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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

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

Tuesday, 20 February 2024

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 26 February 2024 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.

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09>

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.co.uk. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



Serving rural communities around Melksham

AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
 - a) **To receive Declarations of Interest**
 - b) **To consider for approval any Dispensation Requests received by the Clerk and not previously considered.**
 - c) **To note standing Dispensations relating to planning applications.**
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 business 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:**

[PL/2023/09968](#): Snarlton Farm, Snarlton Lane. 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. Applicants T & J Stainer Limited **(Comments by 1 March)**

[PL/2023/11068](#): 5 Lancaster Park Industrial Estate, Lancaster Road, Bowerhill. Erection of timber panel fence with advertising sign. Applicant Project SEMH Ltd **(Comments by 12 March)**

[PL/2024/00624](#): Upper Beanacre Farm, Beanacre. Removal of the most recent, (2005) additions, internal alterations and erection of a two-storey extension and single-storey garden room. (Householder Application) Applicants Mr & Mrs Airey **(Comments by 1 March)**

[PL/2024/00841](#): Upper Beanacre Farm, Beanacre. Removal of the most recent, (2005) additions, internal alterations and erection of a two-storey extension and single-storey garden room. (Listed Building Consent) Applicants Mr & Mrs Airey **(Comments by 1 March)**

[PL/2024/00827](#): 19 Sunderland Close, Bowerhill. Proposed conversion of garage to playroom, together with erection of carport. Applicant Mrs Billington **(Comments by 28 February)**

[PL/2024/00867](#): The Milk Churn, Commerce Way, Melksham. Proposal for the installation of three rapid electric vehicle charging stations and ancillary equipment within the car park of The Milk Churn Pub. Three

existing parking spaces will become EV charging bays. **(Comments by 29 February 2024)**

- [PL/2024/01377](#): Westlands Farm, Westlands Lane, Whitley. Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Management Plan) on PL/2022/02615. Applicant Melksham East Storage Limited. **(Comments by 22 March)**
- [PL/2024/01378](#): Westlands Farm, Westland Lane, Whitley. Variation of conditions 1 (approved plans), 2 (soft landscaping) and 7 (Construction Traffic Plan) on PL/2022/02614. Removal/Variation of conditions. Applicant Melksham East Storage Limited **(Comments by 22 March)**
- [PL/2024/01458](#): 1 Swift Way, Bowerhill. Extension to existing warehouse. Applicant Gompels Healthcare Ltd **(Comments by 22 March)**
- [PL/2024/01559](#): 178a Woodrow Road, Forest, Melksham. Proposed 4 dwellings after demolition of existing dwelling. Applicant Mr Vincent **(Comments by 19 March)**

7. **Revised Plans:** To comment on any revised plans on planning applications received within the required **timeframe (14 days):**

[PL/2023/10488](#): Fields North of Melksham Oak School. Proposed surfaced and lit shared use path (SUP) from new development at East Melksham (Hunters Wood) across adjacent fields that connects access to Melksham Oak School and joins the A365 via a route through Woolmore Farm. To note additional comments submitted following Full Council meeting held on 19 February and consider any additional comments if necessary.

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

- a) **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.
- b) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² of employment (class E(g)(i) & class E(g)(ii)); land for primary school (class F1); land for mixed use hub (class E/class F); open space; provision of access infrastructure from Sandridge Common; and provision of all associated infrastructure necessary to facilitate the development of the site.
- i) To note correspondence from Mary Noyce, Technical Team Manager regarding play provision.
- c) **Snarlton Farm (Planning Application 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.

- d) **Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046)** pursuant to outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision).
 - i) To note correspondence from the Clerk to the Planning Officer regarding access and the protection/preservation of the school site.
- e) **Land rear of 52e Chapel Lane, Beanacre (PL/2023/05883).** Erection of 3 dwellings, with access, parking and associated works, including landscaping (outline application with all matters reserved – Resubmission of PL/2022/06389)
- f) **Land to rear of Townsend Farm for 53 dwellings (PL/2022/08155).** To note correspondence from the planning officer confirming the application will be going back to a Strategic Planning Committee meeting for consideration following recent changes to the National Planning Policy Framework (NPPF).

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

- a) **46 Belvedere Road, Bowerhill.** To note correspondence from Planning Enforcement confirming a planning application had been submitted to reduce the size of the oak by 50%.
- b) **18 Mallard Close, Bowerhill.** To note correspondence from Planning Enforcement confirming fencing and entry/exit to the rear of the property was erected under Permitted Development.

10. **Planning Appeal**

- a) To note following an Appeal, the Planning Inspector, has refused planning permission for 30 dwellings at land South of Pound Lane, Semington (PL/2023/09397).

11. **Planning Policy**

a) **Neighbourhood Planning**

- i) To receive update on NHP#2.
- ii) To reflect on responses to planning applications for monitoring of the Neighbourhood Plan.
- iii) Semington Parish Neighbourhood Development Plan. To consider a response to the Regulation 14 consultation. <https://www.semington.org.uk/neighbourhood-plan/>

b) **Wiltshire Community Area Joint Strategic Needs Assessment (CAJSNA) 2024.**

To note information contained in the Melksham Community Area Summary Data Report in relation to housing matters:

<https://www.wiltshireintelligence.org.uk/cajsna/melksham/>

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

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

i) **Pathfinder Place:**

- To note any update on outstanding issues and consider a way forward.

- Highways (following site meeting 28 February)
- Management Company
- Play Area
- To note update on improvements to footpath from toucan crossing on A365 to the rear of Burnet Close.

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

- To note any updates and consider a way forward.
- To note flooding concerns raised by residents of Shails Lane

iii) Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)

- To note any updates and consider a way forward.
- To consider street name theme (and for Phase 2 PL/2022/08155) (deferred from Planning 15 January 2024)

iv) Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504).

