several of the houses which may or may not require residents to amend their front gardens?

Regards,

Nick

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

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Wiltshire Council

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

From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 09 October 2025 09:52
To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Cc: Jones, Hannah <Hannah.Jones@wiltshire.gov.uk>; Baker, Dean <Dean.Baker@wiltshire.gov.uk>
Subject: AGR 3289 Taylor Wimpey Pathfinder Way Bowerhill Melksham

Good morning, Cllr Holder,

As you're now aware Julie Cleave has changed roles within Wiltshire Council and so has asked me to give you an update on the Pathfinder Development. For your Records, please see attached PDFs from my latest remedial Inspection. I've had numerous Meetings on site with the Taylor Wimpey Project Manager, Clive Aveyard. Together over the last few months we've initially focussed on completing the 278 Works (Pathfinder Way & Crossing), outstanding Lighting issues which Clive has worked with Paul Metcalfe, Atkinsglobal & Centregreat. I believe the recent installation of the 'Keep Left' Bollards on the Refuge Island being the only remaining defect as far as 'Lighting' is concerned. We do have a 'Civils' issue where we have some 'Ponding issues' on the Crossover, junction of Pathfinder & Western Way. We've agreed a solution, and this remains with Taylor Wimpey's and their Contractor's, MJ Evans.

Completion of the Section 38 Remedials has also proven frustrating in getting Taylor Wimpey / MJ Evans to address, but Clive Aveyard continues to press for the Developer to complete all outstanding defects.

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

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WESTERN WAY

ATTENUATION

BATH ROAD

LEAP

LAP

1.8M ACOUSTIC FENCE ALONG BOUNDARY

PATHFINDER WAY

MERLIN WAY

FLM CLOSE

BIRCH GROVE

MALLORY PLACE

REAR GARDENS OF ADJACENT DWELLINGS OF MALLORY PLACE

N

KEY

- Adoptable Highway
- Site Boundary
- Plot Boundaries
- Shared Access
- Service Easement
- Apartment Managed Area
- Managed Open Space
- Managed Open Space Under License
- Visitor Spaces
- Managed Visitor Spaces
- Managed Bin Collection Point
- Managed Driveway
- Visibility Splay to be maintained
- Foul Water
- Surface Water
- Adoptable Lighting Column

REV	DATE	DESCRIPTION	DRAWN
J	09.06.21	Shared shading added to plots 110-111 after legal query	GJM
I	01.06.20	Conveyance Plan revised to reflect minor changes made to the layout. No boundaries have been ammended	GJM
H	15.01.20	Site boundary removed as it was obscuring the individual plot boundaries	GJM
G	07.01.20	Additional hatching added to 116-119 shared driveway to differentiate from other shared driveways	GJM
F	19.08.19	Small amendments made in line with legal manager comments. Management under license note removed	GJM
E	02.08.19	Path outside plot 15 added to highway extents after meeting with highways authorities	GJM
D	29.07.19	Changes made after sales and legal review. Certain driveways brought into management company ownership vs solely strata sorted management under license area added due to provision of access	GJM
C	22.07.19	Conveyance Plan revised after discussion with sales. Shared path to plot 26 shaded brown. Access path near plot 15 shown on plan. Visitor space added to plot 15 in line with external works. Space taken out of plot 15's ownership and added to management company	GJM
B	16.07.19	Conveyance revised after layout amendment encompassing removal of trees to car barns. Legal comments also picked up in this revision	GJM
A	26.05.19	Conveyance Plan revised after legal review	GJM

PROJECT: Bowerhill, Melksham

TITLE: Main Conveyance Plan

Taylor Wimpey Bristol
Ground Floor
230 Watermark Drive
Aztec West
Almondsbury
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Taylor Wimpey

DRN	SCALE	LAND CODE	DRAWING NUMBER	REV
GJM	1:500 at A0	21474	MCP-500	J
DATE: Jan. 19				

Maitland Place Build Out





Fiona Dey

From: Teresa Strange
Sent: 17 October 2025 15:34
To: Alex Buckland; developmentmanagement; westernhighways; stevensims
Cc: nick.holder@wiltshire.gov.uk; brianmathewmp; samanthahowell; Fiona Dey
Subject: RE: Further Objection – PL/2025/07391 (Land South of Western Way, Melksham)

Dear all
Just to note that Melksham Without Parish Council have now submitted their comments for this reserved matters application.

We note point 6 below, highlighted, and that Melksham Without Parish Council noted and supported the concerns raised by Maitland Place residents at their Planning Committee meeting on Monday 13th October. Particularly, safety and capacity concerns that the road geometry of Maitland Place has changed post-construction through the inclusion of traffic calming build-outs and therefore should be reviewed.

The parish council did NOT however resolve that Maitland Place is unsafe and unsuitable, which is stated below; they are asking for a review of such.

Regards, Teresa

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

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From: Alex Buckland <alex@pathfinderplace.co.uk>
Sent: 15 October 2025 19:15
To: developmentmanagement <developmentmanagement@wiltshire.gov.uk>; westernhighways <westernhighways@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; stevensims <steven.sims@wiltshire.gov.uk>
Cc: nick.holder@wiltshire.gov.uk; brianmathewmp <brian.mathew.mp@parliament.uk>; samanthahowell <samantha.howell@wiltshire.gov.uk>
Subject: Further Objection – PL/2025/07391 (Land South of Western Way, Melksham)

Copied to senior highways/planning officers and Cabinet Members for transparency and to ensure a coordinated response.

Dear Planning Officer,

Following my previous objection (attached) and the comments presented to Melksham Without Parish Council, I wish to raise further points on design quality, accessibility and compliance with the Wiltshire Core Strategy, Local Plan Review and the NPPF.

1. Affordable housing

   The affordable homes are clustered rather than distributed across the site. This conflicts with Core Policy 43 (tenure-blind integration to promote mixed communities). The scheme also proposes only 30% affordable housing where the local policy position indicates up to 40%, with no public viability evidence justifying a reduced proportion.

2. Biodiversity

   The submission does not demonstrate the required 10% Biodiversity Net Gain (no clear pre-/post-development unit calculations using the DEFRA metric). The application therefore fails to evidence compliance with national and local policy.

3. Housing mix

   The Melksham Neighbourhood Plan points to need for mainly 2, 3 and 4-bed homes. The layout includes a cluster of c.12 five-bed houses that does not align with identified local need (Core Policy 45).

4. Pedestrian access and safety

   The existing pedestrian route from Pathfinder Way runs through Maitland Place, across the green space in Pathfinder Place, and to the signalised crossing on Western Way. Making Maitland Place the sole vehicular access will load this route with traffic; no safe pedestrian priority or new crossing is shown. This conflicts with Core Policy 60 and NPPF paragraph 110 (prioritising pedestrian movement and safety).

5. Accessibility and distances to amenities

   The site is at/near the maximum recommended walking distance to services and bus stops, with several busy road crossings. No mitigation (upgraded footways, controlled crossings, bus stop improvements) is proposed. This is inconsistent with Core Policies 60/61 on sustainable and inclusive transport.

6. Highways access and safety (Maitland Place)

As set out previously and supported by the Parish Council's resolution, the Maitland Place access is unsafe and unsuitable: unadopted, with a traffic-calming pinch point of ~3.45 m and a further ~5.4 m narrowing, existing on-street parking and restricted visibility. These conditions do not meet Wiltshire's typical 5.5 m expectation for two-way residential roads serving this scale of development and are contrary to Core Policy 61 and NPPF paragraph 111 (refuse where there is an unacceptable impact on highway safety). Despite written requests, no confirmation of a site-based highways reassessment has been received.

7. Cumulative impact

   Highways' consideration appears piecemeal. No cumulative assessment is presented for Pathfinder Place, the proposed Western Way development, the new school, and existing traffic on Pathfinder Way/Western Way. This runs counter to NPPF expectations for integrated transport planning (paras 104/106).

8. Comparison with PL/2024/10345 (New Road Farm, 295 dwellings)

   A live application nearby (PL/2024/10345, 295 homes north of the A3102) specifies:

   "The principal point of access is to be provided with a new northern arm onto the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists."

This raises an important consistency question. If 295 dwellings warrant a purpose-designed new roundabout arm and secondary access—recognising traffic generation and safety—why is a development of 210 dwellings plus a 70-bed care home (a broadly comparable traffic impact once care-home staffing/servicing is included) being channelled through a short, sub-standard, unadopted estate road with pinch points? On what basis has Wiltshire Highways required strategic new access works for PL/2024/10345 but not for PL/2025/07391, where the safety risk is concentrated through Maitland Place?

This inconsistency strengthens the need for a fresh, local highways review for PL/2025/07391. If that review confirms Maitland Place is not suitable or adoptable for the forecast volume and vehicle types, Wiltshire Council should require the developer to change the access strategy and resubmit—potentially relocating the primary access to Western Way via a Section 73 (minor material amendment) or other appropriate mechanism.

9. Requested actions before determination

   • Require updated transport evidence including full swept-path tracking along Maitland Place and through the Pathfinder Way junction; visibility and capacity testing; and confirmation of legal rights of access over the unadopted section.

   • Publish an on-site safety and capacity reassessment of Maitland Place based on current geometry (including the ~3.45 m and ~5.4 m narrowings) and cumulative flows.

   • Provide a public update on Section 38 adoption status, outstanding works and timescales.

   • In light of the treatment of PL/2024/10345, explain the policy basis for differing access requirements, and if necessary, require a revised access design and a Section 73 to secure it.

   • Defer determination of PL/2025/07391 until this information is provided and available for public scrutiny.

In summary;

The application still does not adequately address: (i) distribution/quantum of affordable housing; (ii) biodiversity net gain; (iii) alignment with local housing mix; (iv) pedestrian and sustainable transport connectivity; (v) highway safety at Maitland Place; and (vi) consistency with the approach taken to comparable local schemes. The Council should obtain the evidence above and require any necessary access redesign before determination.

Kind regards,

Alex Buckland

Acting Chair

Pathfinder Place Residents Association

alex@pathfinderplace.co.uk

[redacted]

Fiona Dey

From: Teresa Strange
Sent: 17 October 2025 16:01
To: Collins, Gen
Cc: developmentmanagement; phil.alford@wiltshire.gov.uk; Fiona Dey
Subject: PL/2025/03513 Top Lane permission in principle for 6 dwellings
Attachments: Updated Shaw & Whitley housing numbers – 3.10.25.docx; Extract of draft Local Plan with Shaw & Whitley housing figures.pdf

Hi Gen
I write further to your email about the wording in the Melksham Neighbourhood Plan 2 about the housing numbers that have site allocations in Shaw & Whitley vs the allocation in the Local Plan.

The draft Local Plan is still not adopted, and so the parish council are not sure why the indicative housing number in the Local Plan is a factor at this stage. We are repeatedly informed (when at Strategic Planning Committee meetings about applications that are Site Allocations in the Local Plan) that its not been adopted and so policies are not applicable yet; that the only made plan at present is the Core Strategy. The number of permissions and built out applications in the Melksham Community Area, which Shaw & Whitley fall under in the Core Strategy, have been massively exceeded. The parish council expect Wiltshire Council to be consistent in their approach in this respect.

Nevertheless, the emerging Local Plan says:

*4.113 ..... To calculate how many new homes that they will need to plan for, must deduct those homes build already and those in the pipeline with either planning permission, or **estimated**, to be build on sites already allocated in the development plan .....*

I have looked at the planning applications for Shaw & Whitley and one has been approved since the parish council submitted their comments on this application. One looks close to a decision too (2 dwellings at Home Farm, decision date was anticipated as 9th Sept).

In the figures attached are those that have planning permission, built already, pending a planning decision, and an **estimate** based on all the evidence in the Reg 14 A and Reg 14 B consultations which had 15 and then 10 dwellings for the Whitley Farm site allocation in the Melksham Neighbourhood Plan 2 (which has now been made on 4th August 2025). This included viability assessment. In fact, initial pre application discussions showed more houses than those in the Regulation 14 versions of NHP2.

That total comes to 75, with the emerging Local Plan saying approx. 70/ 73 dwellings requirement. In addition, the NHP2 site allocation for Middle Farm is a planning application for 22 dwellings, with a NHP2 site allocation for 55 dwellings, but an indicative masterplan showing 57 dwellings has now been uploaded to the planning portal PL/2024/09725. Another additional 2 dwellings.

The parish council reiterate their position that there is no need for planning in principle to be given for 6 dwellings on Top Lane, there are enough in the current pipeline.
The requirement for 73 is in the emerging Local Plan for the period up to 2038; and so the parish council do not believe that more houses have to be given permission now, to meet a requirement up to 2038 in a Plan that has not yet been made.

Kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council

First Floor
Melksham Community Campus
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Teresa Strange

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

Dear Teresa,

Thank you for your e-mail.

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

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

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

Kind regards,

Nic Thomas
Director – Planning, Economy and Regeneration

Wiltshire Council

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

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

Planning Application

PL/2025/02430

Stance

Object

Comment Name

Economic Development's Comment

Comment Number

WC-25-06-336472

Text

Economic Development position – Object

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

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

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

Kind regards,

Russell

Russell Frith
Inward Investment Manager,
Wiltshire Council

Date Created 05/06/2025

Fiona Dey

From: Teresa Strange
Sent: 23 October 2025 16:01
To: Fiona Dey
Subject: FW: LDS Impact on the CAWS Community Area

From: CAWS <whitley.and.shaw@gmail.com>
Sent: 23 October 2025 15:57
To: info@limedownsolar.co.uk; limedown@planninginspectorate.gov.uk
Cc: MATHEW, Brian (MP) <brian.mathew.mp@parliament.uk>; phil.alford@wiltshire.gov.uk; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>; John Doel <john.doel@melkshamwithout-pc.gov.uk>; Chris Griffiths <chris.griffiths@melkshamwithout-pc.gov.uk>; Atworth Clerk <atworthclerk@gmail.com>; Corsham Council <towncouncil@corsham.gov.uk>; CAWS <whitley.andshaw@gmail.com>
Subject: LDS Impact on the CAWS Community Area

Dear Lime Down Solar and PINS

Can you help me navigate through the 316 documents on the PINS website…?

> α. Which document(s) do I need to look at to understand the overall scheme in layman terms? I assume there is a narrative document that describes the scheme in this way and provides an orientation/navigation aid to the large suite of documents?
>
> β. Which specific document(s) do I need to look at to understand the cable route and its implications around Beanacre, Whitley, Shaw and Gastard? (I note Figs 4.5 and 13.2.5 Volume 2 but the overall position is not obvious).
>
> χ. Which specific document(s) do I need to look at to understand the construction and traffic management plans for the cable and substation works near Beanacre, Whitley, Shaw and Gastard?
>
> δ. Which specific document(s) do I need to look at to fully understand the design, engineering, construction and safety regime of the BESS (I note Vol 3, Appendix 3-1).

Regards

Peter Richardson
CAWS Chair and Parish Councillor

Fiona Dey

From: Peter Richardson
Sent: 21 October 2025 18:08
To: Teresa Strange; MWPC
Cc: Fiona Dey
Subject: Re: [EXTERNAL] FW: National Grid - Melksham site visit
Attachments: NESO Connections List.xlsx

Thanks Teresa.

I have just downloaded the latest NESO connection list for Melksham (attached). Most of the project names don't tally with the names we have but I think between us we could reconcile that (e,g. one (maybe both)) of the Beanacre/ Grenergy projects = Brockleaze).

Peter

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Date: Tuesday, 21 October 2025 at 16:04
To: MWPC <MWPC@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: [EXTERNAL] FW: National Grid - Melksham site visit

Dear Councillors
Further to the discussion last night, we have just had a response from National Grid about their current schemes.

I will ask for contact details for the 3rd party connections.

Here is the running list I had, in no particular order!

1. Wick Solar Farm – approved and construction underway
2. Studley Solar Farm – approved and construction to start shortly
3. Brockleaze BESS – current planning application
4. Halfway Farm BESS – about to submit planning application
5. Lime Down Solar – submitted direct to Planning Inspectorate as national infrastructure project as so big
6. National Grid – upgrading substation with new shunt reactor in 2026
7. SSEN (Scottish and Southern Electric) **– SSEN Norrington Spring Park Advanced Duct Lay Scheme – this is the work on Corsham Road but will go on to Norrington, and down Westlands Lane**
8. 2 BESS installations at present adjacent to substation – installation happening for additional units
9. Roundponds BESS is upgrading and adding more units and changing from gas generation – permission granted for changes last week

All the best, Teresa

From: .box.melksham <box.melksham@nationalgrid.com>
Sent: 21 October 2025 15:57
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Re: [EXTERNAL] FW: National Grid - Melksham site visit

Hi Fiona, Teresa

Thank you again to all the councillors who took the time to take part in the site visit. I'm writing to follow up and provide an update on the progress and upcoming programme for National Grid's other projects at Melksham Substation:

Current projects

- **Grid Park extension**

  Our work to install a new Supergrid Transformer is progressing well. We anticipate completion by Autumn 2026 and will continue to keep you and local residents informed as the project advances.

- **Shunt reactor**

  This project, which began in 2024, is designed to help regulate energy flow and strengthen the network. Subject to weather and other factors, we expect this work to be completed next month.

Upcoming projects

- **Bramley to Melksham overhead line upgrade**

  Work on the line near Melksham Substation is scheduled for 2026. The Bramley to Melksham team will be in touch directly with further details nearer the time. In the meantime, if you have any questions, you can contact the team at Bramley-Melksham@nationalgrid.com.

- **Hinkley Connection**

  Modifications to the overhead lines near Melksham Substation are required to support the Hinkley Connection Project. These works are also planned for 2026.

- **North Wessex Downs Visual Impact Provision (VIP) scheme**

  A planning application for the new Shunt Reactor has been accepted by Wiltshire Council, and discussions with affected landowners are ongoing. We do not anticipate construction work on this project to begin before 2027.

Other developments in the area

We're aware of several other projects being brought forward by third-party developers. While these are not being delivered by National Grid, we are liaising with them to help minimise disruption wherever possible.

You also asked about upcoming connections to the electricity grid. Currently, there are no other live projects proposed at Melksham Substation. At National Grid Electricity Transmission (NGET), we do not contract directly with customers. Instead, connection requests are managed nationally by the

National Energy System Operator (NESO), the independent public body responsible for managing and planning the UK's electricity and gas networks.

NESO is responsible for agreeing all connection and generation contracts that impact the transmission system. Customers negotiate connection agreements directly with NESO. Once an agreement is in place, NGET has a legal obligation to deliver the connection.

We hope this provides a useful summary. Please do get in touch if the Parish Council have any questions or need further information.