- To note any updates and consider a way forward.

b) To note any S106 decisions made under delegated powers

c) Contact with developers

Copy to all Councillors

Lorraine McRandle

Subject: FW: Destination play area? PL/2023/11188 Land at Blackmore Farm

From: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>

Sent: 07 February 2024 09:18

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>

Subject: RE: Destination play area? PL/2023/11188 Land at Blackmore Farm

Hi Teresa,

Until the Local Plan review is adopted we have to continue to use the saved local plan policies, for former West Wiltshire District Council area play requirements that is the Leisure and Recreation DPD, and the requirement is lower than the new draft policies. The proposals for play do meet the current adopted policy.

I will also be able to provide comments on the allotment and orchard areas, we do also have an allotment specification which I will include along with the play spec as part of my response.

Thank you for confirming your position on the LAP vs Trim Trail and potential adoption of the play. I will make sure that this is reflected in my comments as well. I understand your position of objecting to this proposal but it is very helpful to have you work with us to ensure that should it be approved we will secure the best outcome in terms of public open space.

Regards,
Mary

Mrs Mary Noyce
Technical Team Manager
Highway Operations

Wiltshire Council

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Email: mary.noyce@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Sent: Tuesday, February 6, 2024 3:49 PM

To: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>

Subject: RE: Destination play area? PL/2023/11188 Land at Blackmore Farm

Hi Mary

Thanks for this, and your prompt reply.

With regards to the LAP, then yes, the parish council agrees that LAPs have no/little play value so a trim trail would be a good idea (they have supported this on other applications when you have suggested it). I had missed the LAP in the corner!

If there was a NEAP as you suggest, would that still give something for the younger children? The draft Local Plan policy for this site says a LEAP and a NEAP.

With regards to the adoption, yes please, in the parish council's own comments, they say "The Parish Council also wish to enter into discussions to be the nominated party for any proposed NEAP, LEAP".

Do you cover the allotments/orchards as well? not sure what officer comments on them? This is what the parish council have said on them:

"Whilst proposals to include allotments are welcomed, the Parish Council ask that these are fenced in, with access to water, as well as a car park provided and security measures installed"

For your info, notwithstanding the comments made in terms of things they would like to see on site, the parish council are strongly objecting to the planning application for a number of reasons.

Many thanks again for coming back to me,
Kind regards, Teresa

From: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>
Sent: 06 February 2024 15:31
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Geeson, Daniel <Daniel.Geeson@wiltshire.gov.uk>
Subject: RE: Destination play area? PL/2023/11188 Land at Blackmore Farm

Good afternoon Teresa,

Thanks for your email, I have been looking at this application with Danny Geeson with regard to the proposed play provision on site. We believe that while they are describing the play area in the central open space as a 'destination' play area, the requirement could be met by a NEAP being provided in this location – this would be compliant with our play specification and provide both child and teen facilities. We will require that any play provided is compliant with our play spec and we would rather see a NEAP provided than a larger number of small LAPs that do not provide facilities for older children or teens.

I am not sure if you have noticed that a LAP is also proposed to the south west of the development; as we see little play value in LAPs we have suggested on other developments that this could be replaced with a Trim Trail. What are the parish council's thoughts on that for this application?

Finally I am aware that Melksham Without Parish Council has been keen to adopt play areas within new developments; and I wondered if the you are also interested in that for this development? If so I am happy to include this in my comments on this application.

Please let me know if you would like to discuss this further,
Mary

Mrs Mary Noyce
Technical Team Manager
Highway Operations

Wiltshire Council

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

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Sent: Tuesday, February 6, 2024 11:55 AM

To: Noyce, Mary <Mary.NOYCE@wiltshire.gov.uk>

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: Destination play area? PL/2023/11188 Land at Blackmore Farm

Hi Mary

I wonder if you can help me..... Melksham Without Parish Council considered a planning application for some 500 dwellings on Blackmore Farm, to the east of Melksham, last night.

One of the things it says in its Design and Access Statement is about a Destination play area; well, that is what it says on their plan on page 4, the legend is for "destination" play area, but no other details.

I can't see any comments from you yet on the planning application portal, and wondered what your thoughts are on this.

The site is loosely based on an allocation in the draft Local Plan, policy 18, and in that detail, which is for less housing, it says there should be a NEAP and a LEAP.

I have been using google, and one document by Russell Play has concerns about the use of Destination parks, and says that they should not be used to replace smaller play areas, that children can walk to unaccompanied and in a short walking distance. This planning application, just shows one destination park in the centre of the site.

I can't see any reference to a "Destination" play area in the Fields in Trust

guide <https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

But this document does, and it's the one that raises the concern [https://russell-](https://russell-play.com/Downloads/Resources/LAP,%20LEAP,%20and%20NEAP.pdf)

[play.com/Downloads/Resources/LAP,%20LEAP,%20and%20NEAP.pdf](https://russell-play.com/Downloads/Resources/LAP,%20LEAP,%20and%20NEAP.pdf)

Any advice on this, and sight of your comments would be useful at this stage. It seems a lot of detail at this stage, but presume that this will be defined in the s106 agreed at outline stage, if approved.

With kind regards, Teresa

Destination playgrounds.

The 'destination' playground is a play space within a key site, such as a park. It is aimed at attracting family and similar groups for longer visits. It tends to be larger than neighbourhood sites, have car parking facilities, a greater variety of fixed equipment, and access to facilities such as cafes and public toilets. Disabled children should be made to feel welcome, with suitable access arrangements in place and adaptations being made to equipment where appropriate.

A 'destination' playground is an important family facility and it will be highly valued. However, most children will be accompanied by an adult and their activities are limited to those occasions when the adult is able to take them. Many users may require public or private transport so clearly users are not all free to come and go. Access, as for local and neighbourhood provision, should be free of charge. A 'destination' playground can provide a very stimulating experience but however excellent and enjoyable that experience is it should not become a replacement for the opportunity to play within walking distance from the home, in play areas or elsewhere. Too great a reliance on such provision, however popular, may tempt authorities to ignore the need for a generous distribution of smaller local spaces in the urban matrix. It is therefore no substitute for local provision. Local and neighbourhood playgrounds must not be subject to a closure programme in order to justify investment in destination provision, however attractive this may seem operationally and financially in terms of capital investment, management and maintenance. The 'destination' playground should appeal to children and young people of all ages and will normally be located within 20 minutes drive time. However, provision varies significantly from authority to authority and 20 minute accessibility will not always be possible, particularly in rural areas.

APPLICATION REFERENCE

Site Address **PL/2023/11188**

Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Proposal

Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site (Outline application relating to access)

Teresa Strange
Clerk & Responsible Financial Officer
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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.

Lorraine McRandle

From: Teresa Strange
Sent: 09 February 2024 17:57
To: Collins, Gen
Cc: Wiltshire, Mark; Holder, Nick; Cleave, Julie; clara.davies@wiltshire.gov.uk; Lorraine McRandle
Subject: RE: PL/2023/08046 : Land at Pathfinder Way, Bowerhill, Melksham, Wilts
Attachments: Illustrative Masterplan.pdf; PL-2022-08504 Land South Western Way - Proposed walking route and toucan crossing on Western Way.pdf

Hi Gen

I write from Melksham Without Parish Council, and further to their Planning Committee meeting earlier this week, about two issues regarding this planning application.

1. Access

- a) Can you please confirm that a second access off Pathfinder Way has been agreed, the parish council are very concerned about the current access arrangements which will give rise to conflict between pupils/pedestrians and those accessing the school by vehicle
- b) Can you please confirm that an access from Western Way across the Taylor Wimpey public open space, where the toucan crossing is, has been agreed, with a rear access to the school
- c) Can you please confirm that discussions are being held with the applicants for the approved site (recently upheld at Appeal) in the adjacent two fields (PL/2022/08504), to tie up access from their site to the rear of the school; their illustrative masterplan attached. This will be the primary school for that development, and also for the children on Semington Road of which this has been dramatically increased with the approval of all the recent applications – please see the attached map we have provided to show the route that they will have to take to the school and the list of new developments approved, some occupied and some started on site, which gives another 400 houses in addition to the existing Berryfield community.

2. Protection/preservation of the school site

- Can you please confirm that fencing will be erected for the site (as part of a condition?) to delineate between the school site and the adjacent public open space which is due to start on site in March by Taylor Wimpey. There are several concerns regarding this:
- a) So contractors are not using the site for storage of materials, clearance of their site
 - b) To protect the school site from residents using the public open space and venturing onto the school site intentionally or unintentionally if not fenced off
 - c) To protect from unofficial traveller sites. The parish council own the Sportsfield further into the Bowerhill Industrial Estate and have had 3 unofficial encampments in the last few years, and have since beefed up their physical perimeter defences and so if there is a return this summer, there is a possibility they will be looking for another site in Bowerhill.

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

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



Development

1. 70-bed care home in focal location
2. Medium density housing within body of site
3. Lower density housing around landscape edges
4. Focal buildings to enhance placemaking
5. Enhanced frontage towards northern edge

Access

6. Vehicular link to Pathfinder Way, via Maitland Place, with pedestrian connectivity and cycle access on the highway
7. Tree-lined primary street as part of a distinctive hierarchy creating a legible internal loop to aid functionality
8. Potential connection to Public Right of Way adjoining the site
9. Network of recreational footpath routes
10. Foot/cycle connection with new foot/cyclepath and on to crossing of A365 Western Way and the National Cycle Network
11. New foot/cyclepath alongside A365 Western Way
12. Foot/cyclepaths linking with development area and accesses
13. Foot/cycle and emergency access
14. Potential connection to open space within Pathfinder Place
15. Foot/cyclepath linking with Maitland Place access

Landscape

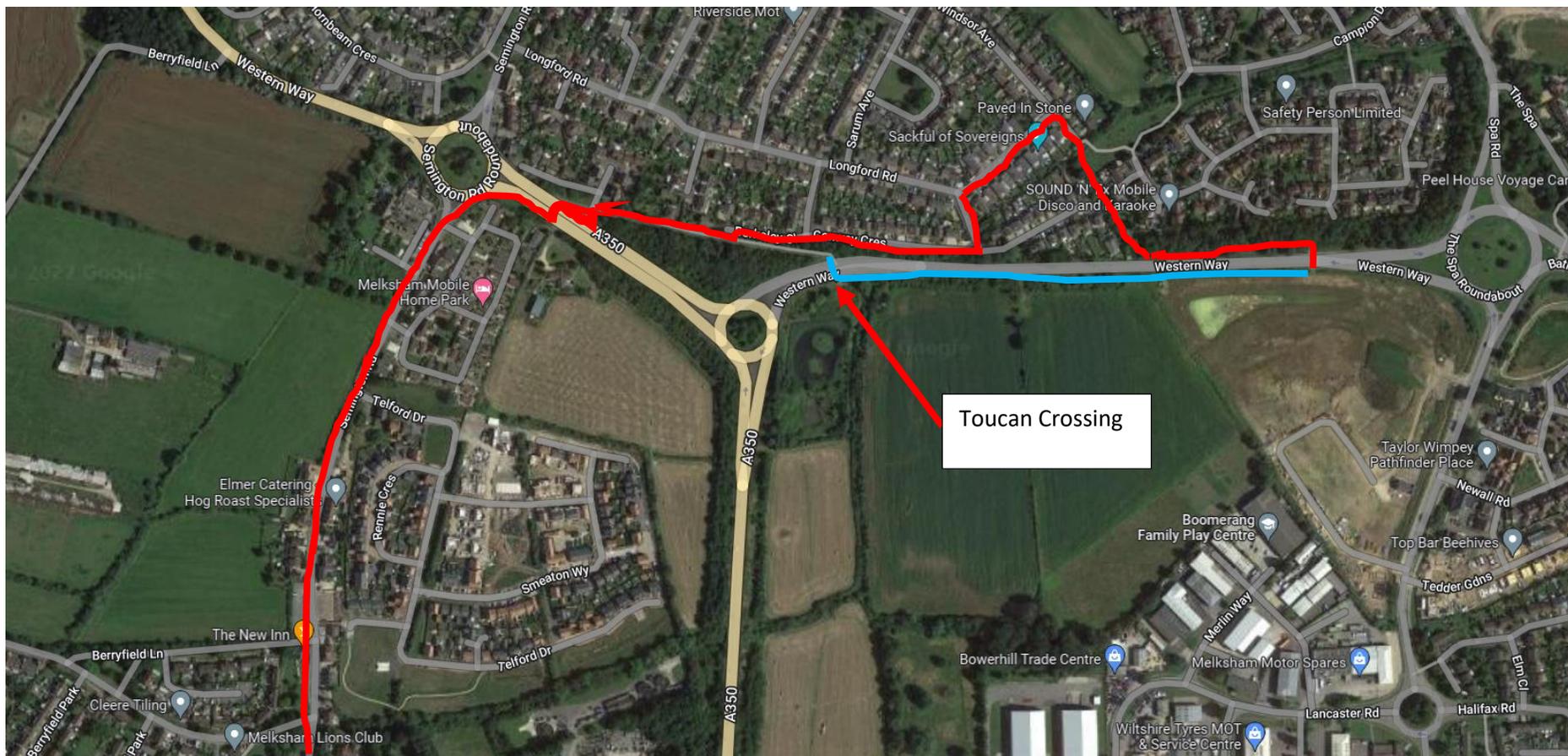
16. Retained hedgerow and watercourse alongside A365 Western Way
17. Community orchard and allotments
18. Accessible Multi-Use Games Area (MUGA)
19. Strengthened planting towards site boundary
20. Informal landscape edge
21. Tree-lined streets to enhance townscape
22. North-south green corridor, including swale, new / retained planting and footpath
23. Central open space with play area
24. Attenuation pond within parkland