Kind regards

Tom

Melksham Substation upgrade project community relations team

National Grid

From: .box.melksham <box.melksham@nationalgrid.com>
Sent: 02 October 2025 16:03
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; David Pafford <david.pafford@melkshamwithout-pc.gov.uk>; Alan Baines <alan.baines@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>; CAWS <whitley.and.shaw@gmail.com>
Subject: Re: [EXTERNAL] FW: National Grid - Melksham site visit

Hi Fiona

Getting back in touch to confirm arrangements for next week's site visit.

Please can you ask the attendees to arrive on-site at 10:15 for a site induction and safety briefing which will start at 10:30.

Kind regards
Tom
National Grid community relations team

From: .box.melksham <box.melksham@nationalgrid.com>
Sent: 25 September 2025 11:40
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; David Pafford <david.pafford@melkshamwithout-pc.gov.uk>; Alan Baines <alan.baines@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>; CAWS <whitley.and.shaw@gmail.com>
Subject: Re: [EXTERNAL] FW: National Grid - Melksham site visit

Hi Fiona

Thanks for sharing the sizes.

Project Name	Customer Name	Connection Site	Stage	MW Connected	MW Increase / Decrease	Cumulative Total Capacity (MW)	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type	Project ID	Project Number
Beanacre 2 BESS	Grenergy Renewables UK Limited	Melksham B 400kV Substation		0	249	249	2037/10/31	Scoping	Direct Connection	NGET	Energy Storage System	a0IJ9000000PMNbIAO	PRO-005945
Beanacre BESS	Grenergy Renewables UK Limited	Melksham 132kV Substation		0	200	200	2037/09/15	Scoping	Direct Connection	NGET	Energy Storage System	a0I4L0000005iwoQAA	PRO-002452
Gastard BESS	SIRIUSECODEV (GASTARD) LTD	Melksham B 132KV Substation		0	200	200	2037/11/15	Scoping	Direct Connection	NGET	Energy Storage System	a0I8e0000011yrPAAQ	PRO-003552
JBM Solar 13 - Melksham	JBM SOLAR PROJECTS 13 LIMITED	Melksham 400kV Substation		0	49.9	49.9	2026/07/17	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a0I4L0000005iogQAA	PRO-000495
Melksham	LIME DOWN SOLAR PARK LIMITED	Melksham 400kV Substation		0	500	500	2030/07/31	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a0I4L0000005iP1QAI	PRO-001605
Melksham (Tertiary)	MELKSHAM CALNE GREEN LIMITED	Melksham 400kV Substation		0	57	57	2025/10/31	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a0I4L0000005izlQAA	PRO-000463
Melksham BESS & PV	ELEMENTS GREEN LIMITED	Melksham 400kV Substation		0	800	800	2037/10/15	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a0I4L0000005ikwQAA	PRO-002441
Melksham Grid Park ESS & PV	JEPIPHANY LIMITED	Melksham 400kV Substation		0	90	90	2037/10/31	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a0I8e000001Hq1bAAC	PRO-004164
Melkshem (Cartridge Farm)	Queequeg Renewables Ltd	Melksham 400kV Substation		0	480	480	2037/10/31	Awaiting Consents	Direct Connection	NGET	Energy Storage System	a0I8e000000TPCYAA4	PRO-003193
Norrington Gate	ADV 004 LIMITED	Melksham B 132KV Substation		0	150	150	2037/09/15	Consents Approved	Embedded	NGET	Energy Storage System	a0I4L0000005iMFQAY	PRO-002329
South Brook	JBM Solar Limited	Melksham 400kV Substation		0	35.5	35.5	2037/06/28	Awaiting Consents	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a0I4L0000005iwKQAQ	PRO-002402

Melksham Without Parish Council's response to Wiltshire Council's draft Local Plan consultation

Sent Wednesday 22nd November 2023 at 1.30pm

Strategic Housing Requirement Methodology

Policy 2

Melksham Without Parish Council (MWPC) support that Wiltshire Council has undertaken additional work to inform the approach to identifying housing need and that the updated overall housing requirement contained within the draft Wiltshire Local Plan (WLP) has now been calculated in accordance with the standard method.

The overall approach is therefore considered to be **sound, as it is consistent with national policy**.

Table 4.1

It is evidenced in the Sustainability Appraisal that a range of alternative approaches to the distribution of housing have been tested and MWPC support the proposed approach to the redistribution of the draft housing requirement between the four HMAs (Housing Market Areas) which would lead to reductions in the Chippenham and Trowbridge HMAs. As this takes into account the most up to date ONS small area population estimates and has been checked against dwelling completion data.

It is welcomed that in considering the implications of the delivery of different strategies the constrained nature of settlements was assessed as well as recent housing delivery. It was concluded that whilst Melksham was not significantly constrained when compared to other towns, housing growth has been above what the Core Strategy planned, furthermore with concerns regarding the adequacy of local infrastructure, it was concluded that the town would benefit from a period of slower growth.

As a result, it is therefore considered to the proposed distribution of housing across the HMA is considered to be **sound**, as it is **positively prepared** and **justified**.

<u>Neighbourhood plan area designation housing requirements</u> (paragraphs 3.45-3.49, 4.107, 4.111, 4.113, policy 17, table 4.4)

Paragraph 66 of the NPPF requires strategic policy-making authorities to establish a housing requirement figure for their whole area and within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas. The neighbourhood area requirement should reflect the overall strategy for the pattern and scale of development and any relevant allocations.

Whilst the draft WLP has identified the overall housing requirement figure for Wiltshire and the HMAs, it has not identified the overall housing requirement for designated neighbourhood areas, it defines individual requirements for each settlement (explained in paragraphs 3.47 and 3.48). Paragraph 4.107 states that the neighbourhood area designation housing requirement is set at 270 dwellings, with the expectation that 200 homes would be delivered at Melksham and 70 homes at Shaw/ Whitley. This figure does not reflect the level of housing that is proposed to take place over the plan period within the neighbourhood area.

National policy is clear that the draft WLP must clearly define the housing requirement for designated neighbourhood areas – this should be for the <u>area as a whole</u>. The current approach of the draft WLP does not provide the housing requirement for the NA as a whole – it defines requirement that the neighbourhood planning body is required to plan for.

The scope of a neighbourhood plan is for the neighbourhood planning body to determine, there is no requirement for neighbourhood plans to plan for housing. NPPG states:

> *"The scope of neighbourhood plans is up to the neighbourhood planning body. Where strategic policies set out a housing requirement figure for a designated neighbourhood area,* ***the neighbourhood planning body does not have to make specific provision for housing, or seek to allocate sites to accommodate the requirement*** *(which may have already been done through the strategic policies or through non-strategic policies produced by the local planning authority). The strategic policies will, however, have established the scale of housing expected to take place in* ***the neighbourhood area****.*
>
> *Housing requirement figures for neighbourhood plan areas are not binding as* ***neighbourhood planning groups are not required to plan for housing****. However, there is an expectation that housing requirement figures will be set in strategic policies, or an indicative figure provided on request. Where the figure is set in strategic policies, this figure will not need retesting at examination of the neighbourhood plan. Where it is set as an indicative figure, it will need to be tested at examination."*

(NPPG paragraph 104, reference ID: 41-104-20190509)

In order to be sound, the draft WLP should include a policy which defines the neighbourhood area housing requirements for the whole Melksham Neighbourhood Area – this should be informed by the strategic approach to the distribution of housing. The plan should clearly set out the level of housing that has been delivered in the neighbourhood area since the start of the plan period, as well as that which is in the pipeline (sites with permission/ minded to approve and under construction). This will ensure clarity.

As the strategic approach appears to be reliant on neighbourhood plans allocating housing sites, MWPC have concerns as to whether the approach is sound. The Housing Delivery Paper (figure 4) details the sources of housing supply. Whilst it could be appropriate to include within the supply allocated sites within existing plans, there should not be the expectation that emerging or reviewed plans will deliver housing – there are a number of references within the draft plan and its evidence base where it is stated that neighbourhood plans will allocate sites e.g., policy 2, paragraphs 3.24 and 4.111 of the draft WLP and paragraph 1.27 of the Housing Delivery Paper.

Paragraph 68 of the NPPF is clear that strategic policy making authorities should have a clear understanding of the land available in their area and that planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period, as well as specific, developable sites or broad locations for growth, for years 6-10 and where possible years 11-15 of the plan. This should not rely on sites coming forward through neighbourhood plans.

The proposed approach is therefore **unsound as it is not consistent with national policy**.

Notwithstanding or without prejudice to the NHP area comment above, the stated 200 requirement for Melksham is **not sound because it fails to take account of homes completed or in the pipeline and is not justified.** It should take into account the decision on the Appeal for Land South of Western Way (PL/2022/08504) which was upheld in November 2023. Georgina Clampitt-Dix indicated in an email on 15/9/23 attributed a number of 248 additional homes to reflect the 210 dwellings and 70 bed care home. This substantially increases supply in the short term and constitutes a significant change in circumstances that justifies a lower housing requirement for the Neighbourhood Plan.

Whilst the WLP explains that neighbourhood plan areas have their number calculated on their separate requirements, you can see from Table 4.2 page 45 of the WLP the growth and residual numbers for the towns in the Chippenham HMA. Whilst its clear that a

figure of approx. 10% of the Housing Growth number has been used for the NHP allocations across the towns such as Melksham, Devizes, Calne, Corsham etc, there is an anomaly for Chippenham, whose figure is much lower than 10%. **This is a further unjustified inconsistency in the methodology or methodologies applied to different places and further evidence that the requirement for Melksham is not sound.**

Extract from Table 4.2:

Settlement	Housing Growth	Completions & Commitments	Residual
Chippenham	5,850	3,759	2,090
Melksham	2,160	1,036	1,120

The Neighbourhood area designation for Chippenham is 200 dwellings. (4.44 page 53 WLP) and is much lower than 10%.
The Neighbourhood area designation for Melksham is not known but for Melksham its 200 and for the Large Village of Shaw & Whitley 73.

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The role of windfall/ small sites (paragraphs 3.36-3.39)

The Housing Delivery Paper (1.8) highlights that a significant component of housing land supply is not identified in the plan, either because it was not known about when the plan was prepared (windfall) or is too small for it to be considered (sites of less than 10 dwellings). Paragraph 2.12 of the Housing Delivery Paper states that the estimate of the number of homes delivered from small sites is 'deliberately conservative'.

MWPC therefore have concerns that if the allowance of the contribution from small sites are too low the draft WLP could be proposing allocations which are not required.

The proposed approach is therefore **unsound as it is not sufficiently justified**. In order to be sound, there should be clear evidence to demonstrate that sufficient weight has been given to the level of housing that could be delivered on small sites and whether this would impact on the level of housing allocations required.

With regard to windfall sites, Paragraph 3.37 on page 28 concerns Large Windfall Sites and states that if they come forward over the Plan period, they will provide contingency and will help Wiltshire maintain its housing land supply across the Plan period.

It does not clearly state that the numbers of housing permitted will actually be counted as a commitment against the overall housing number allocated. So, for the Melksham outstanding number of 1,120 (Table 4.2, Page 45 of WLP) how is the recently approved (upheld at Appeal) decision on 210 dwellings and a 70-bed care home treated? PL/2022/08504 Land south of Western Way. As well as current planning applications awaiting decisions:

Blackmore Farm (PL/2023/01949). Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use. **NOTE that the allocation in the WLP Policy 18 Page 75) s for approx. 425 dwellings.**

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

Land to the West of Semington Road (PL/2022/08155): Outline application for up to 53 dwellings including formation of access and associated works, with all other matters reserved. 100% affordable.

Upside, Bath Road (PL/2022/06221): Demolition of existing structures and erection of 112 dwellings and 675sqm of flexible employment space

Policy 3 - Identification of broad locations for growth

Policy 3 identifies Chippenham, Melksham and Trowbridge, as settlements which should be strategically planned for in the longer-term, referred to as 'broad locations for growth'. The policy states that in these areas there will be additional significant urban extensions identified towards the end of the plan period. The limited justification refers to the need to provide certainty over the direction of future growth.

It is unclear where the evidence is located to justify the identification of these areas or how growth relates to the identified housing needs, the spatial strategy, or neighbourhood area housing requirements.

Furthermore, there are no details contained within the policy or supporting text to explain whether there would be a specific policy trigger for the preparation of the subsequent development plan document (referred to in policy 3). The ORS report does not identify a need for further growth and the sustainability appraisal does not test this element of the policy or consider reasonable alternatives.

MWPC therefore have significant concerns that the identification of broad locations for growth within a policy could result in unjustified and unsustainable development being proposed in these areas. Given the significant strategic implications of the proposed approach, if it can be demonstrated that there is a need for additional growth, this is something that should be fully assessed and tested through a future review of the local plan.

The proposed approach is therefore **unsound** as it is **not positively prepared** (it will not achieve sustainable development), it is **not justified** (there is no detail to explain how this is an appropriate strategy), **nor is it effective** (it is unclear what the trigger(s) would be for the preparation of an additional development plan document). For the plan to be sound, this proposal either needs to be accompanied by appropriate robust evidence or deleted.

Paragraph 1.6

Paragraph 13 of the NPPF states that neighbourhood plans should support the delivery of strategic policies contained within local plans, with paragraph 17 stating the development plan must include strategic policies to address each LPAs priorities for the development and use of land in its area. Paragraph 21 states that plans should make it explicit which policies are strategic policies and that these should be limited to those necessary to address the strategic priorities of an area. They should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. Paragraph 1.6 of the draft WLP states that all of the policies are strategic – whilst it is acknowledged that several of the policies are strategic, it is not accepted that all policies are strategic. The glossary of the NPPF is clear that strategic policies are those, with site allocations, which address strategic priorities in line with the requirements of section 19 (1BE) of the Planning and Compulsory Purchase Act 2004. The plan is therefore **unsound** as it is **not consistent with national policy**.

Review of draft Wiltshire Local Plan by policy (non-strategic housing number elements)

Policy 1

The settlement strategy defines the different tiers of settlements (principal settlements, market towns, local service centres, large villages and small villages) and how they relate to their wider hinterland. Settlement boundaries are proposed around all but small villages.

Whilst it is acknowledged that settlements have overlapping roles. It is submitted that the proposed settlement strategy and then the related distribution of housing is somewhat confused.

Policy 1 clearly defines the different tiers of settlements. However, there are contradictions within the supporting text. For example, 3.10 states that market towns serve a wide hinterland and notes that as they are smaller than the principal settlements, they each have different characteristics, which need to be considered when planning for their development. The following paragraph (3.11) refers to principal settlements and market towns being referred to as 'main settlements', which appears to somewhat contradict the preceding paragraph. There are numerous references to main settlements within the supporting text throughout the plan – but these are not referred to within policy.

This approach is therefore **unsound** as its lack of clarity will result in it **not being effective**.

Policy 2

Policy 2 defines the overall housing requirement for Wiltshire. It then groups principal settlements with market towns and local service centres with large villages and then states that the scales of growth and priorities for development are set out within area strategies. It is submitted that this approach could result in a lack of clarity. It is unclear why policy 2 repeats (and regroups) elements of policy 1. It is considered that a more appropriate strategic approach would be for policy 2 to clearly set out overall housing requirements for each of the four areas.

Further confusion is created in the final paragraph of policy 2, under the 'local service centres and large villages' heading – it is unclear what is meant by 'A scale of housing growth is set for each Local Service Centre and Large Village, with Tables 4.1, 4.2 and

4.3 of the Area Strategies, that forms the housing requirement for a neighbourhood area designation in whole or part.' Where a policy includes the housing requirement for a neighbourhood area, for clarity this should be for the whole NA.

Other concerns with the policy include:

- The statement that settlement boundaries can only be updated by the LPA, when in practice these could be reviewed through neighbourhood plans.
- The reference within the first sentence under the 'local service centres and large villages' heading to what neighbourhood plans will do – it is suggested this is amended to clarify that this could be a role of neighbourhood plans.
- The suggestion that proposals for development adjacent to the built area of small villages can only be determined by the local planning authority. This is something that a neighbourhood plan could consider/ include.
- The text below the 'development outside defined settlements' heading should also include a reference to relevant policies within made neighbourhood plans.

Policy 2 is therefore **unsound** as it is **not effective nor is it consistent with national planning policy**.

Berryfield – request for Settlement Boundary

Extract of: Page 20 3.14 Small Villages are generally smaller and have a low level of services and facilities. There are 148 Small Villages designated in total across Wiltshire. They may accommodate some very modest development to respond to local needs and to contribute to their vitality. Although they don't have settlement boundaries, they have built up areas where infill may take place. This recognises a more limited scope for development and a role more limited than larger settlements.

Extract of: Page 24 of the WLP 3.26 At Small Villages, infill proposals will be supported consistent with their character and will support their vitality. To further support these communities, policies allow for housing that meets a settlement's identified need or will support appropriate employment, services and facilities. Schemes will be smaller scale than Large Villages and housing developments geared are closely to meeting community needs in perpetuity.

Despite the definitions of small villages in the draft WLP above, and the definition of Berryfield being a Small Village in the adopted Core Strategy the village of Berryfield has seen unprecedented development approved in the last few years. Bowood View (150 dwellings built and occupied), Buckley Gardens (144 dwellings approved and started on site), Land to the rear of Townsend Farm (50 approved at Appeal and clearance started on site, and outstanding application awaiting decision for 53 more dwellings as Phase 2).

MWPC has little faith that the Small Village policy of the new WLP will hold to prevent even further speculative, not plan led development at much higher numbers than “infill”, none of which is to respond to local need of the village, **and therefore requests that there should be a settlement boundary for Berryfield.**

Policy 5 Securing infrastructure provision from new development

Pages 34 – 38 of the WLP detail Infrastructure Delivery
MWPC supports this policy, but sees no current evidence to support two strands that are detailed:
3.65 Timely delivery of new infrastructure to support development proposals must be secured.
It sees time and time again, s106 triggers or planning conditions are missed, delayed, often for many years (such as pedestrian crossings several years too late across busy A roads (Taylor Wimpey/Pathfinder Place 16/01123/OUT), play areas several years late (East of Melksham consortium) – all down to Wiltshire Council enforcement not having the will, or teeth, to make the developers adhere to the legal requirements. Often too it’s Wiltshire Council who hold the money and they are the ones that are very slow in providing the required infrastructure, again as detailed in a s106. Or inform that they did not secure enough funds in the s106 (Footpath to the rear of Melksham Oak school, finally about to have a planning application, again, secured in East of Melksham s106 many years ago). There are other examples where the s106 details something that then conflicts with the planning application (so for a village hall or community centre but it’s compromised by proximity to new housing (Bowood View) or with access considered not suitable by Highways (The Acorns/Hunters Wood).