8 Potential pedestrian links added, captions updated
 Amendments By: CHD Date: 08/02/2023

PLANNING

Job No/Drawing No: 22497/3200B
 Scale: 1:1000
 Date: 10/22
 Drawn: MD
 Checked: CH
 Job Title: Western Way, Melksham
 Drawing Title: Illustrative Masterplan
 # W.A.
 All Dimensions to be checked on site
 OS Licence No: 100029432
 pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9330039 - www.pad-design.com





Walking route for those children coming from the following developments on Semington Road to access proposed new school at Pathfinder Place in **RED**:

17/12514/REM: 150 dwellings (Bowood View) (now built); PL/2022/02749 144 dwellings (Buckley Gardens – construction starting); PL/2023/00808: 50 dwellings (approved awaiting construction) and PL/2022/08155: 53 dwellings (awaiting decision)

Request for Section 106 Funding to be used to provide Toucan Crossing and create footpath along Western Way to proposed Pathfinder Place School in **BLUE**

Lorraine McRandle

From: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>
Sent: 09 February 2024 13:49
To: Teresa Strange
Cc: Lorraine McRandle
Subject: RE: Additional comments on PL/2022/08155 land west of Semington Road from Melksham Without PC

Yes, it was my appeal. It is good news for us and more importantly for Semington!

The findings in the appeal will of course be utilised for the next Strategic Planning Committee.

Thanks and kind regards,

Ruaridh O'Donoghue BA (Hons) MA TP
Senior Planning Officer
Development Management

Wiltshire Council

Tel: 01225 716761

Email: ruaridh.odonoghue@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Friday, February 9, 2024 1:46 PM
To: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Additional comments on PL/2022/08155 land west of Semington Road from Melksham Without PC

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Hi Ruaridh

I am sure you have/will see this, recent appeal dismissal for Semington which is interesting and can be considered in the light of the application behind Townsend Farm.

Have a good weekend,

Teresa

From: Teresa Strange
Sent: 06 February 2024 13:49
To: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>
Subject: RE: Additional comments on PL/2022/08155 land west of Semington Road from Melksham Without PC

Thanks Ruaridh for your prompt reply.

All the best, Teresa

From: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>
Sent: 06 February 2024 13:48

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Green, Kenny <Kenny.Green@wiltshire.gov.uk>
Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>;
Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: RE: Additional comments on PL/2022/08155 land west of Semington Road from Melksham Without PC

Dear Teresa,

Thank you for your email below, the contents of which are noted.

In short to the question below, the application will be going back to committee so they can consider the ramifications of the changes within the NPPF. At present this application (along with others in the same boat) are heading to the March Strategic Planning Committee meeting. However, that may be subject to change. The PC will be notified of any Committee date when the agenda is formally published, and notification letters are sent out as per normal.

Kind regards,

Ruaridh O'Donoghue BA (Hons) MA TP
Senior Planning Officer
Development Management

Wiltshire Council

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Sent: Tuesday, February 6, 2024 1:14 PM

To: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>; Green, Kenny <Kenny.Green@wiltshire.gov.uk>

Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>;
Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>

Subject: RE: Additional comments on PL/2022/08155 land west of Semington Road from Melksham Without PC

Dear Ruaridh and Kenny

Melksham Without Parish Council met last night, and reviewed the Bulletin 24-01 issued by Nic Thomas about the changes to the NPPF, and this particular statement:

“Impact on Current (Undetermined) Planning Applications

All undetermined planning applications must have regard to any new ‘material planning considerations’ before decisions are made. The changes to the NPPF, relating to housing land supply, is a material planning consideration that must be taken into account.

In some situations, this will mean that planning applications that have already been considered by committee, but where decisions have not yet been issued (such as where a S106 agreement is required) will need to be reported back to committee. In that situation, Members will be asked to consider the changes set out in the new NPPF and any implications that this might have to the original decision to grant planning permission.

Decisions about if and when specific planning applications will be reported back to committee will be made on a case-by-case basis”

It therefore formally requests that this planning application PL/2022/08155 land west of Semington Road is taken back to Strategic Committee for a decision.

I feel that this is sort of like a “call in” but note that Cllr Jonathon Seed is on holiday for two weeks. If so, please let us know how to proceed. We could ask a neighbouring Wiltshire Councillor to request for example? If you are unable to do so from the parish council request.

With kind regards,
Teresa

From: Teresa Strange

Sent: 16 January 2024 16:02

To: Ruaridh.O'Donoghue@wiltshire.gov.uk; developmentmanagement@wiltshire.gov.uk

Cc: Jonathon. Seed (jonathon.seed@wiltshire.gov.uk) <jonathon.seed@wiltshire.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Subject: Additional comments on PL/2022/08155 land west of Semington Road from Melksham Without PC

Dear Ruaridh

We understand that Wiltshire Council will shortly be issuing a statement following the recent changes to the NPPF that were announced just before Christmas.

In the meantime, and to be specific to this planning application, the parish council would like to make the following comments in addition to those previously submitted.

**Land to the West of Semington Road (rear of Townsend Farm) (PL/2022/08155).
Outline planning permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved**

The parish council understands that at the Strategic Planning Committee meeting on 29th November 23 that the Head of Development Management was given delegated powers to grant full planning permission, subject to first completion of a S106 Legal Agreement. The parish council are therefore keen to understand if this has been done, and if not, does this imply that the current NPPF guidelines apply.

If that is the case, as this planning application is not based on the allocation in the draft Local Plan, the parish council feels strongly that this application should now be refused as not plan led and outside the settlement boundary. The new NPPF guidance means that such development can be refused as Wiltshire Council now have over a 4 year land supply and have met the condition to have undertaken a Reg 19 Local Plan consultation within 2 years. In addition, the Melksham Neighbourhood Plan (adopted in July 2021) now has the full paragraph 14 protection until July 2026..

We attach the recent Planning Appeal decision which at point 23 gives a recent opinion (12/1/24) that Wiltshire Council meets the 4 year housing land supply criteria, with a published 4.6 year position.

In addition, point 10 also applies to this site as there are no buses to the site, and the Inspector considered this to mean a site was not accessible and would result in the reliance upon the need to travel by car, which is contrary to Core Strategy Policies 60 and 61, which also applies to this site. The bus described in this appeal decision will be the X34 which is the same bus and route that travels through to the site development in this planning application on Semington Road, and therefore the same must apply?

We look forward to hearing from you in due course,
With kind regards,
Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor

Lorraine McRandle

From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: 08 February 2024 10:52
To: Lorraine McRandle
Subject: RE: Tree ENF/2024/00071: 46 Belvedere Road, Bowerhill

Hi Lorraine,

I can see on our system this application is not on the public register and something the trees officer (who has now left) dealt with.

Regards

Natalie Rivans
Planning Enforcement Officer
Planning Enforcement Team

Wiltshire Council

External Tel: 01225 770502
E-mail: natalie.rivans@wiltshire.gov.uk
Website: www.wiltshire.gov.uk
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From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: Thursday, February 8, 2024 10:48 AM
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Tree ENF/2024/00071: 46 Belvedere Road, Bowerhill

Hi Natalie

Thanks for getting back to me.

I have tried copying the application number and putting into the planning portal but nothing is coming up!!!

Lorraine

Lorraine McRandle
Parish Officer

Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
office@melkshamwithout-pc.gov.uk
www.melkshamwithout-pc.gov.uk

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On twitter: @melkshamwithout On Instagram: melkshamwithoutpc

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From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: 08 February 2024 10:26
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Tree ENF/2024/00071: 46 Belvedere Road, Bowerhill

Hello Lorraine,

It is under PL/2023/05223

Regards

Natalie Rivans
Planning Enforcement Officer
Planning Enforcement Team

Wiltshire Council

External Tel: 01225 770502
E-mail: natalie.rivans@wiltshire.gov.uk
Website: www.wiltshire.gov.uk
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From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: Thursday, February 8, 2024 9:42 AM

To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Tree ENF/2024/00071: 46 Belvedere Road, Bowerhill

Hi Natalie

Thank you for getting back to me and for clarifying.

It is odd as we cannot remember seeing a recent application to undertake works to the oak tree.

Having checked the planning portal, in case we had missed it, I cannot find a record of a recent application, only one in 2016: 16/09600 to undertake tree works.

Thanks

Lorraine McRandle
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES
01225 705700
office@melkshamwithout-pc.gov.uk
www.melkshamwithout-pc.gov.uk

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From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: 07 February 2024 20:14
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: Tree ENF/2024/00071

Hi Lorraine,

In relation to this one. There was an application to reduce the size of the oak by 50% which should be completed by a professional. I will write to the owners to ascertain more information to ensure this work was completed by a professional in this instance.

Lorraine McRandle

From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: 07 February 2024 19:31
To: Lorraine McRandle
Subject: ENF/2024/00093

Dear Lorraine,

Regarding the above. The fence appears to be PD. There is nothing stopping the owners from adding an entry/exit point onto this land via a gate.

In terms of the mess, this is not something the LPA can assist with. Deeds are a civil matter and not something the LPA embroil themselves in.

I will be closing the file on this matter.

Regards

Natalie Rivans
Planning Enforcement Officer
Planning Enforcement Team

Wiltshire Council

External Tel: 01225 770502
E-mail: natalie.rivans@wiltshire.gov.uk
Website: www.wiltshire.gov.uk
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Lorraine McRandle

From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: 05 February 2024 12:38
To: Lorraine McRandle
Subject: 18 Mallard Close, Bowerhill Melksham, SN12 6TQ - ENF/2024/00093



| | |
|-----------------------|--|
| Reference No: | ENF/2024/00093 |
| Site Location: | 18 Mallard Close, Bowerhill Melksham, SN12 6TQ |
| Complaint: | Erection of unauthorised fence to rear of garden |

Thank you for your recent communication in respect of the above.