The second strand detailed in Policy 5, delivery responsibility iv) liaison through the Area Boards **with town and parish councils** and appropriate local stakeholders to identify community infrastructure requirements to help establish local priorities – this is something that MWPC asks for on a regular basis, it comments and requests on planning applications for large developments, and is rarely taken account of. A very recent example is that of Land south of Western Way (2022/08504) upheld at Appeal in November 2023. The request for MWPC to be considered for adopting the play area was not pursued due to the tight timeframes of the Appeal.

This policy is supported but is **unsound as there is no evidence to demonstrate that this will actually take place**.
See also policy 84 comments on public open space and play facilities

Policy 17

Table 4.2 outlines the distribution of housing growth for the area between 2020-2038. For Melksham the 2,160 dwellings have been identified to be delivered to contribute to the HMA requirement. Of these 1,036 were completed and committed up to the end of March 2022, leaving a residual requirement of 1,120. It is unclear whether the 2,160 dwellings cover the whole of the neighbourhood area or Melksham Town. The supporting text and title of the document refers to the Melksham Town and yet the allocations are all in Melksham Without as are many of the completed and committed numbers.

Policy 17 should be clear that whilst over the plan period there is a need to deliver the residual requirement.

It is submitted that the suggested neighbourhood area designation requirement of 270 dwellings (which is incorrectly defined, see representations regarding NA requirements) is hidden within the policy and despite the supporting text (4.107), it is unclear:

- How this relates to the 1,120 homes that are identified for the town;
- Whether this is the residual requirement for the whole plan area or just Melksham town;
- If the requirement is for the full plan period;
- How the requirement relates to the proposed allocations (Land East of Melksham, Land off Bath Road and Land North of the A3102)
- What the relationship is between the requirement and the proposed identification of the broad location for growth.

It is noted that the 'Planning for Melksham' paper is designed to be a guide to how the draft WLP relates to Melksham and explain the evidence base. However, there is a lack of clarity over the area to which this document applies – references are interchangeable between the town and the neighbourhood area. There should be clarity and consistency. **Refer to Planning for Melksham comments detailed further in the document.**

Paragraph 66 of the NPPF is clear that strategic policy making authorities 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. As previously set out, this approach is unsound.

Chippenham Rural Area (4.108 and 4.111)

The draft WLP again makes the suggestion that neighbourhood plans within the rural area should be addressing local housing needs and provide new homes. It is for Neighbourhood Plan Steering Group to determine the scope of their plans. **As previously set out, this approach is unsound.**

Table 4.4

Table 4.4 defines the distribution of housing growth for the Chippenham rural area. This identifies 73 dwellings to be constructed within Shaw/ Whitley, given the commitments/ completions, the residual requirement is identified as 50. It is unclear how this figure relates to the remainder of the neighbourhood plan area. As highlighted above, the local plan should include clearly defined housing requirements for neighbourhood areas. **As previously set out, this approach is unsound.**

In addition, there are local constraints at Shaw & Whitley.

It conflicts with several aspects of the draft Wiltshire Council School Places Strategy 2023-2027 (consulted on in March 23).
Firstly, it states that Shaw Primary School is full, and cannot be expanded further to meet the needs of the proposed local plan housing (Page 89 Housing Development)

Therefore, any new housing developments would require parents to drive their children to other primary schools, this conflicts with several of the policies/statements in the draft School Places Policy namely:

Page 17 C4 Primary schools	Wiltshire Council believes that: • Parental preference is a key consideration and ability to access a school place close to home within the local community is an important factor.
Page 21 C8 Location of new schools	The fundamental aim in planning school places is to provide places near to where children live, to meet parental preferences as far as possible; to locate schools at the heart of their communities and to minimise travel to school distances. Wiltshire Council believes that where additional school places are needed because of new housing development, as far as possible

	the costs should fall on the landowners and/or developers, by way of contributions falling within the concept of planning obligations. Wiltshire has an agreed methodology for calculating the infrastructure needs arising from new development. A policy for requesting contributions from developers and for the use of such funding is in place. It is Wiltshire Council policy that where significant number of new places are needed, new primary schools should be provided, wherever possible, within major new housing developments. **The site should ideally be within walking distance of most the development and Wiltshire Council will seek, through the planning processes, to provide for safe routes to school for pedestrians and cyclists**. Sites of a suitable size to enable future expansion will be sought where the school can provide a natural focus for the local community, possibly in association with other local facilities such as shops or other community buildings.
Page 22 C8 Location of new schools	Wiltshire Council recognises the importance of considering distance of travel from home to school when planning new developments to reduce dependence on subsidised bus travel and encourage safe walking and cycling to school.
Page 23 C12 Schools in the wider community	Wiltshire Council recognises that schools should act as a focus for the local community in a way that extends beyond the education of children who attend the school. The council recognises the importance of schools engaging with their local communities to promote social inclusion and community cohesion as an integral part of ensuring success for all children. This is particularly important for communities with a high proportion of vulnerable families. In co-operation with agencies and other organisations, many schools have facilities which are made available to the wider community including sports and leisure complexes, ICT facilities, playgroups, childcare facilities, adult education and youth provision. School facilities are increasingly being made available for evening, weekend and holiday use making more effective use of the resources available.

It also conflicts with the following statements in the Planning for Melksham document:

Page 12 Paragraph 33 Growth planned for Melksham:
"Where development takes place is also a consideration. If it can be located as near to the centre as possible this will help it to capitalise on growth. If there are opportunities to improve connections, to and between the town centre and sites for new development, this can also help."

Page 13/14 Paragraph 39. Bypass:

"39. Careful consideration has therefore been given to the potential impacts of any new development on traffic congestion along the A350. For these environmental reasons, as well as benefits for town centre trade (see above), **development proposals are as well connected to the town centre as possible**, allied to scope for provision **for sustainable transport and active travel routes to the town centre,**

Any cars travelling to the new proposed school at Pathfinder Way in the south of the parish, will have to travel on the A350 to get there. What new improved bus routes and pedestrian and cycling routes will there be, and how will they be provided? The pavement on the A365 into Town from Shaw & Whitley is physically not wide enough already, as evidenced by lots of LHFIG (Local Highways & Footpath Improvement Group) requests for clearing back the verge, trying to make the narrow pavement safer for those walking to school already (most in the opposite direction from George Ward Gardens to Shaw primary school, Shaw pre school at the Village Hall and Toddler Group at Whitley Reading Rooms.) If they did manage to get into town, there is no cycle way through the centre until you get to the south at Longford Road. How will these new pedestrian and cycle ways be put in when there is physically no land available (pavement width) to do so.

The housing allocation for Shaw & Whitley is not sound as not positively prepared in line with other Wiltshire Council policies due to its constraints.

Strategy for the Chippenham Housing Market Area - Melksham Constraints

Extract of: WLP page 44 4.22 Melksham is one of the five Market Towns in the area. Compared with other settlements it is relatively less constrained and its location on the A350 makes it attractive for business investment. An eastern bypass is proposed at the town to improve the functionality of the A350 as part of the strategic road network.

Extract of: WLP page 73 4.91 Melksham is not significantly constrained in environmental terms but there are concerns over the adequacy of local infrastructure to be able to support future growth with the A350 recognised as particularly constrained at peak times, leading to traffic congestion. A bypass to the east of the town is under consideration to relieve traffic pressure and secure improvements to the A350 strategic corridor, which in turn could lead to improved efficiency of the transport network and other social, environmental and economic benefits for the town.

MWPC do not agree with the statement made at 4.91.

Whilst there are no national landscape designations, flood risk is a significant constraint within Melksham Town (and Shaw and Whitley).

Within Melksham, Environment Agency Flood Mapping, Planning for Melksham and draft policy 95 (Flood Risk) has defined c10 hectares of redundant employment land at Cooper Tires as being within flood zone 2 and 3 where “development should (be) avoid(ed)” See Cooper Tires below.

From the Sustainability appraisal on page 62:

“Melksham is at high risk of river flooding and at moderate risk of surface water and groundwater flooding. The cumulative impact of development is assessed as moderate.”

Highway Infrastructure

“…..the A350 recognised as particularly constrained at peak times, leading to traffic congestion.”

The A350 strategic transport routes (ref Policy 75 (Strategic Transport Network)) is identified as a route prioritised for improvement “to support development”. Reps suggest this is confused with Planning for Melksham justification. However, it is congested and continues to impact on local traffic movement and environmental quality.

It has areas in the Neighbourhood Plan area that are not on mains drainage or connected to gas.

In the south west of Melksham (in Berryfield, in Melksham Without) the land is Grade 2 Very Good Quality agricultural land.

Further comments on Constraints are detailed by topic review of the WLP below, with comments on flood risk, lack of health facilities, bypass, education etc.

Distribution of housing growth for the Chippenham area

Table 4.2 Distribution of housing growth for the Chippenham area
What an odd way of presenting the figures for distribution of housing allocation numbers, this is a key table, and yet the 3rd column says "Completions and commitments (1st April 2020 – 31 March 2022) with an asterix and a line below to say it includes major permissions post 1 April 2022, up to 31 May 2023. Please update it to read the Completions and commitments (1st April 2020 – 31st May 2023) so it's meaningful and accurate.

Policy 68 Managing Town Centres – Transition Town

Whilst this is the response of MWPC, and does not cover the Town Parish, it does have a joint NHP with Melksham Town Council and also has a relationship with the town, it surrounds it in a "donut" arrangement. It notes on page 190 of the WLP that Table 5.1 Settlement Classifications denotes Melksham as a Transition Town but we can see no description of what that classification practically means, or what evidence there is to justify this. Paragraph 5.27 states that this is a functional description that influences the type of renewal projects that are being delivered with the aim of ensuring that change is delivered in a manner that reflects the nature and character of the place.

This policy is unsound as not justified.

Policy 76 Affordable housing – Designated Rural Areas in Wiltshire

MWPC support the policy intention to provide 40% affordable housing for 10 dwellings and above.

MWPC understand that the definition of a "Designated Rural Area" is a legal definition from the Housing Act 1985, but wants to query why this designation was used as the eligibility criteria for providing affordable homes in rural areas at either 5 rather than 10 dwellings. Using a 1985 designation seems to not fit what the current rural status of villages in Wiltshire may be. We are lay

people, but could a differing designation be used, for example the Government's Rural Urban Classification https://www.gov.uk/government/collections/rural-urban-classification which was brought in 2016 and updated in 2021?

This policy is unsound as not positively prepared, and not justified.

Policy 81 Community facilities

MWPC support this policy, but it must be backed up by Wiltshire Council when they are approving housing developments at outline stage with village halls/community centres as part of the outline application. We have two examples where the parish council has come forward with an application for the actual village hall and its design is critically compromised due to the closeness to the housing, space available for parking etc which can lead to the design not being sustainable in terms of providing a decent enough facility with opening hours etc, or no opening windows etc (e.g. Bowood View) or in the area now transferred to Melksham Town Council under the latest Community Governance Review at Hunters Wood/The Acorns, where highways refused the access for a community centre as per the approved outline application. These community facilities mainly come from s106 and CIL contributions, and so getting this right at outline application as part of the wider scheme must come first. How can this policy be improved to ensure that it's got right in the first place?

This policy is unsound as not effective.

Policy 83 Health and wellbeing

Whilst welcoming this policy, the section on Healthy food environment (page 216 of the LWP) needs to go further, as otherwise it will just be land for community gardens, orchards or allotments. There needs to be s106 contributions for fencing, a car park for deliveries, a water supply, details of who will manage them, otherwise these are meaningless.
This policy is unsound as not effective.

Policy 84 Public Open Space and Play Facilities

5.94 on page 217 of the WLP states that "Developers will be **encouraged** to discuss with town and parish councils, in the first instance, before setting up a company to manage new public open space…>"

Can this not be stronger than encourage? Otherwise, it's just paid lip service. The difficulty often is that the s106 is signed at outline stage, and then sold to the actual housebuilder and so the s106 is at the wrong time for this discussion.
This policy is unsound as not effective.

Recent applications have approved plans for "wildlife cuts" or wildlife areas (eg Bowood View and Pathfinder Place). Whilst admirable in intention, they often mean that there is no available green public open space on a development for children to just play, and kick a ball. It all becomes either designated equipped play areas, attenuation or wildflower cut. This policy should include some space for informal play. Management companies are hamstrung by Landscape plans that do not include this and designate as wildflower area – this also applies to Policy 88.

Policy 88 Biodiversity in the built environment

Page 231 of the WLP "1. Provision of wildflower verges and meadows throughout the development managed to ensure their longevity" should not be at the expense of some informal play.

This policy is unsound as not effective.

Policy 86 Renewable energy

Whilst supporting renewable energy, MWPC are pleased to see the policy wording on page 223 of the WLP

"f. the cumulative environmental effects of proposals with other renewable energy installations"

Does "k….. visual amenity…. Include glare?

This policy is unsound as not effective, if it does not include impact on visual amenity such as glare.

Policy 90 Woodland, hedgerows and trees

MWPC welcomes this policy but has seen examples of existing hedgerows (including an ancient one) being included as part of the private boundary of new residential properties and as soon as the dwelling is privately owned, they rip out the hedgerow and replace with a fence. These must be in the public realm areas, and not in gardens of private dwellings.

In addition, any trees planted in the public open space, must be not right up against the boundary of rear gardens, as they cause major havoc in years to follow, cutting off light to gardens, not maintained properly, often cut down by frustrated residents. For example, the public open space in Bowerhill with houses built and trees planted decades ago. Management companies do not want copses in the centre of public open spaces, or dotted around, it's easier to mow if all planted at the boundary.

We have been to many new developments where the trees and planting is done by the developer, and then there is a gap of a couple of years before the management company is in place and no maintenance at all is done, it all dies, and then the management company try and blame external influences so they don't have to replace. So, MWPC welcome the maintenance plans as detailed in 5.153 on page 237 of the WLP, but they must ensure they are from initial planting and not from adoption.

Soil conditions must be taken into account, most of Bowerhill is built on clay and the trees are cut down and blamed for the cracks in buildings but it's often the clay soil structure. Existing tree lined streets have dangerous pavements where the roots have uplifted the pavements, e.g., Halifax Road in Bowerhill. This policy must detail how this is contained and manageable in years to come; otherwise, the policy will not be improving the health and wellbeing of the local communities, but doing the opposite making it impossible for push chairs, mobility scooters and the less mobile to use the pavements.

This policy is unsound as not effective.

Policy 91 Conserving and enhancing Wiltshire's Landscapes

MWPC believe that this policy does not go far enough and is weak.

5.156 page 238 of WLP speaks to the erosion of the separate identify of settlements and their coalescence, character, visual and functional amenity, which can degrade their setting to the detriment of the character of the rural countryside.

It does not go far enough, and should be designating the landscape buffers between settlements. This cannot be done at NHP level (as you suggest in 5.161) as they can only designate areas in their own parish or neighbourhood plan area, and not in the neighbouring area. This can only be done strategically by the Local Authority between settlements in different parishes e.g., Melksham Without and Semington, Melksham Without and Seend.

It also removes some specific prevention of coalescence wording that were previously listed in the Core Strategy, such as Melksham & Bowerhill, although the gap has pretty much disappeared by recent approvals due to the lack of 5-year land supply. This is why it needs a stronger protection at strategic levels. **This policy is unsound as it is not effective.**

The adopted Core Strategy says: Page 130 5.83 “Melksham and Bowerhill village have a functional relationship and are considered together for the purposes of this strategy. Therefore, the housing growth identified for Melksham town will also serve to meet the needs of Bowerhill. **The identity of these separate communities will need to be preserved through the planning process**. Berryfield is considered separately and is identified as a small village. However, it is recognised that both Berryfield and Bowerhill have strong functional links to Melksham and have important individual characteristics which should be protected where practicable.”

Extract from Planning for Melksham Page 11 28. Place Shaping Priorities

“PSPs therefore provide a succinct strategic context within which to better understand the spatial strategy for the main settlements. They also set a framework to co-ordinate the high level and strategic role of the Local Plan, with the function of neighbourhood plans, prepared by town and parish councils, that set more detailed visions for the future of each community. The two sets of plans therefore work in harmony.”

With regards to Landscape Gaps the Local Plan is not working in harmony with the NHP as its not picking up the strategic elements between settlements in other parishes that can only be done at LP level.

Where is the evidence to support Policy 6 Chippenham Principal Settlement?
6. Respect the individual identities of villages within the landscape setting of Chippenham and their relationship to the town
Why can’t Melksham have the same policy line? The policy is unsound as not justified if the same methodology has not been applied to all settlements.

Policy 94 Wiltshire's Canals and the boating community

This policy seems to have taken away the safeguarded route which is now ambiguous? It just talks about the creation of a new link from the Kennet & Avon at Semington and River Avon at Melksham to facilitate the re-opening of the Wilts & Berks as navigable waterway. Where has the onward link across Queensfield towards Lacock gone? The onward route is not protected?

It also only talks about the impact on the cultural, historic and natural environment, and yet there is no mention of the impact on the existing community of Berryfield that the route will go straight through the middle of.

5.201 regarding the historic line "the council will support its identification and historical significance by signage where appropriate". MWPC have discussed this with developers in the past, who were agreeable, and then it was not put as a planning condition in the approval, once sold to the new housebuilder once outline permission is gained there is no hook to ensure that the housebuilder then does this. This is despite the Archaeology response from Wiltshire Council asking for this condition at outline, but not backing it up at Reserved Matters. **This policy is not sound, it is not positively prepared.**

Review of draft Wiltshire Local Plan by Topic

Employment Land

The Wiltshire Employment Land Review Update (WELRU) has suggested the need for additional employment space. However, this does not account for the capacity created by the closure of Cooper Tires (end of 2023) despite mentioning it on Page 14.

The WLP spatial strategy for Melksham's growth to meet identified strategic housing, community and employment needs provides sites for nearly 90% of all forecast development needs and have not had regard to the potential of Cooper Tires or prioritised the un-let capacity of Avonside Enterprise Park.

Planning Practice Guidance sets out guidance (as detailed in the WELRU page 2) on assessing the need for and supply of employment land. The assessment of need should be evidence based. "The assessment should consider:

- Recent gains and losses to the stock

- Evidence of market demand, including market intelligence, surveys and discussions”

This approach is therefore **unsound as it is not consistent with national policy**.

In the conclusions on Employment Land in the SA (page 45) it states “Retention of existing and allocated employment land is often challenging to manage. Consider inclusion of policies that safeguard against incompatible uses or unnecessary loss of employment sites but also set out criteria against which, in exceptional cases, an existing site or allocation that is clearly and demonstrably no longer suitable for employment development can be de-allocated or developed for an alternative use.”

There has been no mention of trying to account for the capacity created by the closure of Cooper Tires. It is not yet currently available, but the only site in Melksham that was reviewed was the Golf Course Land which the WELRU states is not currently available.