The Council prioritises the investigation of alleged breaches of planning control according to the seriousness of the breach. We aim to visit most sites within ten working days of registration of the enquiry and advise you of our initial findings. However please note that in general, the case officer will not be able to respond to you until they have established whether there is a breach of planning control, as this is likely to delay their investigation.

The case officer will also contact you once the investigation is completed, however, please note that in some instances enforcement action may be prolonged and take several months to conclude, but be assured that every effort will be made to remedy any breach of planning control as quickly as possible.

For further information on planning enforcement, please visit our website at:

www.wiltshire.gov.uk/planning-enforcement

Yours faithfully,

Officer: Natalie Rivans

Direct Line: 01225 770502

Officer Email: natalie.rivans@wiltshire.gov.uk

Enforcement Officer



The Planning Inspectorate

3C
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: +44 303 444 5461
Customer Services:
0303 444 5000

Email: VE.RT@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref:
Our Ref: APP/Y3940/W/23/3329064

Wiltshire Council
Planning Appeals
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

09 February 2024

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Greystoke Land Limited
Site Address: Land South of Pound Lane, Semington, BA14 6JP

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

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

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

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

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

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

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

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

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

Yours faithfully,

Cameron Alford

Cameron Alford

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

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



Appeal Decision

Site visit made on 15 January 2024

by Andrew Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 February 2024

Appeal Ref: APP/Y3940/W/23/3329064

Land South of Pound Lane, Semington

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (the Act) against a refusal to grant outline planning permission.
 - The appeal is made by Greystoke Land Limited against the decision of Wiltshire Council.
 - The application Ref PL/2022/09397, dated 25 November 2022, was refused by notice dated 17 May 2023.
 - The development proposed is residential development of up to 30 dwellings (of which 30% will be affordable) with associated car parking, access, internal roads, public open space, landscaping, drainage and other associated infrastructure.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal proposal is for outline planning permission with all detailed matters reserved for future approval. Whilst not formally part of the scheme, I have treated any details submitted with the appeal application relating to matters of access, appearance, landscaping, layout and scale as a guide to how the site might be developed. Whilst access is a reserved matter, it is a requirement¹ to state the area or areas where access points to the development proposed shall be situated. It is apparent from the submitted evidence that the site would be accessed from Pound Lane in a location approximately central to the site's northern boundary. Indeed, a 'vehicular access point' and 'highway corridor flexibility zone' are depicted upon the submitted Parameter Plan². I shall consider the appeal on this basis.
3. A Unilateral Undertaking pursuant to Section 106 of the Act (the legal agreement) is before me, dated 26 January 2024. Copies signed separately by the appellant and the principal landowner have been provided. The legal agreement contains various provisions related to: the on-site provision of affordable housing; education contributions; a public right of way contribution; a public art contribution; a waste and recycling contribution; an off-site leisure contribution; and an off-site open space contribution. I shall return to the legal agreement later.
4. A revised version of the National Planning Policy Framework (the Framework) was published in December 2023. The main parties have had the opportunity to provide observations with respect to any relevance of this to the determination of this appeal and I have considered representations received.

¹ of The Town and Country Planning (Development Management Procedure) (England) Order 2015

² Ref: P22-2581_DE_001B_08

5. A Wiltshire Local Plan Review (the LPR) is emerging, which has reached Regulation 19 stage with consultation commencing in September 2023. However, the LPR, which has yet to be submitted for examination, remains at a relatively early stage such that its emerging policies currently attract limited weight in decision making. I shall consider the appeal on this basis.

Main Issue

6. As confirmed through its Statement of Case, the Council initially reviewed its position at appeal stage and decided, following legal advice and subsequent internal discussions, not to defend any of its three reasons for refusing planning permission. However, following the publication of the revised Framework, which has implications for identifying and updating a supply of deliverable housing sites and the engagement of the presumption in favour of sustainable development, it has resurrected its opposition to the scheme in view of identifiable conflict with its strategic housing delivery policies. I shall formulate the appeal's main issue on this basis.
7. The main issue is whether or not the site represents an appropriate location for the proposed residential development, having regard to relevant provisions of the development plan.

Reasons

8. Core Policy (CP) 1 of the Wiltshire Core Strategy (January 2015) (the CS) sets out a settlement strategy that identifies four tiers of settlements: Principal Settlements; Market Towns; Local Service Centres; and Large and Small Villages. Semington is identified as a Large Village through Policy CP15 of the CS. Whilst it contains some facilities and services, including a primary school and a village hall, these would not be capable of serving the full day-to-day needs of residents. In accordance with the supporting text to CP1, a limited level of development shall be supported at Large Villages in order to help retain the vitality of these communities, with such development predominantly taking the form of small housing (involving less than 10 dwellings) and employment sites within settlement boundaries.
9. Moreover, Policy CP2 of the CS sets out that, other than in specific circumstances as permitted by other CS policies (which are not applicable here), development will not be permitted outside defined limits of development. The same policy confirms that development limits may only be altered via the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.
10. Whilst new allocations were advanced through the Wiltshire Housing Site Allocations Plan (February 2020), which entailed a review of settlement boundaries, the site has not been allocated or identified for development. Accordingly, it falls beyond, albeit adjacent to, the defined settlement limits of Semington and thus within the countryside where the adopted settlement strategy dictates strict development controls.
11. I acknowledge the proximities to the site of Trowbridge, a Principal Settlement, and Melksham, a Market Town, as well as the availability of bus services and a local cycle link serving employment opportunities at Bowerhill. However, these connectivity factors do not alter my identification of clear conflict with the adopted settlement strategy.

12. Thus, having regard to relevant provisions of the development plan, the site does not represent an appropriate location for the proposed residential development. There is identifiable conflict with Policies CP1, CP2 and CP15 of the CS in so far as these policies establish a strategy for the distribution of development across the plan area.

Other Matters

13. The site falls within the setting of the Grade II listed St Georges Hospital, and I am mindful that, in considering whether to grant planning permission for development which affects a listed building or its setting, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. I am satisfied that, in-part owing to the degree of separation involved, the setting of this designated asset would be preserved and that no loss of heritage significance would result.
14. I have noted objections/concerns raised by interested parties with respect to matters including highway safety, the effect upon the character and appearance of the area, the effect upon wildlife, the effect upon local water courses and drainage/sewerage systems, the effect upon nearby non-designated heritage assets, and the effect upon neighbouring living conditions. However, as I have found the proposal to be unacceptable for other reasons, it is not necessary for me to explore such matters further here.

Planning Balance

15. It is the appellant's view that the presumption in favour of sustainable development, as set out at paragraph 11 of the Framework, is engaged on the basis that the policies most important for determining the proposal are out-of-date. The most important policies are, as agreed by the main parties, Policies CP1, CP2, CP3 and CP15 of the CS, which set out settlement and delivery strategies (including specifically for the Melksham Community Area) as well as adopted infrastructure requirements.
16. The appellant has accepted that the Council is able to demonstrate more than a four-year supply of deliverable housing sites, which, for a period of two years from the revised Framework's publication, is the relevant requirement in view of the LPR having reached Regulation 19 stage and being inclusive of a policies map and proposed allocations towards meeting housing need. However, it has been asserted that development plan policies that restrict housing development should be considered out-of-date in any event. This position is based on the level of housing supply achieved across the plan period when assessed against the minimum housing requirement of the CS.
17. The plan period of the CS is 2006 to 2026, and the delivery strategy presented at Policy CP2 sets out that at least 42,000 homes shall be developed in sustainable locations in conformity with a distribution that indicates a minimum housing requirement of 24,740 dwellings across the relevant North and West Wiltshire Housing Market Area (the HMA).
18. My attention has been drawn to the overall housing requirement being 2,000 homes less than the objectively assessed need identified by the CS's examining Inspector. However, notwithstanding the absence of an early review, the CS

was found sound based on a 42,000 minimum figure across the plan period, and this remains the adopted housing requirement.

19. The main parties anticipate that at the end of the plan period a shortfall of between 199 and 590 homes measured against the minimum 42,000 requirement shall be evident, and that a shortfall of between 318 and 560 homes shall avail across the HMA. Indeed, the Council has acknowledged that by the end of the plan period the existing development plan shall not have met its overall housing requirement, nor the housing requirement of the HMA.
20. However, the situation just described does not automatically render the most important policies for deciding this case out-of-date. Instead, this is a matter of planning judgement to be informed by the specific circumstances to hand. It is pertinent that, taken in the context of the overall number of houses required and the length of the plan period (which has yet to expire), the anticipated shortfalls are relatively minor.
21. Furthermore, of key relevance is the Council's current Framework-compliant housing supply position (applicable to the HMA in isolation, and in overall terms), which has been assessed against local housing need using the standard method, as well as its recent housing delivery record. These measurements, notwithstanding any historic shortfalls, offer clear current indications that the Council's strategic housing policies are not placing undue constraints on housing development.
22. Moreover, the restrictions placed on housing development by the Council's settlement and delivery strategies have not prejudiced the present demonstration of the required housing land supply as dictated by national policy, and the spatial strategy is in accordance with the Framework. Thus, in my view, the basket of most important policies for determining the proposal cannot be fairly considered out-of-date for the purposes of applying paragraph 11 of the Framework. Thus, in view of identified conflict with the development plan, the presumption in favour of sustainable development is not engaged. As such, a straight planning balance of scheme benefits against identified adverse impacts is necessitated.
23. As regards the scheme's benefits, it would provide additional open-market and affordable dwellings that could potentially be delivered quickly upon the site in question. Although the provision of up to 30 homes would not make a clear or noticeable difference to the housing supply situation in Wiltshire, the Framework reaffirms the Government's objective of significantly boosting the supply of homes. Further, the policy-compliant delivery of at least 30% affordable homes would promote the delivery of distinct social benefits and respond to a locally identified need. These are thus benefits that attract considerable weight.
24. The scheme would also create jobs during the construction phase and provide support to the local economy and local community facilities once occupied. I afford these benefits moderate weight in view of the number of dwellings proposed.
25. The legal agreement, which I am satisfactorily content is fit-for-purpose despite not binding a small part of the appeal site, secures various contributions (in addition to affordable housing already discussed above). However, these are intended to mitigate the proposal's effects and, on this basis, do not typically

attract positive weight in the planning balance. This includes an off-site open space contribution to be put towards upgrading existing local play areas.

26. Whilst it is realistically envisaged that new publicly accessible open space areas would materialise on-site, these would primarily be of benefit to future occupants of the scheme itself rather than the wider local community. I therefore afford any benefit to be brought about by the delivery of new on-site public open space limited weight. Furthermore, any biodiversity benefits to materialise would realistically be fairly modest and attractive of somewhat limited weight in the planning balance.
27. It has been put to me that the scheme is landscape-led and has been designed to provide a sympathetic extension to Semington in lieu of planning permission³ having already been granted for the development of up to 26 homes upon the site situated to the immediate south. However, even if the scheme could be assessed to cause limited or no material harm in a character and appearance sense, this would not equate to a scheme benefit attractive of positive weight in the planning balance.
28. The proposal would conflict with the Council's spatial strategy and therefore the development plan when read as a whole. In cumulative terms, the scheme would deliver significant benefits. However, in my judgement, these material considerations would be insufficient to outweigh the conflict I have identified.