This approach is therefore **unsound as a result of not being justified.**

MWPC are struggling to understand the context and reasoning for 5 hectares of employment land to be allocated at Land East of Melksham in Policy 18. On the WLP list of unallocated sites, the only one in Melksham listed is the “Golf Course” land, why not, Cooper Tires (perhaps as not available yet, but very clearly coming forward at the end of 2023, with its closure noted in the Planning for Melksham document, and what about SHELAA 1025 Land South West of Western Way, adjacent to the Bowerhill Industrial Estate with potential access from the industrial estate, and alongside the A365/A350 junction, so in prime position as part of the A350 catchment.

Page 70 of the WELRU states that the golf course land is not available as they are awaiting a decision from Wiltshire Council Strategic Property on a location for a new highways transfer station. We note that the land East of Melksham in Policy 18 is not on the list of unallocated sites that were reviewed.

The WLP should have considered spatial options for employment land and tested reasonable alternatives, ideally through the SA process. We can see no evidence of this being done. All the SA does is look at the number of hectares of Employment Land for Melksham (page 43), it does not look at any reasonable alternatives. What is the justification and evidence for allocating it in Land East of Melksham?

The employment land allocation in Policy 18 is **unsound as a result of not being justified.**

Education

Wiltshire Council should have considered and tested reasonable alternatives, ideally through the Sustainability Appraisal process for the extension to Melksham Oak secondary school (Policy 19 Land off Bath Road), the proposed new primary school in Policy 18 Land east of Melksham (Blackmore Farm) and the new 100 place nursery (Policy 20) Land North of the A3102. **MWPC can see no evidence of this being done and therefore the proposals are unsound as a result of not being justified** as this requires what is being proposed to be an appropriate strategy, taking into account the reasonable alternatives.

The Local Plan sets out the strategic plan for the Melksham area for the next 15 years, where is the strategic thinking and planning, it looks like it has just plopped one in each of the 3no. land allocations in the WLP, so nursery in one site, primary in another and secondary in a further site. Whilst neat for land allocations, this does not work for the local community. The children attending the new primary school and the nursery (most likely for siblings in the new developments) will have to cross the A3102 to access.

With regards to the secondary school expansion, where is the evidence that this is the best strategic option for Melksham, as this will make Melksham Oak school too big for future expansion, according to Wiltshire Council evidence, and would it not be better now to start a new secondary school or satellite provision, now, rather than moving the problem on until 2038?

Evidence re Melksham Oak:

Extract from: Sustainability Appraisal Objective 9: Reduce poverty and deprivation and promote more inclusive communities with better services and facilities

Page 30 of the Sustainability Appraisal Report Annex 1.1 Chippenham HMA states “There is limited capacity available at Melksham Oak School, with the it being expected that the school reaches capacity in the near future. Additionally, expansion is planned for the school to meet known emerging demand. Further expansion risks creating a very large school. More substantial levels of housing, in the region of 4500 homes would be able to support new secondary school provision. New primary provision has been secured and expansion is being pursued currently, but beyond this additional primary provision would have to be delivered, with around 1300 homes being able to support a new primary school.”

Where can Wiltshire Council evidence that they have given careful consideration to the expansion of Melksham Oak school?

Extract from the draft Wiltshire Council School Places Strategy 2023-2027 (March 23)

Page 90 Implications for Secondary Provision from 2022/23	The number of pupils attending Melksham Oak is forecast to grow significantly over the next few years as larger cohorts begin to feed through from primary schools and as new housing is completed. The recent expansion means that the school now has a PAN of 300, which will be sufficient to meet the needs of current housing. If the proposed 2712 local plan houses are taken forward, there would be a significant shortfall of secondary places. Whilst the school site is large, expanding the school over 12FE would make it the largest school in the Country and would probably be considered too large to operate from one site. The number of additional places required would not be sufficient to make a whole new secondary school viable. As the Local Plan process moves forward and the final number of houses is determined, **the provision of secondary places in the town will need to be given careful consideration by the Local Authority and Academy Trust**. Demand for resource base provision in West Wiltshire is high and consideration needs to be given for the creation of 2 additional secondary resource base classes, based on current and predicted demand. The Special School Transformation Team are exploring opportunities to expand resource base provision with existing secondary schools in Melksham and the surrounding areas.

Where can Wiltshire Council evidence that this review has been undertaken:

Extract from the draft Wiltshire Council School Places Strategy 2023-2027 (March 23)

Page 20 C7 School Organisation Review	Educational viability, efficiency and effectiveness are all potential triggers for considering a review of school organisation and subsequent re-organisation of school provision in an area. The 'triggers' that might provide an indication that a review is necessary are set out below. 4. Where there is population change in an area (to include growth from new housing)

Paragraph 94 of the National Planning Policy Framework (NPPF) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities, and that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. This includes local planning authorities giving great weight to the need to create, expand or alter schools when preparing plans and making decisions on planning applications.

Where have Wiltshire Council provided a secondary school choice for parents in their Local Plan in line with the NPPF?

The policy to allocate Policy 19 in the Local Plan to secure 2 hectares for an extension to Melksham Oak **school is not sound as not consistent with national policy, or Wiltshire Council draft School Places Strategy.**

In addition, there are no details of how this allocation meets the strategic outcomes of the Local Plan as detailed on Page 11 of the WLP:

Extract from: page 11 of the WLP 2.5 Outcomes

- Provision of 16+ education, including higher education, will have been enhanced to provide trained employees necessary to deliver economic growth from target sectors

Mentioned again on page 13, 2.13 there is a need to improve the level of skills beyond the age of 16 and to retain those skills within local communities.

From Page 11 of the WLP Infrastructure

2.6 Challenge: The Plan will ensure that services and infrastructure, to meet the needs of Wiltshire's growing population and economy are brought forward in a **timely and responsive manner** through new development proposals. Appropriate and sustainable modes of transport, highway improvements, **school facilities**, water management, green spaces, power supply, high speed and affordable internet connectivity, access to emergency services, sustainable waste management facilities are all essential components of daily life and therefore **critical to delivering the strategic goal** of building strong and healthy communities.

2.7 Objective: Infrastructure requirements need to be appropriately planned, secured and implemented to ensure the timely delivery of development proposals

Health and Wellbeing

Sustainability Appraisal Objective 9: Reduce poverty and deprivation and promote more inclusive communities with better services and facilities

Extract from Page 30 of the Sustainability Appraisal Report Annex 1.1 Chippenham HMA states "**Despite a hospital being situated in Melksham**, there is an existing GP capacity issue".

MWPC believe that this is misleading, and in fact, disingenuous. It implies that it is a hospital available for residents to access like others in West Wiltshire at Chippenham, Trowbridge and Devizes. It may host some ancillary services such as wheelchair repairs but if you check the list of departments and services on the NHS website https://www.nhs.uk/service-search/hospital it lists **NONE AVAILABLE**, whilst the Trowbridge Hospital has a Minor Ailments department and Chippenham and the new Devizes Practice Plus Group Surgical Centre both list a whole host of services from Dentistry, to Gynaecology to Orthopaedics and Urology.

The statement is misleading and not sound as not justified, and should not be used to as part of the Sustainability Appraisal measures.

Biodiversity and Climate Change

MWPC support the comments prepared by the Centre for Sustainable Energy prepared on behalf of the Wiltshire Climate Alliance (copy attached).

Bypass

Sustainability Appraisal Report Annex 1.1 Chippenham HMA

Extract from Sustainability Appraisal Objective 10: Reduce the need to travel and promote more sustainable transport choices

Melksham's existing transport infrastructure mainly lies with the A350 with other routes including the A3102 and A365. These routes confluence on the A350 which cause significant peak hour congestion and delays, particularly through the town.

Extract of: WLP page 44 4.22 Melksham is one of the five Market Towns in the area. Compared with other settlements it is relatively less constrained and its location on the A350 makes it attractive for business investment. An eastern bypass is proposed at the town to improve the functionality of the A350 as part of the strategic road network.

Extract of: WLP page 73 4.91 Melksham is not significantly constrained in environmental terms but there are concerns over the adequacy of local infrastructure to be able to support future growth with the A350 recognised as particularly constrained at peak times, leading to traffic congestion. A bypass to the east of the town is under consideration to relieve traffic pressure and secure improvements to the A350 strategic corridor, which in turn could lead to improved efficiency of the transport network and other social, environmental and economic benefits for the town.

Extract of: WLPC Policy 75 Ref to A350 improvements… "….**to support development growth**…."

Planning for Melksham Place Shaping Priority 3 defines the outcomes of the A350 bypass as improving the efficiency of the transport network and other social, environmental and lead to economic benefits for the town. NB These should be the Neighbourhood Area.

There is not a stated direct connection between the delivery of the bypass and the accommodation of growth.

The purpose and link between the A350 by pass and growth needs clarifying.

If the Bypass business case illustrates the link, then it should be a direct infrastructure requirement prior to delivery of eastern area allocations (and further growth)

There is confusion, insufficient clarity and evidence of the role of the A350 bypass improvements in supporting the growth at Melksham, and therefore Policy 75 Strategic Transport Network is **unsound as not effective.**

Flood Risk

Sustainability Appraisal Report Annex 1.1 Chippenham HMA

Sustainability Appraisal Objective 5: Minimise impacts on climate change (mitigation) and reduce vulnerability to future climate change effects (adaptation)

Page 62 states:

DAQ 3: **Minimise vulnerability to surface water flooding** and other sources of flooding, without increasing flood risk elsewhere?

Fluvial flood-risk, along with surface and groundwater flood risk form part of the settlement-level analysis below. The cumulative impact of development was also considered in order to identify those catchments where an increase in flows as a result of growth would have the greatest impact on downstream flood risk. This analysis is based on a strategic assessment of flood risk. Local knowledge will be applied when specific development locations are identified. In terms of flood-risk potential at settlements the following can be stated:

Melksham is at high risk of river flooding and at moderate risk of surface water and groundwater flooding. The cumulative impact of development is assessed as moderate.

	higher amount of development to Malmesbury.		
	Likely effects: moderate adverse	**Likely effects: minor adverse**	**Likely effects: minor adverse**
Melksham	Melksham is at high risk of river flooding and at moderate risk of surface water and groundwater flooding. With specific development locations not known this leads to moderate adverse effects likely at the town.	As regards Melksham there are vulnerabilities associated with the potential for especially fluvial flooding. Given the proposed lower growth quanta under scenario CH-B, minor adverse effects are considered likely for the town.	Melksham has its highest level of growth proposed under CH-C. The town possesses some areas of flood risk, mainly fluvial due to the course of the River Avon, but moderate risk of surface water and groundwater flooding. As a result, moderate adverse effects are estimated here.
	Likely effects: moderate adverse	**Likely effects: minor adverse**	**Likely effects: moderate adverse**
Rest of HMA	Development quanta for Rest of HMA, whilst not location-specific, are moderately high and therefore estimated to lead to minor adverse effects, which will be clarified as site-level proposals emerge.	Development quanta for Rest of HMA, whilst not location-specific, conserve the moderately high levels proposed under Core Strategy Continued, and are therefore estimated to lead to minor adverse effects, which will be clarified as site-level proposals emerge.	Development quanta for Rest of HMA, whilst not location-specific, are moderately high, and therefore estimated to lead to minor adverse effects, which will be clarified as site-level proposals emerge.
	Likely effects: minor adverse	**Likely effects: minor adverse**	**Likely effects: minor adverse**
Overall HMA score	-1.6 Core Strategy Continued exhibits likely **moderate adverse** effects overall, with moderate adverse effects considered likely in Calne, Devizes, Malmesbury and Melksham.	-1.3 The overall judgement for this strategy is **minor adverse** effects. There are less settlements where significant adverse effects are likely – namely Chippenham and Devizes.	-1.4 Likely **minor adverse** effects are likely overall. There are less settlements where significant adverse effects are likely – namely Calne, Devizes and Melksham.

Conclusions/Recommendations:

Strategy CH-B is considered to be the more sustainable strategy with significant adverse effects considered likely in two settlements - namely Chippenham and Devizes.

Strategy CH-A is considered to be the less sustainable strategy with significant adverse effects considered likely in four settlements - namely Calne, Devizes, Malmesbury and Melksham.

Whilst all areas across Chippenham HMA demonstrate some areas at risk of flooding, some places are more constrained than others. Alternative strategy CH-B, which focuses on Chippenham, offers the best opportunities to achieve flood-resilient development and mitigation.

Devizes is particularly constrained by groundwater flood-risk, which limits the areas of the settlement that might be suitable for further growth. This leads to an outcome of there being likely moderate adverse effects at the town under the more substantive growth scenarios (CH-A and CH-C). Under strategy CH-B growth here is more restrained and this contributes to making this scenario the most feasible for this HMA.

Calne, Melksham and Malmesbury also perform less strongly under this objective. This notwithstanding, these settlements tend to offer greater resilience under this objective via strategy CH-B, which directs reduced growth levels to these places.

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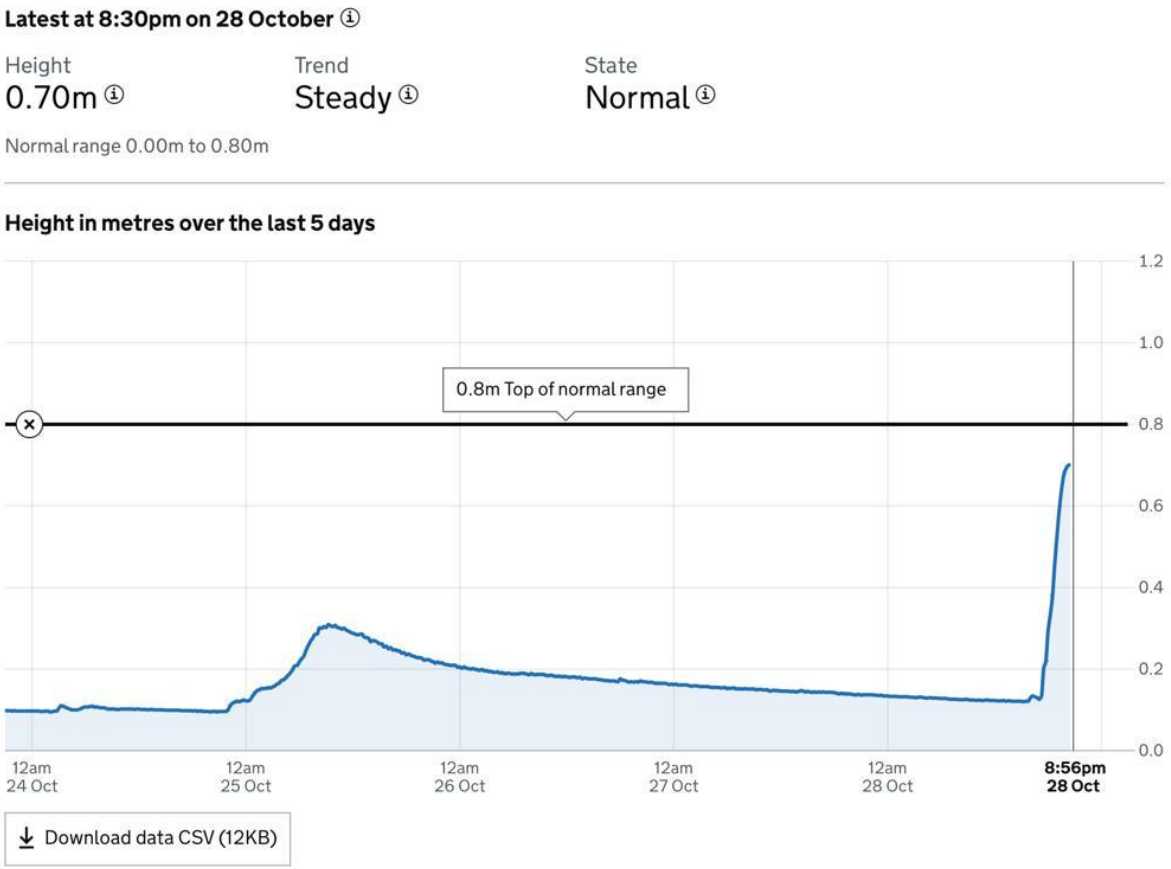
MWPC dispute this evidence, its referring to the risk of river flooding to the town, and the allocations (housing and employment) are all in Melksham Without and so not justified.

It particularly contests the evidence for the Rest HMA as this includes the “Large Village” of Shaw and Whitley, and the “Small Village” of Beanacre, which have consistently received internal property flooding from surface water on repeated, numerous occasions. Whilst we can’t comment on aspects out of our parish particularly, we are very aware that the surface water flooding that affects Shaw and Whitley also affects Box and Corsham, with it all coming down the hills from the Neston estate.

For Shaw and Whitley this is especially important as it has a housing allocation of 73 dwellings in the Chippenham HMA Rural Large Village allocation.

We can supply a host of evidence on the flooding in Shaw & Whitley, and all of this can be collaborated by the Drainage team/Atkins at Wiltshire Council. It looks like Wiltshire Council's own drainage team were not consulted on the flood risk, as they would certainly have commented on the surface water flooding risk at these locations. Other evidence is the Northern Operational Flood Working Group minutes who meet every two months, with Melksham Without consistently on the agenda.

Substantial mapping was undertaken by residents following some 14 internal properties being flooded in September 2014, regular closures of the Shaw Primary School due to flooding across the Corsham Road, including as recent as earlier in 2023. Telemetry installed by the Environment Agency on Corsham Road. See example during this plan Reg 19 consultation period, when at the time of writing on 9th November 2023, the volunteer flood wardens have been deployed twice already.



Likewise, the small village of Beanacre receives consistent, regular flooding incidents as recent as January and October 2023. Again, refer to the Wiltshire Council drainage team or we can provide a host of evidence.

Review of draft Local Plan against the Melksham Neighbourhood Plan (including Cooper Tires site)

Joint Melksham Neighbourhood Plan 1 (adopted July 21) and reviewed Plan 2 (JMNP2) (at Regulation 14 consultation stage 16/10/23 – 3/12/23

Cooper Tires & Closure and Regeneration

Planning for Melksham (PfM) notes the factory closure and loss of c350 jobs. However, neither Pfm nor WLP addresses how the site how regeneration of the site will be promoted and enabled within the plan period other than as a “large windfall site”.

Current policy serves to reinforce environmental constraints to its re-use.

The Wiltshire Employment Land Review update has suggested the need for additional employment space. However, this did not account for the capacity created by the closure of Cooper Tires.

The WLP spatial strategy for Melksham’s growth to meet identified strategic housing, community and employment needs provides sites for nearly 90% of all forecast development needs and have not had regard to the potential of Cooper Tires or prioritised the un-let capacity of Avonside Enterprise Park.

Wiltshire Council and WLP has until now, adopted a reactive position in relationship to JMNP2 positive approach to plan for the site, when the emerging strategy to allocate it was raised with Wiltshire Council prior to the publication of their Regulation 19 plan.

MWPC have suggested that WLP Policy 18 allocation of Site 1 (Land East of Melksham) is not soundly made as other employment land options including the potential of Cooper Tires to re-accommodate employment space has not been evidenced as options. In addition, revisions to the employment strategy should now address the potential of Cooper Tires (accepting its Flood Risk).

Despite this, the WLP presumes that 9% of strategic development requirement will be met through JMNP2 allocations at Melksham, including the currently proposed allocation at Cooper Tires.

Place Shaping Priority 1 (Town Centre) is not positively supported by WLP sites allocations or its reactive approach to the emerging JMNP2, contrary to the NPPG para 009;

“The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.”

There is concern that the approach to the WLP strategy for Melksham is unsound as it is not in conformity with national guidance or positively produced.

MWPC believes that the approach taken by Wiltshire Council in evidencing and drafting the WLP has been undertaken in a silo, despite the known context of the JMNP2 preparation and knowledge about Cooper Tires.

Whilst the Link Officer has provided good service in his role, he has not been empowered by Wiltshire Council to share necessary evidence or engage with the JMNP Steering Group within a collaborative process.

Review of Wiltshire Council's draft Local Plan policies against the current Neighbourhood Plan (JMNP1) and the draft reviewed Neighbourhood Plan (JMNP2) policies

(NB: the NHP has to be in conformity with the Core Strategy/Local Plan).

WLP Policy	Relevant JMNP Policy	Notes	No Objection / Object
Delivery			
Policy 64 Additional employment land	Policy 10 Employment Sites	Employment Policy is broadly in conformity with JMNP1 P10 *Potential reference to WLP 65 and 66 Criteria?* Clause D Clause should clarify including impact on viability of existing allocated/retained Principal Employment Land (is alluded to in RJ) Allocation of Cooper Tires is likely to include employment. Coordination needed with employment allocation east of Melksham. (Subject to other comments)	No objection

		Should include ensuring no impact on viability of JMNP2 employment allocations.	
Policy 65 Existing employment land	Link to policy 10	No issues with policy or criteria. Concern that 5 hectare employment allocation may undermine optimum viability of existing principal sites including Avonside, which is not fully occupied and potential for employment at Cooper Tires. Addressed in allocation response Planning for Melksham.	No objection
Policy 67 Sequential test and retail impact assessment	Policy 9 link	No in principle conflicts with JMNP1 and 2 Check consistency post Reg 14 Potential complexity for delivering main Town Centre uses inclusion at Cooper Tires. But should not undermine. No justified evidence to expand Town Centre boundary.	No objection
Policy 68 Managing town centres	Policy 8 Town Centre	No in principle conflict with JMNP1 or 2 subject detailed comments below. General conformity with revised JMNP2 P9	Object Criteria ref town centre strategies and transitional Market towns not

		Hierarchy; Approach in conformity with NPPF Melksham is defined as a market town. Logical Town Centre designation Lack of clarity about implications of transitional town centre status. Where is the methodology or criteria? What difference does this make to managing development through the Local Plan? If no method or consequence it should not be included. Boundaries TC & PSA Approach in conformity with NPPF. Management of uses; Class E has stripped real power from plan led management. Policy is long and seeking to apply controls around the periphery. This is cumbersome but probably the only effective approach. Other Policies in the Development Plan	defined or effective. Policy is not sound.

		This should make direct reference to Neighbourhood Plan and adopted TC Strategies Town Centre Strategies. "….Town centre strategies within the Plan may provide more detail in relation to the kinds of uses that are accepted within different areas of the town centre…" Clause is weak and has no expectation other than as information. This is not in conformity with the status given to the Melksham TCMP report and does not support its role, It should be tightened to expect demonstration of positive response to adopted local TC strategies or master plans. If within or part of made NDP guidance will be supplemental to policies and used to guide decisions.	
Policy 69 Tourism and related development	No equivalent policy		No objection

Policy 70 Sustainable Transport	Policy 11 Sustainable Transport and Active Travel	Policy 11 is wide ranging and focus on railway station. It cross-suits with aspects of WLP transport policies 70-75 LPR policy doesn't really say more than state aims and WC actions. Is it actually a policy? Lack of direct mention of air quality Cross cut reference to Health and wellbeing policy / indicators Question why no mention of Transport hierarchy in planning for sustainable transport. By omitting aspects of local plan objectives the policy effectiveness is questioned. Potential for Review JMNP2 R14 policy to align. NB Proportionate transport strategies and infrastructure; No mention of "Broad Locations for Growth" NB Rather have BLG deleted as unsound.	Objec*t* Policy is not effective and does not address key aspects of growth referenced in the WLP , environment outcomes or local transport strategy.

		But if retained these should be specifically identified as will warrant specific priority. Potential reference to Local transport strategies required; ie hook into Priority for People?	
Policy 71: Transport and new development	No equivalent policy	Consistent with principles of safe and sustainable transport	No objection
Policy 72 Development impacts on the primary and major road networks	Policy 11	No direct impact on JMNP policy. Seems to be a traffic management policy	No objection
Policy 73 Transport: demand management	Policy 11	Lack of alignment with JMNP policy 11. WLP Policy does not reference the requirement for travel plans which is a requirement of current JMNP1 policy 11. Has the strategic requirement altered? Is there now a lack of conformity emerging between	Object Policy is not effective and should set requirement trigger for travel plans.

		transport related developer submission requirements? LPR policy appears rambling and more of a statement of priorities, although non objectionable.	
Policy 74: Movement of goods	No equivalent policy		No objection
Policy 75 Strategic transport network	No equivalent policy	Cross reference with Melksham Railway Station supported Ref to A350 improvements… "….to support development growth…." Planning for Melksham Place Shaping Priority 3 defines the outcomes of the A350 by pass as improving the efficiency of the transport network and other social, environmental and lead to economic benefits for the town. NB These should be the Neighbourhood Area. There was not a stated direct connection between the delivery of the bypass and the accommodation of growth.	Object The policy conflicts with the purpose of the A350 by pass scheme at Melksham within "Planning for Melksham" document There is confusion, insufficient clarity and evidence of the role of the A350 improvements in

		The purpose and link between the A350 by pass and growth should be clarified. If the business case illustrates the link, then it should be a direct infrastructure requirement prior to delivery of eastern area allocations (and further growth)	supporting growth at Melksham. The policy is not effective and is unsound.
Social			
Policy 76 Providing affordable homes.	Policy 6: Housing in Defined Settlements (rev)	WLP policy broadly aligns with JMNP2 rev policy 6. NB Policy 6 R14 draft references local plan. This may need to be reviewed to reflect CS policy or successor policies. WLP Affordable housing split different. No conflict as direct ref to local housing evidence set out in JMNP2 policy 6. Accessible homes level does not align with more detailed breakdown in WLP Policy 77. This may need to be refined to align or evidence needed to warrant different standards.	No objection

		WLP should define all settlements that P76 applies to. JMNP2 may consider defining/revising rural settlement boundaries where WLP has not e.g., Berryfield. First Homes discount of 40% is higher than WLP Policy. This may attract objection.	
Policy 77 Rural exceptions sites	No equivalent policy	The objective and criteria in WLP policy 77 address nationally accepted practice and policy with regard to Rural Exceptions sites. These may be promoted as exceptions adjacent to Shaw and Whitley, Beanacre and Berryfield. JMNP2 does not reference RE sites directly. This may be considered as an addendum to Policy 6.	No objection
Policy 78 Meeting Wiltshire's housing needs	Overlap policy 6	Comprehensive policy covering house typology, space standards, accessible homes, homes for older people and vulnerable people. Detailed issues;	No objection

		House typologies in Melksham HNA covered in policy 6. Are we satisfied that all forms of specialist housing for older people should be just in Melksham? We may wish to consider that for the JMNP2 area, S&W should be defined as a possible location (Middle Farm) for potential age restricted /supported living, which may align with local HNA.	
Policy 79 First homes exception sites	No equivalent policy	Detailed and new exceptions policy area. Consider post R14 refinement to JMNP policy 6 to reference and WLP.	No objection
Policy 80 Self and custom build housing	No equivalent policy	Detailed and new policy area. Consider post R14 refinement to JMNP policy 6 to reference and WLP. Potential for additional JMNP2 evidence from WC Self build register.	No objection
Policy 81 Community facilities	Policy 15: Community Facilities	WLP criteria are different than P15. It may be worth aligning P15 criteria with WLP P81 or referencing *them,*	Object Policy is not effective as may

		but retaining the policy to link to facilities map/list. *However, P81 does not contain a clause to demonstrate new need. This risks competing facilities within a settlement and potential loss of viability for both.*	enable competing facilities, over-provision an unviability. Add criteria to demonstrate community need and support. Current policy is not effective and unsound.
Policy 82 Housing in the Countryside	No equivalent policy	National criteria compliant	No objection
Policy 83 Health and wellbeing	No equivalent policy.	HIA should be required on employment development land of 5 hectares or more. This captures the Melksham allocation.	Objection Trigger should be revised to five hectares or more.
Policy 84: Open space and play facilities	Policy 14: Open Spaces Policy 16: Local Green Space	This policy references the Wiltshire Open Space Assessment. The study provides an up-to-date and robust evidence base; auditing the provision (quantity, quality and accessibility) of open space; setting	No objection

		standards for provision; identifying any surpluses or deficiencies; and recommended planning policy and developer contributions. The standards will be used to assess proposals for open spaces during the Plan period, recognising the need for improving the quality of existing open spaces in addition to requirements for new provision. There are shortfalls in the supply (ha) of open space against the standards in four types of open space typology: Allotments, Amenity Green Space, Play Space (Children and Youth). There is also a gap in the provision of ANGSt Standard: At least one accessible 20-hectare site within two kilometres of home. This policy could usefully refer to the provision of open space by major development that reflects the identified deficiencies in of the local area in the open space assessment. The policy in JMNP2 could also usefully refer to this evidence base document.	

Policy 85 Sustainable construction and low carbon energy	Policy 1 Sustainable Design and Construction / Allocations	An aspirational policy that follows in the footsteps of other Local Plan policies that are now examined. Policy 1 of the JMNP was revised to reflect these exemplars polices and the emerging WLP but in a way that is less prescriptive / more aspirational (proportionate to a NP).	No objection
Policy 86 Renewable energy	Local Renewable and Low Carbon Energy	This policy is comprehensive going into greater detail that the JMNP 2 policy 2 which is a slight update to the JMNP1 policy 2 to include reference to energy storage.	No objection
Policy 87: Embodied carbon	Policy 1 Sustainable Design and Construction	An update to the Core Strategy that addresses the need to tackle Climate Change.	No objection
Policy 88: Biodiversity and geodiversity	Policy 13: Biodiversity	Policy is considered effective. Reference to nature recovery is supported.	Support
Policy 89: Biodiversity net gain	Policy 13: Biodiversity	This policy seeks double the Minimum 10% Biodiversity Net Gain (BNG) required by the Environment Act but there is no explanation for	Support

		how the figure of 20% is arrived at for BNG in this policy. Nature Recovery is a key part of this policy.	
Policy 90: Trees, hedgerows, and woodland	Policy 17: Trees and Hedgerows	The target for tree canopy coverage is lower than recommended by the Urban Forestry and Woodland Advisory Committee Network and referenced in the JMNP. There are no standards for tree replacement, or buffers to woodland.	Object The policy does not contain tree planting triggers or criteria that will ensure major development makes a proportionate contribution to meeting WC targets. It is ineffective and unsound.
Policy 91: Conserving and enhancing Wiltshire's landscapes	Policy 18: Landscape Character Policy 19: Green Wedges	JMNP includes a map which references the Special Landscape Area (a saved local plan policy). This designation will no longer be saved, WC instead recognises the National Planning Policy Framework's landscape character approach to determining landscape value and will require applicants to assess the value of their sites at the local level through the use of the	Object The failure to identify strategic countryside gaps does not have regard to sites assessment evidence and undermines the effectiveness of the policy.

		Landscape Institutes Technical Guidance Note TGN 02-21: 'Assessing landscape value outside national designations.' This is the policy that the JMNP policy 19: Green Wedges links to directly. In the supporting text there is mention of other relevant assessment and studies that may inform development proposals including NP (which are listed after Parish Plans – are they still produced?!) which are 'approved the Council'. If the NP is 'made' and includes relevant material then it will have the same status as material prepared for WC and the Local Plan evidence base. Para 5.156 also refers to the "erosion of the separate identity of settlements and their coalescence, character, visual and functional amenity can degrade their setting to the detriment of the character of the rural countryside". This is of direct relevance to the JMNP and would suggest that part 3 of the policy: **3. conserving and enhancing the locally distinctive character of**	

		settlements and their landscape settings Could include direct reference to the need to avoid coalescence. **Strategic Countryside Gaps** Supporting text para 5.1.6 references the erosion of the separate identity of settlements and their coalescence. The Wiltshire "Site Landscape Appraisals 2023" , landscape mitigation in the form of strategic countryside gaps are identified to protect the separate identity of outlying rural villages (in the hinterland of the town). The current policy fails to identify strategic countryside gaps and is not fully effective. Where identified gaps straddle neighbourhood area boundaries NDP's cannot address the risk. There should be strategic countryside gaps identified in the local plan.	
Policy 92: Conserving and enhancing dark Skies		No policy included on this specific topic in the NP, however there are no targets for reducing light pollution except areas designated dark sky areas – this could be broadened out	Support

		to include the rural areas of the JMNP and GI assets such as the K&A canal.	
Environment			
Policy 93 Green and blue infrastructure	Policy 11: Sustainable and Active Travel Policy 16: Local Green spaces Policy 17: Trees and Hedgerows Policy 18: Landscape Character Policy 20: Locally distinctive High Quality Design *Policy 19: Green Wedges*	No direct equivalent JMNP policy. Cross-cut with made and proposed new JMNP sustainable transport community and environment policies. Should GBI development requirements be limited to major developments (more than 10 dwellings)? Given the requirements, it seems reasonable. However, should ALL development be expected to provide contribution to GBI. Settlement Frameworks. These do not yet exist. There is intention to produce them. The policy should say “any future adopted……” Should this be a discretionary devolution to NDPs/TC’s PCs? It would seem reasonable that local knowledge should be harnessed.	No objection in principle

Policy 94 Wiltshire's canals and the boating community	Priority Statement 3: Wilts & Berks Canal Restoration	Agreement of safeguarded route Alignment with plan in JMNP2? NB Financial contributions. Is it intended that financial contributions from development will fund W&B canal link project? Suggest policy should make clear that any proposal must be supported by a robust business case and any associated planning consents for enabling development.	No objection
Policy 95 Flood risk	Policy 3: Flood Risk and Natural Flood Management	WLP policy conforms with and references national policy and best practice in the process of selecting suitable sites for development. JMNP2 does not cause conflict with WLP P95. Policy 3 may be straightened by cross reference to WLP policy 95 in relation to new development and then reference local circumstances. WLP P95 raises significant constraint issues for Cooper Tires as WLP has selected greenfield sites in Flood zone 1. Sequential testing and or exceptions testing will need to support its future	No objection

		development where at least the land is within Z2 and 3.	
Policy 96 Water resources	No directly equivalent policy	Identification of Source Protection Zone, Safeguard Zone or Water Protection Zone and buffers within JMNP area to assess against allocations. IDP:	No objection
Policy 97 Contaminated land	No equivalent policy	Cooper Tires site Allocation. Contamination likely to be one of the biggest viability challenges. Allocation supporting text/policy criteria may directly ref WLP policy and SPD guidance in setting qualitative criteria. NB Placeholder allocation acknowledged contamination	No objection
Policy 98 Ensuring High Quality Design and Place Shaping	Policy 20: Locally Distinctive, High Quality Design	No fundamental lack of conformity between JMNP2 and WLP design objectives. However, the policy is poorly drafted. See below. WLP P98 is monumental and hugely complex, placing an almost impossible agenda of design criteria plus cross referencing with yet more	Object Object The policy does not reference or synchronise with national design guidance, the Wilts Design

		design guides e.g., Manual for Streets. It pays no regard to the Wilts Design Guide. Its 12 criteria do not relate to the clear design steps in the WDG. It does not ref the National Design Guide or expect applicants to demonstrate regard to adopted NP guidance. These should form the backbone of this policy which should and can be MUCH shorter. As drafted the policy lacks conformity with national guidance	Guide or adopted NDP area guides. It is confusing and overly complex. In failing to have direct regard to national policy or guidance it is not justified. It does not require applicants to refer to adopted guidance and is not effective as drafted. It is unsound.
Policy 99 Ensuring the Conservation and Enhancement of the Historic Environment	Policy 21: Local Heritage	No in principle conflict or lack of conformity. WLP policy 99 provides a more comprehensive policy protection of designated assets and areas and criteria including impact assessment) for associated development. JMNP2 P21 may be supplemented by direct ref to this policy and criteria. WLP P99 references non designated assets and criteria for	No objection

		their consideration and conservation. These differ slightly from those in P99. Alignment should be achieved through coordination between policies. However, the NDHA list is locally distinct and justifies P21.	
Policy 101 Air quality	No equivalent policy	Wiltshire Air Quality Action Plan. How does this affect Melksham? What are the air quality implications of traffic congestion? NB Melksham not identified as one of the six community action areas (with AQMZ) How will + 1200 homes affect objectives of Action Plan / Air quality n Melksham Has this been assessed as part of Allocations?	No objection

Review of "Planning for Melksham"

Planning for Melksham combines an area within the Town Council administrative area and land within Melksham Without. The PfM document should reflect this in its terminology relating to the town or Neighbourhood Area or Community Area (as per the current Core Strategy). At present place shaping principles are perceived to be restricted to the town but are pertinent to development in MWPC area as part of the PfM strategy.

Document	Page	Policy/Paragraph/Table/Figure	Comment
Planning for Melksham	1	Para 1 Introduction Table 1	The Planning for Melksham (PfM) document sets out the evidence and processes that have informed the policies of the Local Plan that relate to Melksham. The whole document is very muddled, it's not clear if its talking about the Market Town of Melksham, the Melksham & Bowerhill settlement area, the Neighbourhood Plan area or the Community area. It states on Pg 73 Policy 17 that is for the Melksham Market Town (but doesn't say it's for the Market Town in PfM) and then policies 18,19 & 20 in Table 1 all relate to land in Melksham Without.
Local Plan	73	Paragraph 4.93	Under the title to the section "Melksham Market Town", this paragraph states "The Plan allocates three sites" but these are neither in Melksham (or Bowerhill). In the Core Strategy it clearly identified "Melksham and Bowerhill Village" and "Melksham Community Area" (although the housing numbers for Berryfield in the MCA were attributed to Melksham and Bowerhill – eventually). This is particularly important in the case of the Melksham, as the Melksham Community Area lies within two HMAs – Trowbridge HMA to the south and Chippenham HMA for the Neighbourhood Plan area and villages to the North. This is a document specifically for Melksham, so if the arrangement of Melksham and Melksham Without is different to those in other Market Towns, this could easily be articulated in the document as area specific.

Planning for Melksham	3	2. Context and Challenges Table 2	Population figure – what is this for? 18,113 is in the table. From Census 2021 the population of Melksham is 17,500 and for Melksham Without is 7,800 giving a total of 25,300. It should be clearly indicated as to what it is for, and is misleading as this box is entitled "Strategic Context for Melksham Market Town" and yet the housing allocations are all in Melksham Without with the inference that they are in Melksham Town and therefore relate to the contextual population figure of 18,113. On page 23 of the WLP figure 3.2 Strategic transport route map dated 2023 has a label "Melksham and Bowerhill Village", another inconsistency.
Planning for Melksham	4	Figure 1 Environmental constraints and designations at Melksham	This shows Melksham & Bowerhill – again, not consistent, if this document and the figures are for the Melksham & Bowerhill settlement boundary they should say so. This is misleading and therefore not based on sound evidence.
Planning for Melksham	4	Paragraph 8	This paragraph states that the River Avon has potential as a significant Green and Blue Infrastructure asset and yet there is no mention of the Clackers Brook asset that is also a significant GBI asset and features heavily in the design of the recent housing developments to the east of Melksham and in "PfM page 75 Para 4.94 Land East of Melksham which states that the allocation requires significant buffers for the "tributary watercourse". See also Green Infrastructure Evidence Base report for the Melksham Neighbourhood Plan (2020 but minor update 2023) https://www.melkshamneighbourhoodplan.org/np2-evidence-base
Planning for Melksham	4	Paragraph 9	This talks of the current proposals to provide a canal link from Semington to the River Avon as part of the restoration of the Wilts & Berks Canal. Why is there no mention of its connection in the north east to Lacock and onwards to Swindon?
Planning for Melksham	5	Paragraph 12 How has Melksham developed?	Query this number of housing at approx 670 houses built as the "eastern Melksham urban extension". To our knowledge it was 800. What context is this number for?

Planning for Melksham	5	Paragraph 14	As above, there is no mention of the 100 dwellings that are built and occupied on SHELAA site 3103 (Barratt Homes, Gladstone Road etc) - so it adds weight to number in para 12 not being correct.
Planning for Melksham	7		Note that PfM is quoting/using evidence from the Melksham NHP consultation on the Town Centre held in Feb/March 2023.
Planning for Melksham	8	Paragraph 22 Melksham Town Centre	This refers to regeneration opportunities but despite mentioning the new campus in para 21 it makes no mention of the disused Wiltshire Council buildings such as the library and blue pool (or Cooper Tires which although was not available in a call for sites, was very clearly going to be closed in December which they have known for some time.) ***NB: picked up in paragraph 99 on page 33***
Planning for Melksham	9 16	Figure 3 Existing development plan allocations and major planning permissions at Melksham Figure 6 Pool of sites assessed through sustainability appraisal at Melksham	This figure needs a date so it can be understood what it relates to. It omits the following approved planning applications: **20/07334/OUT** (refused but upheld at Appeal) PL/2023/00808 reserved matters 50no. 100% affordable dwellings at land to the rear of Townsend Farm – yet to start on site **20/01938/OUT** PL/2022/02749 Reserved Matters,144 dwellings at Land at Semington Road (David Wilson, now known as Buckley Gardens) started on site Sept 2023. MWPC Clerk confirmed at LP drop in session (with David Way) that these were missing from the figure and should have been included
Planning for Melksham Local Plan	10 73	Table 3 Place Shaping Priorities – Melksham Policy 17 Melksham Market Town	These are a list of the same thing (the priorities then become the policy). On page 9 para 26 it says the list of the priorities came from working with Melksham Town Council and wider consultation with the community and other stakeholders carried out in 2021. MWPC were definitely at those meetings and yet seem discounted in the statement in PfM. MWPC Clerk has checked previous notes and the policy as you may recall that MWPC challenged the minutes of that meeting and got them changed to reflect what was actually agreed. They broadly agree.

			Note that WC said in Jan 2020 that "new employment land to be provided adjacent to **Bowerhill Industrial Estate** and the A350. There needs to be enough employment land to support growth, but not an excess which may lead to a need for additional housing to support it" *but they are putting in the East too* In addition, "Schools – a **holistic** approach is required to future education provision rather than piecemeal funding" **SEE SUGGESTED REVISIONS TO THE PLACE SHAPING PRIORITIES (AND THEREFORE POLICY 17) DETAILED SEPARATELY BELOW**
Planning for Melksham	11	28. Place Shaping Priorities	"PSPs therefore provide a succinct strategic context within which to better understand the spatial strategy for the main settlements. They also set a framework to co-ordinate the high level and strategic role of the Local Plan, with the function of neighbourhood plans, prepared by town and parish councils, that set more detailed visions for the future of each community. The two sets of plans therefore work in harmony." **SEE COMMENTS ON THE MELKSHAM NEIGHBOURHOOD PLAN AND ALSO LANDSCAPE POLICY 91 ABOUT THE LACK OF HARMONY OF THE TWO PLANS ON THESE ASPECTS**
Planning for Melksham	11	29. Place Shaping Priorities	"PSPs are also used to influence how and where development will take place as an important part in the selection of sites for new development. Some priorities apply equally everywhere, notably the need to address climate change and achieve carbon reduction. Others are more specific to a particular place. PSPs aim to address unresolved issues that were previously highlighted in the Wiltshire Core Strategy plus new issues that need to be tackled during the next plan period." **Where is the evidence to support Policy 6 Chippenham Principal Settlement?**

			6. Respect the individual identities of villages within the landscape setting of Chippenham and their relationship to the town **Why can't Melksham have the same policy line?**
Planning for Melksham	11	31 Providing Employment Land	"There are very few available sites left in the town for business expansion or inward investment and there is ongoing demand for more employment. The spatial strategy for Melksham identifies a requirement for approximately 5ha of employment land at the town which is proposed to be delivered on Site 1a 'Land East of Melksham'." **SEE COMMENTS UNDER "EMPLOYMENT LAND" (review of WLP by topic)**
Planning for Melksham	13	37 & 38 Eastern Bypass	These two paragraphs contradict each other: 37 saying that "for a significant level of new housing to take place, significant new transport infrastructure e.g., an A350 bypass is required" and 38 saying "it's currently uncertain if future funding for the scheme will be available" – "37. Further work will establish exactly how many new homes could be delivered before a bypass is in place" **what and when?** "38. This planned Major Road Network (MRN) scheme will tackle congestion in the town and provide new capacity to accommodate traffic from new development" **and what happens if it doesn't progress?** **SEE COMMENTS UNDER "BYPASS" (review of WLP by topic)**
Planning for Melksham	13/14	39. Bypass	"39. Careful consideration has therefore been given to the potential impacts of any new development on traffic congestion along the A350. For these environmental reasons, as well as benefits for town centre trade (see above), **development proposals are as well connected to the town centre as possible**, allied to scope for provision **for sustainable transport and active**

			travel routes to the town centre, such as new and improved bus routes and pedestrian and cycling routes." **SEE COMMENTS ON THE SHAW & WHITLEY HOUSING ALLOCATION AS THIS IS A CONSTRAINT**
Planning for Melksham	14	40 How many homes?	Level of Growth 2,160 deducting 1,120 To confirm that MWPC Clerk has reviewed list of allocations making up the 1,120.
Planning for Melksham	15	Selecting sites 43.	MWPC to comment on the Sites allocated following their pre-app meetings regarding these sites.
Planning for Melksham	16 17	Figure 6 Pool of sites assessed through sustainability appraisal at Melksham 49 & 52 Three sites considered most sustainable 1, **9**, 17	The map is missing two approved sites, see notes for Fig 3 on Page 9. The legend/key is over the villages of Shaw & Whitley, so you cannot see the Neighbourhood Plan allocation or the Settlement Boundary. Site 9 is a direct contravention of the Core Strategy's Melksham Area Strategy Page 130 5.83 "Melksham and Bowerhill village have a functional relationship and are considered together for the purposes of this strategy. Therefore, the housing growth identified for Melksham town will also serve to meet the needs of Bowerhill. **The identity of these separate communities will need to be preserved through the planning process**. Berryfield is considered separately and is identified as a small village. However, it is recognised that both Berryfield and Bowerhill have strong functional links to Melksham and have important individual characteristics which should be protected where practicable." NB: Site 9 subject to an Appeal, with the hearing commencing 24/10/23 – acknowledged in 53. Page 18

Planning for Melksham	18 36-37	56 Primary School 115 Education	Land East of Melksham "This new primary school is required to not only support housing development on Site 1a but also new housing development on Site 17 (Land north of A3102). The location of Site 1a in the northern part of the larger Site 1 means that the new primary school is well placed to serve both sites." **SEE COMMENTS ON EDUCATION (in the review by topic)**
Local Plan Planning for Melksham	75-76 18, 20-24	**Policy 18 Land east of Melksham** (425 homes, 5ha of employment land, 1h local centre land (shops), 2ha primary school 2FE) and 60 early years places 55. – 74 Figure 4 Site 1a: Land to the east of Melksham Table 4	**SEE COMMENTS ON SITE ALLOCATIONS BELOW**
Local Plan Planning for Melksham	76 - 78 19 25-28	**Policy 19 Land off Bath Road, Melksham** 135 dwellings, 2ha for expansion of Melksham Oak 58 75-83 Figure 8 Table 5.	**SEE COMMENTS ON SITE ALLOCATIONS BELOW**

Local Plan   Planning for Melksham   <

Planning for Melksham	36	114 Local Infrastructure	**SEE COMMENTS ON WLP POLICIES, LOCAL INFRASTRUCTURE**
Planning for Melksham	36	115 Education	**SEE COMMENTS ON EDUCATION (review of WLP by topic)**
Planning for Melksham	37	117 Highways and Sustainable transport	**SEE COMMENTS ON BYPASS AND REVIEW OF POLICY VS NHP POLICY**
Planning for Melksham	38	123 Health & Social Care	**Not really a plan! Just explains a problem really!**
Planning for Melksham	38	124. Utilities	**Whilst acknowledging that (high speed) broadband is not classed as a utility but it is a priority for the rural areas, especially as people working from home, and the ambition to bring more employment to the area.**

Review of “Place Shaping Priorities for Melksham”

Suggested Revisions

PSP1 Town centre *AREA* regeneration: Ensure town centre regeneration through continued investment in the town centre, maximising use of brownfield land, *including adjacent riverside employment sites* and encouraging employment opportunities.

PSP2 Reducing out-commuting: Reduce out-commuting through an improved employment offer, including *optimising the use of existing employment sites and* delivery of new employment land to allow existing businesses to expand and to attract inward investment.

PSP3 A350 Bypass: Safeguard a route for an A350 bypass to the town by not undermining its delivery, which will improve the efficiency of the transport network and lead to other social, environmental and economic benefits for *Melksham and the Neighbourhood Area.* ~~town~~. *whilst having the minimum impact to residents.*

PSP4 Railway station improvements: Increase levels of train passenger transport and help reduce traffic congestion through improvements to railway station parking facilities, together with improved facilities for public transport, pedestrian and cycle access that have strong links with the town centre.

PSP5 Infrastructure: Ensure sufficient healthcare facilities, schools and transport infrastructure are delivered *in the most sustainable locations in a timely, holistic approach.*

PSP6 Education provision: Ensure a ~~town-wide~~ *Neighbourhood Area* – wide approach to future education provision, with sufficient early years, primary and secondary school places provided to meet the needs of all new housing development *in the most sustainable locations.*

PSP7 Wilts and Berks canal: Continue to safeguard a future route of the Wilts and Berks Canal and enable its delivery to provide significant economic, environmental and social benefits for Melksham *whist protecting resident’s amenity.*

PSP8 Green and Blue Infrastructure: Deliver improvements to the area’s ~~town’s~~ green and blue infrastructure networks, optimising their accessibility and ecological capital, connecting communities and contributing to mitigating and adapting to climate change.

Site Allocation Comments

Policy 18 Land East of Melksham

(known locally as Blackmore Farm/Gleesons)
Allocated in the WLP for approximately 425 dwellings, 5ha of employment uses, a local centre, and a 2ha site for a 2-form entry primary school to include 60 early years places

Current Planning Application under consideration for:
Blackmore Farm (Planning Application PL/2023/01949). Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed use.

MWPC comments on the planning application that are relevant to the site allocation are listed here:

- There is a concern at the impact this development will have on the narrow country roads to the north of the site. A large number of residents will be tempted, as drivers from east of Melksham currently do, to use country lanes such as New Road (single track with passing places), Forest Road and through the National Trust village of Lacock via a single-track medieval bridge to pick up the A350 to access Chippenham and the M4. The bridge at Lacock is often closed due to flooding.

- Concern was raised at potential flood risk, noting this had been raised as a concern by several people commenting on the application. Although there will be attenuation, once full, the run off will go into the water courses and unless these are more than adequate, there could be flooding issues.

- Concern was expressed at an inaccuracy within Appendix 9.1 of the Flood Risk Assessment & Drainage Strategy (Part 1) as it stated ‘the nearest Environment Agency (EA) designated main river to the site is Clackers Brook, a tributary of the River Avon, which passes through Melksham and the neighbouring village of Shurnhold’.

- Shurnhold is not a village; it is part of Melksham bordering South Brook about half a mile to the west of the River Avon, whereas Clackers Brook flows into the river from the east. There is therefore concern about the accuracy of other aspects in the report.

- The proposal for a single form entry primary school does not meet Wiltshire Council’s criteria of two form entry school provision; confirmed by the draft School Places Strategy in March 23. Any school needs to be in place as soon as residents

move in. If not, children will be taken by vehicle to other schools in the Melksham area causing additional traffic, which does not conform with Wiltshire Council policy.

- Concern was raised at the safety of children wishing to access Melksham Oak School, as they would need to use Eastern Way and compete with the traffic, particularly as there is still no rear access to the school. There are already many concerns raised at the number of pupils on the A365 pavement, both pedestrians and cyclists, and evidence of regular accidents and near misses as the flow of children at school opening and finishing times is wider than the pavement can cope with.

- There is no access to the school from adjoining land, which are in the SHELAA (Strategic Housing & Employment Land Availability Assessment), form part of a wider site in the Local Plan Review in 2021 and have a current planning application for 300 dwellings. Snarlton Farm (PL/2023/07107).

- Whilst there is a proposal to have a pedestrian/cycle access using part of Browns Lane bridleway on Eastern Way, there is still no other means of connecting to existing development and services East of Melksham.

- In order to facilitate access to this development a number of farm building and facilities are due to be demolished and removed. There is concern whether this will allow for the continued viability of the farm holding as 50% of the farm would remain as open land. This is also a loss of agricultural land.

- The Melksham Neighbourhood Plan is currently under review and has a number of emerging evidence documents to underpin revised and new policies. The draft AECOM Site Assessment report 2023 has assessed this site. It excluded it from the initial first sieve of sites, at Stage 1, with the following comments:
  "The site is removed from the settlement boundary. The site may be appropriate to be developed alongside Site 3678, 3683, 3701 and 3525 as a large urban extension of Melksham which connects to the Melksham Bypass. The site contains deciduous woodland which have priority habitats. The site also includes the designated heritage assets of Blackmore House. The site is exposed to views across from Sandridge Hill." When the report has been validated by the NHP Steering Group we will forward the published version to the Planning Officer.

- Whilst noting it is proposed one of the access/exits will include a roundabout, the parish council would like to see the second entrance/exit also as a roundabout, in order to ease traffic flow.

- Any highway requests as recommended in the Highway Officer comments, should be in place prior to first occupation and not the 400th as indicated.

- The proposed accesses/egresses within the planning application are a direct contradiction to the accesses/egresses proposed in the draft Local Plan. Concern is raised if there were to be an accident near one of the accesses/egresses currently proposed in the planning application, this could block off the other access/egress, therefore, a completely separate access in a different location is required as suggested in the draft Local Plan. Attention is drawn to Paragraph 110 of the National Planning Policy Framework (NPPF) which states: new developments must ensure safe and suitable access to the site can be achieved for all users

Policy 19 Land off Bath Road, Melksham

(known locally as south of Melksham Oak/Hannick)
Allocated in the WLP to provide approximately 135 dwellings and 2ha of land secured for the expansion of Melksham Oak Academy. *
MWPC have met with the developers of this site at pre app stage 7/7/21 and at that stage raised the following concerns about the site, which apply to the Site Allocation:

- land drainage could be an issue for the site, as local members are aware it does not drain very well and queried whether the existing water course could cope with additional 'run off' which would have to be looked at carefully, foul drainage may also be an issue as this site is lower than some other parts of Bowerhill and therefore may have to access Melksham Treatment Works instead. At that stage the developers explained that whilst some initial works had taken place with regard to drainage it would need further investigation, foul drainage had not been looked at as yet.
- Site is isolated, as it is not adjacent to existing residential development, with a gap of the A365 between nearest residential areas, therefore would like to see some local facilities included on the site, as people would have to cross a major road to access the nearest local shop in Bowerhill. Concern is that residents will be encouraged to use their vehicle to access nearest shop or the town centre.
- Impact of noise from road noise from A365/potential A350 bypass and Oakfields Stadium.
- Proximity to Melksham Oak School.
- From a primary school point of view, children would be going against the tide of students going to The Oak, as they would potentially be going to Pathfinder Place School if developed

***It's Melksham Oak Community School which is part of the White Horse Federation, and not "Melksham Oak Academy" as per your policy wording.**

Policy 20 Land North of the A3102, Melksham
(known locally as Sheates Land/Bloor)

Allocated in the WLP for approximately 285 dwellings, and 0.4ha of land for a 100-place nursery.
MWPC have met with the developers of this site at pre app stage, including very recently on 14/11/23 and at that stage raised the following concerns about the site, which apply to the Site Allocation:

At the pre application meeting last week, the developers explained their proposals for 380-390 dwellings (to include approximately 20 self-build dwellings) which is some 100 dwellings over the current allocation policy

Concerns raised were:

- Increase in density of the site and types of dwellings proposed to accommodate the increase in density
- Increase in number of dwellings proposed compared to the 285 in the draft Local Plan.
- Concerns of flats, maisonettes and 2.5/3 storey houses not in keeping with the existing housing in order to achieve the increased density on the site
- Over development of the site.
- Loss of hedgerow.
- Lack of parking for the proposed nursery.
- The need for an approximate housing mix, not just 4/5-bedroom homes to meet the needs of local people, as included in the Housing Needs Assessment undertaken as part of the Neighbourhood Plan Review.
- The need to adhere to emerging policies in the reviewed Neighbourhood Plan, such as the Design Guide.
- The need for adequate parking at the nursery.
- The lack of a holistic approach to the provision of education facilities.
- Only two buses pass the site, out mid-morning (to Bath) and back in the afternoon (to Marlborough). Other bus services are not within close walking distance.
- Concern was expressed that having a nursery on this site and a primary school on another site nearby (Blackmore Farm: PL/2023/01949/Policy 18) did not make sense, particularly as it would mean people having to drop off children at different sites, rather than on one site either side of an 'A' road, meaning most people would use a car rather than

walk. There was also a need for adequate parking at the nursery, as not everyone attending the nursery would necessarily come from this site or nearby developments within walking distance.

- Parish Council preference for looped roads, rather than cul-de-sacs, as well as having no shared road space which had recreated problems on sites elsewhere in the parish and expressed a concern given this was a high-density development shared road spaces would be provided on this site.
- It was noted there was no access proposed to the adjacent development which also included a play area (17/01096/REM), with Bloor confirming that they would be able to facilitate an access to the adjacent site, however, the adjacent developer had retained a strip of land along their boundary. However, could provide Wiltshire Council with a financial contribution (Section 106), as they had done on other sites, in order they could negotiate access with the adjacent developer.

General Comments on the Consultation process

- It would be helpful if (particularly long) policies could have paragraph/ criteria numbers – this would assist in implementation (and clarity as to which bit of the policy was being quoted).
- Where a proposed approach relies on evidence that is not included within the plan then it would be helpful if all of the relevant evidence documents could be referred to (with links as footnotes).
- The consultation has been poorly advertised to residents, all leaflets and posters relate to the events held at the beginning of the period, and there were none that were provided subsequent to that. The events were scheduled very close to the beginning of the consultation period, with only a week from the publication to the Melksham event, scant little time to take in to be able to ask questions in a meaningful way.

Wiltshire Council

Gypsies and Travellers DPD – Update and Call for Sites

Briefing Note No. 25-08

Service: ***Strategic Planning***
Further Enquiries to: ***Nic Thomas, Director of Planning, Economy and Regeneration***
Date Prepared: ***October 2025***
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Introduction

1. Local authorities are required by national planning policy to plan for the needs of all groups within the community, including travellers. To this end, the council is preparing a Gypsies and Travellers Development Plan Document (DPD) to meet the identified accommodation needs of Gypsies and Travellers, and travelling showpeople, through allocation of sites. This includes existing sites proposed for intensification, new permanent sites and temporary/transit sites.

2. A pre-submission consultation on the DPD took place between August and October 2024. It resulted in approximately 650 responses that were summarised in the council's Regulation 22 statement. Respondents commented mainly on the greenfield sites for Gypsies and Travellers that were proposed for allocation in the draft DPD[1].

3. On 4 February 2025, Wiltshire Council's Cabinet recommended to Full Council to submit the draft DPD to the Secretary of State for independent examination. Full Council subsequently decided to defer debate of this item to an unspecified date[2]. As a result, the DPD was not submitted under the transitional arrangements that applied to plans prepared in accordance with the National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (PPTS) dated December 2023.

4. The DPD is now being reviewed in light of new national planning policy, which was published in December 2024, and to take more time to consider responses to the consultation. An internal Project Board has been convened, and meets

[1] https://cms.wiltshire.gov.uk/documents/s235494/Appendix%202%20-%20Gypsies_and_Travellers_Regulation_22_Statement_Full_Council_Version.pdf
[2] https://www.wiltshire.gov.uk/news/gypsy-and-traveller-development-plan-to-be-deferred-from-full-council-agenda

regularly to oversee the process. The board includes elected councillors from all groups, and senior council officers.

Accommodation Need

5. In December 2024, the Government published a revised Planning Policy for Traveller Sites (PPTS). Annex 1 to the PPTS includes a revised planning definition of Gypsies and Travellers. This definition is more flexible than previous versions and includes all ethnic travellers, irrespective of whether they live a nomadic life. The new definition is consistent with recent case law.

6. The council is updating the recent Gypsies and Travellers Accommodation Assessment (Opinion Research Services, 2024) to reflect the change in the planning definition. While the exact numbers cannot be anticipated at this stage, it is likely that the pitch target for the plan period will increase as more travellers in Wiltshire now meet the revised definition.

Reviewing land supply

7. A higher pitch target means that sufficient land needs to be allocated in the DPD to ensure a minimum of five year's supply of deliverable sites in accordance with the PPTS (paragraph 10). It will be necessary to demonstrate that all reasonable options have been exhausted to source more land, in the interest of having a robust evidence base that shapes the DPD before it is put forward for public consultation.

8. To achieve this, a focused 'call for sites' has begun to encourage submission of land to the plan process. This includes:

    - Direct engagement with the traveller community through leaflet drop, survey tools, and outreach workers.
    - Advertising the 'call for sites' to parish and town councils via the council's newsletter, to encourage submission of land within their areas.
    - Contacting landowners that submitted their land to the council's Strategic Housing and Employment Land Availability Assessment.
    - Contacting other public stakeholders regarding any surplus land.
    - Contacting respondents to the public consultation in 2024.

9. Further to this, a robust review will be undertaken of all available council owned land, and greenfield sites proposed for allocation in the 2024 consultation, in response to consultation responses submitted by local communities.

10. A review of unauthorised sites will be undertaken to understand potential for supply from this source through regularisation or grant of planning permissions (including appeals).

11. Lastly, the grant of planning permissions for new traveller sites is monitored to have a full picture of supply coming forward via this route.

Public consultation

12. A new timetable has been published in the September 2025 Local Development Scheme. It envisages further public consultation in the second quarter of 2026, with DPD submission anticipated for the end of 2026.

Wiltshire Council

22nd October 2025

Strategic Planning
Planning Directorate
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Mrs Teresa Strange
Melksham Without Parish Council
Melksham Community Campus, Market Place
Melksham
SN12 6ES

Dear Sir / Madam

Thank you for responding to the summer 2024 consultation on the pre-submission version of the Gypsies and Travellers Development Plan Document (DPD).

We are contacting you to inform you that the DPD was not submitted to the Secretary of State for Housing, Communities and Local Government in early 2025 as envisaged. Instead, we decided to take more time to consider responses to the consultation. This delay has meant that the DPD will need to be reviewed to ensure that it is consistent with new national planning policy, issued in December 2024. One of the main changes to national policy is the definition of travellers in the Government's Planning policy for traveller sites[1]. The change means that those households within the area that no longer or have never travelled are now included within the definition. The effect of this is to increase the number of pitches that we need to plan for. We are in the process of updating the Gypsies and Travellers Accommodation Assessment to show how the change to the definition affects the figures and will publish this when it is ready.

A new timetable for the DPD is set out in the September 2025 Local Development Scheme[2], and we are looking to hold a further consultation in the second quarter of 2026 on a revised draft of the DPD. Submission of the DPD is scheduled for the end 2026. After this, the document would be subject to independent examination, with adoption anticipated for mid-2027.

As part of the review, we are reopening our 'call for sites' until 21 November 2025 to give willing landowners the opportunity to submit sites for assessment and, depending on the outcome of that assessment, allocation in the revised DPD. If you are interested in doing so, please fill in and submit the 'call for sites' form[3] to strategicplanning@wiltshire.gov.uk.

We are contacting you by post as we do not hold an email address for you, if you would prefer to be contacted by email please contact us. If you have any questions on the above or are no longer interested in the Plan and do not wish to be contacted again about it, please email strategicplanning@wiltshire.gov.uk or call 01225 713223.

Yours faithfully

Georgina Clampitt-dix
Head of Strategic Planning
Wiltshire Council

[1] https://www.gov.uk/government/publications/planning-policy-for-traveller-sites
[2] https://www.wiltshire.gov.uk/planning-policy-lds
[3] http://www.wiltshire.gov.uk/media/722/Gypsy-and-Traveller-Call-for-Sites-Form/pdf/call-for-sites-form.pdf

Wiltshire Council

Wiltshire Council Call for Sites

Site submission form

Wiltshire Council is preparing a Gypsy and Traveller Development Plan Document (GTDPD) that will identify land for new Gypsy and Traveller sites across the county.

If you want to promote a site or sites for potential development, then **please complete and return this form and a site location plan** to:

Email: strategicplanning@wiltshire.gov.uk

Post: Strategic Planning Service, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

Details **Person/s submitting the site for consideration**	
Name	
Company (if relevant)	
Address	
Telephone number	
e-mail address	
What is your interest in the land?	
Landowner (if known)	
Name	
Address	
Telephone number	
e-mail address	

Wiltshire Council

Site details	
Site name	
Site address	
Site postcode	
Is the site in multiple or single ownership?	
Current and previous use of the land	
Estimated site area (ha)	
A clear map of the site should be enclosed with this form	

Potential constraints to development	
Are there any physical constraints (such as topology, pylons, marshland, or access to utilities) that would limit development?	
Is there direct road access?	
Is the land contaminated?	
Are there any factors that might make part/all of the site unavailable for development?	
Are there any other issues that the council should be aware of that are not identified above?	

Further information

Important Notice:
☐ Please tick here to indicate that you confirm that the material you have supplied is not commercially confidential and that you are aware that this Council may be required to make this information public in accordance with the provisions of the Freedom of Information Act. Our Privacy Notice can be found here: https://www.wiltshire.gov.uk/privacy
Disclaimer:
In seeking candidate sites for development, Wiltshire Council is making no commitment in respect of which sites may ultimately be selected to be taken forward into the new GTDPD. Any sites that are included in the GTDPD would still be required to follow normal planning procedures in securing planning permission. Individual planning applications on sites identified in the GTDPD will be judged on their merits against the relevant Development Plan policies unless material considerations indicated otherwise. The GTDPD may represent a material consideration in determination of such planning applications.
Data Protection Notice:
Personal information given on this form will only be used by Wiltshire Council in connection with the GTDPD and will not be used for any other purpose.

Teresa Strange

Subject: FW: Remember WALPA? Is it time to get back together?

From: Teresa Strange
Sent: 13 October 2025 13:22
To:
Subject: RE: Remember WALPA? Is it time to get back together?

Hi Campbell and Graham
It's a "YES" from Melksham Without Parish Council, we were about to suggest that WALPA reformed again.

The Melksham Neighbourhood Plan was reviewed and NHP2 made on 4th August. On 5th August the Strategic Planning Committee put a lot of pressure on the Committee to approve an application for 300 dwellings that is not allocated in the NHP or the LP, and the discussion on Para 14 and overturning the NHP that was less than 24 hours old was discussed, the lawyers consulted and it was refused, knowing it would go to Appeal – Wiltshire Council wanting the Planning Inspector to make a decision on this. It was raised at the meeting that there was no point in the Strategic Committee meeting if they had to approve every application due to the lack of 5 year housing land supply.
Appeal process now started. https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ30000082tOnIAI/pl202407097?tabset-8903c=2

Kind regards, Teresa

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

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

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

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

From: Campbell Ritchie <campbellrmtc@gmail.com>
Sent: 08 October 2025 08:09
To: Subject: Remember WALPA? Is it time to get back together?

Dear All

Is it time to revive WALPA?

Much has happened and some things haven't changed in the last two years since we were last active together.

A new government. An updated new NPPF. A new leadership in Wiltshire Council. But still no updated Wiltshire Local Plan and still lots of speculative planning applications challenging Neighbourhood Plans and plan led decision making.

There are signs, (possibly because two of the new Wiltshire Council cabinet members were original WALPA participants!), we could be pushing at a slightly more open door if we seek to engage with the new Wiltshire Council leadership.

Graham Hill and I are happy to host an online meeting in the near future to enable those of you who are still involved in planning matters to compare notes on the current challenges and discuss opportunities. **Please let us know if you are interested. If you aren't involved in planning anymore, please do pass this note on if you can to your successor and ask them to pop us an email.**

In the meantime Graham has had meetings with senior members of Wiltshire Council and has been offered to opportunity to continue those meetings. While primarily about development issues in and around Trowbridge, Graham will have the chance to ask questions and raise concerns across a broader planning agenda. What is your number one planning issue? What would you like him to ask about Wiltshire Council's planning function?

Please do let us know.

Thanks and best regards

Campbell and Graham

Campbell Ritchie - campbellrmtc@gmail.com
Graham Hill - gjhill84@gmail.com

Teresa Strange

From: Andrew Conroy <AConroy@chippenham.gov.uk>
Sent: 24 October 2025 13:04
To: Teresa Strange
Subject: RE: Examples of Speculative Housing Development for Minister

Hi Teresa,

Many thanks for this comprehensive and most helpful list.

I'll send you a copy of the letter I send to the Minister in due course.

Kind Regards,

Andy

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 24 October 2025 09:12
To: Andrew Conroy <AConroy@chippenham.gov.uk>
Subject: RE: Examples of Speculative Housing Development for Minister

Hi Andy
Here you are.... Hope its useful.
Was hard to stick to the last couple of years, as most of them have been in and out like the hokey cokey, dependent on the NPPF changes, 5 year HLS and paragraph 14 engagement of the NHP. So, have shown the history of them too, but worry that might be confusing, but hope it makes sense.
All the best, Teresa

From: Teresa Strange
Sent: 20 October 2025 16:15
To: Andrew Conroy <AConroy@chippenham.gov.uk>
Subject: RE: Examples of Speculative Housing Development for Minister

Hi Andy
Yes, can definitely send several examples of speculative development.
Yes, would definitely like to be involved in a meeting.

We call it the "gift that keeps on giving"! so we have sites adjacent to sites that were only approved due to the lack of 5 year land supply, that only got approval because the adjacent one was approved, if that makes sense?
The only thing that is making it sustainable, is the unsustainable site next door.

Our first NHP was adopted in July 21 and overturned within 6 months as during the appeal they changed it to be 100% affordable. So we can give examples of how the developers get round stuff, divided the site into 2 parcels of 50 dwellings got the first one through at appeal, then the 2nd one because the first one did.

Less than 24 hours of the NHP2 being made, the strategic committee wanted to ignore it, that is the test case going to appeal (you may have seen my reply to WALPA on that one).

All the best, Teresa

From: Andrew Conroy <AConroy@chippenham.gov.uk>
Sent: 20 October 2025 15:43
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Examples of Speculative Housing Development for Minister

Hello Teresa,

Hope you are keeping well?

Earlier in the year Sarah Gibson MP and other Wiltshire MPs met with Matthew Pennycook MP (Minister for Housing and Planning) to discuss local housing/planning issues. Following this meeting it was agreed that Sarah would forward on examples of any speculative housing development to the Minister and his team. Via Sarah we sent two recent Chippenham examples: Barrow Farm (230 dwellings) won on appeal, and Gate Farm (130 dwellings). Neither were allocated housing sites but because of the lack of 5yr housing land supply were granted consent.

The Minister's team has come back to us, via Sarah, 'to discuss work on these developments further'. Sarah's team has suggested that the Minister is looking for more detailed information and are expecting us to reach out and ask for an online meeting to go through how we can address speculative development/what other examples we might have. They mention 'For context… Pennycook didn't believe Sarah about speculative development so this is a massive step forward that they are open to looking at this with you.'

I'm therefore looking to write to the Minister and his team to send further details of the examples and ask if we could arrange to discuss the issue further. As we only have two recent examples to discuss in Chippenham it would be good to cast the net wider and also include examples from both Corsham and Melksham parishes, where I know there is pressure from speculative development.

To that end, please would you be able to provide me with any recent examples (i.e. since Wiltshire Council went back to having no 5yr housing land supply) of speculative housing developments in and around your parish that have either been granted consent, or are in the planning process, on unallocated sites? The more details you can provide me with the better including nos. of houses, developer, nature of site, what the local objections were etc. I can then include these in the list of examples and hopefully the more examples, the more impact this will have!

Also, in the event that we do get a meeting with Minister's team, would you like to join that meeting?

Please give me a call if you have any queries,

Look forward to hearing from you.

Kind Regards,

Andy

Andy Conroy PGDipTP, MRTPI
Head of Planning

01249 446699

Facebook: @chipptowncouncil
Linked-in: Chippenham Town Council
YouTube: Chippenham Town Council
Instagram: Chippenham Town Council

Chippenham Town Council

The Town Hall, High Street
Chippenham, Wiltshire SN15 3ER

www.chippenham.gov.uk

@chippenhamtowncouncil
@chipptowncouncil

Chippenham Museum | Neeld Community & Arts Centre | Stanley Park Sports Ground

Chippenham Youth Council | CHIPPENHAM NEIGHBOURHOOD PLAN

Purple Flag – Painting the town purple | Green Flag Award | LOCAL COUNCIL AWARD SCHEME QUALITY GOLD

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Wiltshire Council

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We USP Digital Limited.
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Office 4 Evans Business Centre. Hampton Park West			
Post town	Melksham.	**Postcode**	SN12 6LH

Telephone number at premises (if any)	—
Non-domestic rateable value of premises	£ 6,800.

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

a)	an individual or individuals *			please complete section (A)
b)	a person other than an individual *			
✓	i	as a limited company/limited liability partnership		please complete section (B)
	ii	as a partnership (other than limited liability)		please complete section (B)
	iii	as an unincorporated association or		please complete section (B)

	iv	other (for example a statutory corporation)		please complete section (B)
c)	a recognised club			please complete section (B)
d)	a charity			please complete section (B)
e)	the proprietor of an educational establishment			please complete section (B)
f)	a health service body			please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales			please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England			please complete section (B)
h)	the chief officer of police of a police force in England and Wales			please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☑
- I am making the application pursuant to a
  statutory function or ☐
  a function discharged by virtue of Her Majesty's prerogative ☐

(A) Individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			**First names**		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			**First names**		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	U S P Digital Limited.
Address	Suite 106, Denning House (c/o KnowTax) George Street Wolverhampton WV2 4DP.
Registered number (where applicable)	06554331
Description of applicant (for example, partnership, company, unincorporated association etc.)	
Telephone number (if any)	
E-mail address (optional)	

Part 3 Operating Schedule

When do you want the premises licence to start? DD MM YYYY: 01 11 2025

If you wish the licence to be valid only for a limited period, when do you want it to end? DD MM YYYY:

Please give a general description of the premises (please read guidance note 1)

This is a self-contained office/storage space within a secure building that will be used for the packing of hampers. Some hampers will contain alcoholic products that will be stored here before packing and dispatch. All sales are online, no sales will take place on site.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend. N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	
f)	recorded music (if ticking yes, fill in box F)	
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

Provision of late night refreshment (if ticking yes, fill in box I)	
Supply of alcohol (if ticking yes, fill in box J)	

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			**Will the performance of a play take place indoors or outdoors or both – please tick** (please read guidance note 3)		
Day	Start	Finish		Indoors	
				Outdoors	
				Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for performing plays** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			**Will the exhibition of films take place indoors or outdoors or both – please tick** (please read guidance note 3)		
				Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for the exhibition of films** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			**Please give further details** (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			**State any seasonal variations for indoor sporting events** (please read guidance note 5) N/A
Wed			
Thur			**Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list** (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			**Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick** (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for boxing or wrestling entertainment** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			**Will the performance of live music take place indoors or outdoors or both – please tick** (please read guidance note 3)		
Day	Start	Finish		Indoors	
				Outdoors	
				Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for the performance of live music** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			**Will the playing of recorded music take place indoors or outdoors or both – please tick** (please read guidance note 3)		
				Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for the playing of recorded music** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			**Will the performance of dance take place indoors or outdoors or both – please tick** (please read guidance note 3)		
Day	Start	Finish		Indoors	
				Outdoors	
				Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for the performance of dance** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	**Will this entertainment take place indoors or outdoors or both – please tick** (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			**Please give further details here** (please read guidance note 4) N/A		
Wed					
Thur			**State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)** (please read guidance note 5)		
Fri					
Sat			**Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list** (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			**Will the provision of late night refreshment take place indoors or outdoors or both – please tick** (please read guidance note 3)		
				Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			**Please give further details here** (please read guidance note 4)		
Tue					
Wed			**State any seasonal variations for the provision of late night refreshment** (please read guidance note 5) N/A		
Thur					
Fri			**Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list** (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			**Will the supply of alcohol be for consumption – please tick** (please read guidance note 8)		
				On the premises	
				Off the premises	✓
Day	Start	Finish		Both	
Mon	8am	8pm	**State any seasonal variations for the supply of alcohol** (please read guidance note 5) We anticipate Oct/Nov/Dec and Easter to be busy packaging and dispatching hampers During quieter times we anticipate 9-5pm six days per week		
Tue	8am	8pm			
Wed	8am	8pm			
Thur	8am	8pm	**Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list** (please read guidance note 6) N/A		
Fri	8am	8pm			
Sat	8am	8pm			
Sun	8am	8pm			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Jason Andrew Dawe.
Date of birth	[redacted]
Address	[redacted]
Postcode	[redacted]
Personal licence number (if known)	LC 202510-163009.
Issuing licensing authority (if known)	Wiltshire

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

N/A.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)

Day	Start	Finish
Mon		
Tue		
Wed		
Thur		
Fri		
Sat		
Sun		

State any seasonal variations (please read guidance note 5)

N/A

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)

N/A

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

All Sales are online. The website will request that all people wishing to order, confirm that they are over 18yrs old. Due to the nature of the business, relatively small quantities of alcohol will be dispatched in a single order. Premium pricing results in a reduced risk of binge / Excessive drinking.

b) The prevention of crime and disorder

When delivered hampers containing alcohol will require a signature from recipients confirming their age.

c) Public safety

When delivered hampers containing alcohol will require a signature from recipients confirming their age

d) The prevention of public nuisance

When delivered hampers containing alcohol will require a signature from recipients confirming their age.

e) The protection of children from harm

When delivered, hampers containing alcohol will require a signature from recipients confirming their age, (18 plus

Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	✓
•	I have enclosed the plan of the premises.	✓
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	✓
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	✓
•	I understand that I must now advertise my application.	✓
•	I understand that if I do not comply with the above requirements my application will be rejected.	✓
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	[redacted]
Date	14/10/2025.
Capacity	Director

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
    - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
    - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
    - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
    - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
    - Live music: no licence permission is required for:
        - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
        - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
        - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
        - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
        - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

- Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to

consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at https://www.gov.uk/prove-right-to-work) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

***Data Protection**: Wiltshire Council will use this information for the purposes of The Licensing Act 2003 and related purposes. Any member of the public may examine the application form on request. Further information can be found at http://www.wiltshire.gov.uk/community-safety-privacy-notice*

You are providing your information to Wiltshire Council, contact details publicprotectionnorth@wiltshire.gov.uk . The Council's Data Protection Officer can be contacted via InformationGovernance@wiltshire.gov.uk
Your information is collected for the purpose of processing your licence application as required to fulfil the council's duties under the legislation, statutory or contractual requirement or obligation.

Legislation Context
Licensing Act 2003 for the processing of licensing applications and the prevention of fraud. The information may be shared with police, fire service and teams within Wiltshire Council, as statutory consultees, the Home Office to ascertain the right to work and HM Revenue and Customs, at their request, to identify potential fraud.

Teresa Strange

From: CAWS <whitley.and.shaw@gmail.com>
Sent: 27 October 2025 12:03
To: Amy Welbourn
Cc: Teresa Strange; phil.alford@wiltshire.gov.uk; Southgate, Ian; Rivett, Colin; Peter Richardson; CAWS
Subject: Re: Corsham Road Works

Hi Amy

As you team has restarted the works today near 94 Corsham Road, picking up on where work stopped circa last Thursday, I assume you no longer plan to do the works by Shaw School in half-term? Please confirm your plans for the Shaw School segment of the works.

Residents have been told by you that each approx. 100m segment would take a week to complete. We note that the last segment was more than twice that time (as was the first segment). Therefore based on progress to date, we have little confidence you will complete the works within the timescales set out in the WC permit. Please comment.

I understand you have had complaints about the state of the grass verges, parking in Whites Corner, and litter. Residents take pride in the village and undertake grass cutting of some verges and regular litter picking in their own time and at their own cost. It is therefore very disheartening for them to have this disruption. Please confirm you will take due account of the feedback as you progress down the road.

CAWS has been out to consultation regarding Community Benefits for the Corsham Road works. The result is that there is strong support for the following items, so please take this as the community's formal request:

1. Village Gates at Top Lane end of Corsham Road.

2. Purchase a Speed Indicator Device (SID) for use in Shaw and Whitley.

3. Village Gates at the Shaw School end of Corsham Road.

4. Weatherproof the path between Ever Green Meadow and Shaw Playing Field.

5. Bus shelters (one on each side of Corsham Road).

6. Footpath repairs on west side of Corsham Road between Top Lane and Westlands Lane.

CAWS will consult the community separately regarding community benefits connected with the Shaw Hill works. It would be helpful to have an update from you on your timescale expectations for those works.

It would be helpful to have an update regarding your plans for your website and community drop in session, especially as you have now been on site for a considerable amount of time.

Can you please update the Q&A please and I will disseminate to the community.

Regards

Peter Richardson
CAWS Chair and Parish Councillor

On Wed, Oct 8, 2025 at 6:07 PM CAWS <whitley.and.shaw@gmail.com> wrote:

> Amy
>
> With all the survey work you did, which identified the gas supplies running across the carriageway, it's extremely hard to compute why the existence of a mains gas pipe was a surprise to you. We drew your attention to the fact that all the survey marks were only on the west side of the road so this is, at best, very odd!
>
> As I have explained already, the WhatsApp groups we have are to provide a communication channel on a wide range of community topics. They are not dedicated to your works, and I would therefore feel very uncomfortable with you joining them. As I have mentioned previously you need to get on with your "regular updates via dedicated project webpage" and "community drop-in sessions" (both as per page 8 the briefing pack you have provided) - this is how I think you build direct contact with residents.
>
> Your communications around this project are a complete mess and I hope WC are in touch with you about how best to prosecute the scheme going forward. You need to be much more proactive on comms - it's not right for CAWS to have to keep asking questions in order to find out what is going on.
>
> Finally I note the walkway across the grass triangle at the top of Westlands Lane has now been closed for several weeks. I accept it's not a pavement, but nevertheless it is irritating that residents are further disadvantaged.
>
> Regards
>
> Peter
>
> CAWS Chair and Parish Councillor

Fiona Dey

From: Alan Baines
Sent: 22 October 2025 09:10
To: Teresa Strange; Fiona Dey; Marianne Rossi
Subject: Pathfinder Way (Rusty) Bus Shelters

Good Morning,

It seems something is finally happening to address the state of these shelters. The one on the southbound side has been stripped down to a bare skeleton with its rusty bits removed. Not the ideal solution, as we would really like them both replaced with better quality versions, but at least the problem is now being addressed.
Best wishes,
Alan

Cllr. Alan Baines
Bowerhill Ward
Melksham Without Parish Council

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Teresa Strange

From: Teresa Strange
Sent: 28 October 2025 13:55
To: 'Hughes, Cecelia'
Cc: Fiona Dey
Subject: 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: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Sent: 27 October 2025 10:01
To: Teresa Strange
Cc: andrew.griffin@wiltshire.gov.uk; Fiona Dey
Subject: RE: Buckley Gardens S106 & Conditions

Hi Teresa

I have looked through the s106 for the above when outline was approved (20/01938/OUT) and there is no mention of funds for a footbridge.

However, an informative attached to the reserved matters approval (PL/2022/02749) stated – 'Notwithstanding the submitted detail, the developer shall use all best endeavours to support Melksham Without Parish Council (or other parties) in the delivery of a future footbridge crossing over the brook to the north of the application site to link the development site with the 'Village Hall'. This informative is based on the commitment expressed by the applicant to enter into a separate agreement with Melksham Without Parish Council if required to bring about the enhanced pedestrian connections, most of which extend beyond the site parameters.'

This informative was attached to the decision notice following the committee meeting so there must have been some discussion by councillors at the meeting on the matter. This should have been recorded in the minutes of the meeting.

With regards the wording for the s106 highway contribution change – this was suggested by the council's highway team if I remember correctly.

I am afraid I cannot comment on whether planning permission would be required for the footbridge.

Under part 12 (Development by local authorities) class A of the GPDO allows parish councils to carry out certain works without the need for full planning permission –

Class A - Permitted development

A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

Whether a footbridge falls under the above definition of works I assume depends on the scope of the works - you may need to seek further advise here - Do I need planning permission? - Wiltshire Council

Blackmore farm applications will be allocated to officers according to workloads and officer availability.

I trust the above helps.

Kind Regards

Steven Sims
Senior Planning Officer (Central Team)

Wiltshire Council

Tel: 01225 770238
Email: steven.sims@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 22 October 2025 15:31
To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Cc: Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Buckley Gardens S106 & Conditions

Hi Steve
Hope all is well with you.
I have been following up some things on the development at Buckley Gardens – this is the 144 dwellings at Land on Semington Road that David Wilson are building.

20/01938/OUT and PL/2022/02749 Reserved matters

On the first point below, do you have any recollection or evidence on how much they were going to fund the footbridge across the brook? Long shot I know! I will dig out the minutes of the WC Planning Committee as can't find in our records, but we got the figure of £20k from somewhere!

Secondly, is the footbridge something we can do under permitted development as a parish council? or do you think we need planning permission? Going to do a site visit shortly and get some spec and quotes done, so wanted to check before then on what we need, and so David Wilson can cover the condition by writing to us – see below.

Thirdly, the parish council are not sure on the wording for the s106 highway contribution change, and for me to request what they would like it to be, would have to wait for a meeting agenda. We think on the bit highlighted that it should say "western" not "eastern" but need to check that thought process through. The LCWIP definitely shows the pedestrian/cycle route on the western arm. I don't know where the wording came from? If you had anything from highways at the time of the Reserved Matters, or it was from Cllr Seed in discussions with yourself before the meeting?

Lastly, David Wilson said that they are moving forward on the Blackmore Farm development and reserved matters for the first phase. We aim to meet them at pre app – but obviously aware that you were the officer for the outline application, so assume you will have the reserved matters too?

Thanks very much for any help you can offer!
All the best, Teresa

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Tuesday, October 21, 2025 4:55 PM
To: Planning Committee <PlanningCommittee@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: Buckley Gardens S106

Dear Planning Committee
I have had a quick online meeting with Cecilia from David Wilson this afternoon on two outstanding points I had chased for Buckley Gardens on Semington Road.

1. The contribution for the footbridge from Buckley Gardens to Bowood View. Cecilia is going to get a letter written to the parish council detailing the amount, and that it will be payable on the parish council gaining planning approval for the footbridge. Their recollection is £10k and £15k, my recollection is £20k. We are both checking notes from meetings etc to see if it was defined. I am also going to check if its permitted development for the parish council or will need planning permission.
2. The £200k for the highways contribution to be changed – this is because it was for the improvement of the crossing on the A350 but Wiltshire Council did that with Active Travel government funding as part of the Melksham to Hilperton route. Below are the old and new versions, Cecilia thought the new version had been recently drafted by a WC highways officer, but I have had a look at it and is actually detailed in the conditions of the Reserved Matters. Are you happy with the new wording, it will be harder to change if not as per the condition agreed BUT I am not sure on the bit I have highlighted. If you are happy that it is as per the condition, then I will confirm. If not, we may need to request that they wait until the next Planning meeting.

   I think the wording may have come from Cllr Jonathon Seed at the time. Just not sure what the highlighted bit is trying to achieve?

   PS: STOP PRESS David Wilson are the developers for the Blackmore Farm site, phasing proposals already with the WC, and Phase 1, northern parcel to be a reserved matters in the New Year.

   Kind regards, Teresa

Old version:
The sum of two hundred thousand pounds (£200,000) towards the upgrading of the double pelican crossing on the A350 east of the A350/Old Semington road roundabout to a double toucan crossing with associated footway and cycleway improvements, and measures to reduce the attractiveness to pedestrians of the pedestrian route on the western side of the roundabout between Old Semington Road and Melksham

New version:
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;

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Fiona Dey

From: Teresa Strange
Sent: 22 October 2025 13:40
To: Mark Harris; Richard Wood; Planning Committee
Cc: Fiona Dey
Subject: RE: Buckley Gardens S106

Thanks both
Yes, I said at the time to Cecilia at David Wilson, that I think the description was right, the geography (east/west) was wrong.

From: Mark Harris <mark.harris@melkshamwithout-pc.gov.uk>
Sent: 22 October 2025 13:18
To: Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Planning Committee <PlanningCommittee@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re: Buckley Gardens S106

Like Richard I would like to see a crossing of some sort on the Western arm of the roundabout. Trying to stop people using this route will be like trying to push water uphill. Better to make it safer than try to prevent its use. There are already footpaths with dropped kerbs on both sides of the road and on both sides of the pedestrian refuge/traffic island and that route is well used.

All that needs to be done is change "Eastern" to "Western" in the highlight text.

Mark H.

From: Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>
Sent: 22 October 2025 13:02
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Planning Committee <PlanningCommittee@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re: Buckley Gardens S106

Hi Teresa,

I would much prefer the installation of another Toucan on the western side of the roundabout, as would immediately make for a much safer route to Town. I can't see WC being happy with two Toucans so close together. Incidentally the construction of three houses on Mr Elmer's land offers the opportunity of putting another length of decent pavement on the Eastern side of Semington Road.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Tuesday, October 21, 2025 4:55 PM
To: Planning Committee <PlanningCommittee@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: Buckley Gardens S106

Dear Planning Committee

I have had a quick online meeting with Cecilia from David Wilson this afternoon on two outstanding points I had chased for Buckley Gardens on Semington Road.

1. The contribution for the footbridge from Buckley Gardens to Bowood View. Cecilia is going to get a letter written to the parish council detailing the amount, and that it will be payable on the parish council gaining planning approval for the footbridge. Their recollection is £10k and £15k, my recollection is £20k. We are both checking notes from meetings etc to see if it was defined. I am also going to check if its permitted development for the parish council or will need planning permission.
2. The £200k for the highways contribution to be changes – this is because it was for the improvement of the crossing on the A350 but Wiltshire Council did that with Active Travel government funding as part of the Melksham to Hilperton route. Below are the old and new versions, Cecilia thought the new version had been recently drafted by a WC highways officer, but I have had a look at it and is actually detailed in the conditions of the Reserved Matters. Are you happy with the new wording, it will be harder to change if not as per the condition agreed BUT I am not sure on the bit I have highlighted. If you are happy that it is as per the condition, then I will confirm. If not, we may need to request that they wait until the next Planning meeting.

   I think the wording may have come from Jonathon Seed at the time. Just not sure what its trying to achieve?

   PS: STOP PRESS David Wilson are the developers for the Blackmore Farm site, phasing proposals already with the WC, and Phase 1, northern parcel to be a reserved matters in the New Year.

   Kind regards, Teresa

Old version:

The sum of two hundred thousand pounds (£200,000) towards the upgrading of the double pelican crossing on the A350 east of the A350/Old Semington road roundabout to a double toucan crossing with associated footway and cycleway improvements, and measures to reduce the attractiveness to pedestrians of the pedestrian route on the western side of the roundabout between Old Semington Road and Melksham

New version:

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;

Fiona Dey

From: Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>
Sent: 22 October 2025 19:01
To: Teresa Strange; Sims, Steven
Cc: Fiona Dey
Subject: Re: Buckley Gardens S106 & Conditions

Hi Teresa

Thank you for including me on these recent emails regarding progress on the Dadford Lane development at Berryfield by David Wilson Homes.

Footbridge
The Site Layout Plan provided as part of the planning application documents (PL/2022/02749) does not include reference to the proposed footbridge. This is intended to provide a pedestrian route between the in-progress Dadford Lane development, northwards across the brook towards Telford Drive. As you are aware, footpaths across the grassed area south of Telford Drive were provided as part of that development, and plans for the play area north of Dadford Lane include similar footpaths. However, though these are in place separately, in addition to the actual footbridge construction, further distances of footpath will need to be constructed on either side to connect with those existing. Some clearance of trees and other vegetation around the footbridge location will obviously also be required.

You indicate that a site visit is intended shortly; if you think it would be beneficial for me to attend, please let me know.

A350 Crossing
We have discussed on a few occasions recently the risks associated with residents crossing the busy A350 immediately west of the Semington Road roundabout.
These risks will inevitably increase as housing developments in Berryfield either currently under construction, or anticipated, become occupied. Residents requiring access on foot or bicycles to and from Aloeric Primary School and other locations within Melksham currently cross there for convenience of access .
As housing developments in Berryfield and others to the east of Melksham are completed and populated, volumes of local traffic travelling east-west along the A350 Western Way immediately south of the town will inevitably increase considerably.
As a consequence, I believe that steps must be taken to either provide a formal pedestrian crossing facility immediately west of the Semington Road roundabout, and associated improvements to nearby access footpaths and roadside barriers.
It seems entirely sensible and reasonable that any funds contributed by the developers of Buckley Gardens as a consequence of s106 or other planning conditions should be used to finance those pedestrian improvements. As the pelican crossings over Western Way to the east of the roundabout are already in place, having been funded from alternative sources, I can see no reason why either the developer or Wiltshire Council would object to such a proposal.

Regards
Andrew Griffin
Councillor; Melksham Without West and Rural