Conclusion

29. For the above reasons, the appeal is dismissed.

Andrew Smith

INSPECTOR

³ APP/Y3940/W/19/3236860

Lorraine McRandle

From: Teresa Strange
Sent: 01 February 2024 13:06
To: David Pafford; Alan Baines; John Glover; Mark Harris; Richard Wood; Terrence Chivers; Peter Richardson
Cc: Lorraine McRandle
Subject: FW: Notice of the Regulation 14 consultation on the draft Semington Parish Neighbourhood Development Plan

Dear Planning Committee
Please find below details of the Semington Neighbourhood Plan consultation.
This will be an agenda item for the Planning Committee on 26th Feb, but I thought you might want to have a look in the meantime.
Kind regards, Teresa

From: reg14@semington.org.uk <reg14@semington.org.uk>
Sent: 01 February 2024 09:43
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Notice of the Regulation 14 consultation on the draft Semington Parish Neighbourhood Development Plan

Semington Parish Council

Notice of the Regulation 14 consultation on the draft Semington Parish Neighbourhood Development Plan

Dear Statutory Consultee,

In accordance with the requirements of Paragraph 1 of schedule 1 of the Neighbourhood Planning (General) Regulations 2012, we are writing to let you know that the Semington Neighbourhood Development Plan will be out for Regulation 14 Consultation for a period of 6 weeks from February 1st 2024 to March 15th 2024.

The draft Plan and associated material is available at: semington.org.uk/np

All representations must be received by Semington Parish Council no later than midnight on March 15th. All representations will be publicly available* and will be considered by Semington Parish Council in producing the final Plan which will then be submitted to Wiltshire Council for Regulation 16 consultation and Independent Examination. We will share information of who was contacted with Wiltshire Council to enable contact again at the Regulation 16 stage.

(*With personal information redacted).

We look forward to hearing from you. Please address all correspondence to reg14@semington.org.uk

Yours sincerely,

**Semington Neighbourhood Development Plan Steering Group
on behalf of the Qualifying Body: Semington Parish Council**

.....

GDPR

Semington Parish Council has a duty to protect and process personal information in accordance with the General Data Protection Regulation 2019 and the Data Protection Act 2018 and any future amendments to these Acts. A GDPR statement is available on the parish council website: semington.org.uk/contact

Wiltshire CAJSNA 2024

Melksham Community Area Summary Data Pack

Throughout the data pack, if viewing online:



Click on this icon to navigate to the CAJSNA Wiltshire Intelligence website



Click on this icon to view the data sources and references for the indicators

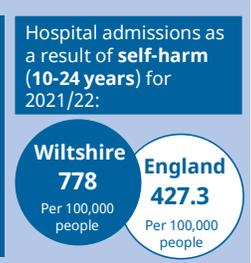


Mental health in Melksham community area

Mental health
 Good mental health is important at every stage of life and includes emotional, psychological and social well-being. It affects how we think, feel and act, and plays a significant role in how we handle stress, relate to others and make healthy choices.

Mental health in our population
 In Melksham, **5.0%** of the population perceived themselves to be in **bad or very bad health**, compared to the Wiltshire rate of 4.2% (2021).

In 2022/23, **12.9%** of residents in this community area registered with a GP had a diagnosis of **depression** compared with 11.8% in Wiltshire.



Protective factors
 Having access to open green space is a contributing factor to our mental wellbeing. In Melksham there are...

- 11 sporting areas
- 13 religious grounds/cemeteries
- 51 public parks/gardens/playing fields and play spaces
- 10 allotments/community growing spaces

Living conditions and mental health are often linked. Having a safe, stable and affordable home is, therefore, a protective factor.

In December 2022, there were **229** households in need of **affordable homes** in Melksham, while **112** affordable homes were rented in the area across 2022.

27.8% of households in this community area are single-person households, compared with 28.2% across Wiltshire.

Risk factors
 Adverse life experiences such as domestic abuse and anti-social behaviour can be risk factors for poor mental health.

Across 2018 – 2022:

| | | | |
|--|-------------------|---|-------------------|
| Persons over 18 reported missing to the police | Melksham | Persons under 18 reported missing to the police | Melksham |
| | 9.8 | | 40.7 |
| | Wiltshire | | Wiltshire |
| | 11.0 | | 33.8 |
| | Per 10,000 people | | Per 10,000 people |

| | | | |
|--|-------------------|----------------------------------|-------------------|
| Reported anti-social behaviour incidents | Melksham | Reported domestic abuse offences | Melksham |
| | 169.9 | | 113.9 |
| | Wiltshire | | Wiltshire |
| | 156.1 | | 96.3 |
| | Per 10,000 people | | Per 10,000 people |

Number of reported domestic abuse offences where children or young people were present

Melksham **343 offences**

Cost of living in Melksham community area

Cost of living

Over the past two years, the UK has faced intense cost of living pressures with many struggling to meet the rising costs of essentials. This, combined with existing vulnerabilities, means that an increasing number of households within our communities face a heightened risk of hardship.

The current picture

The **local welfare provision** scheme provides critical short-term help for people in need in the form of financial or household support.



In 2021, **9.2%** of homes in this area were in **fuel poverty**, compared with 10.4% in Wiltshire.



Low incomes in Wiltshire



7.2% of pensioners in Melksham in 2023 received **Pension Credit**, compared with 7.5% in Wiltshire.

14.7% of **children** aged under 16 in this area in 2021/22 lived in a **low-income family**, compared with 12.7% across the county.



16 to 64 year olds in receipt of **Universal Credit** in 2023:



| | Melksham | Wiltshire |
|-------------------|----------|-----------|
| In employment | 5.3% | 4.7% |
| Not in employment | 7.0% | 6.0% |

Costs

The average annual **cost** of residential **heating, lighting and hot water** in 2022 in Melksham was **£758.89**, compared to £954.92 in Wiltshire.



The median **house price** in Wiltshire has increased by nearly **20%** in the past five years, while annual gross resident earnings have seen an increase of just 13.7%.

At risk groups

Households are classified as **deprived** in the 2021 census based on 4 dimensions or measures: Education, employment, health and housing.



For children that live in **low-income families** in this area, **46.2%** live in **lone parent families**, compared with 45.9% in Wiltshire.



In Melksham, **7.1%** of the population are **disabled** with day-to-day activities limited a lot, and **11.2%** with day-to-day activities limited a little.

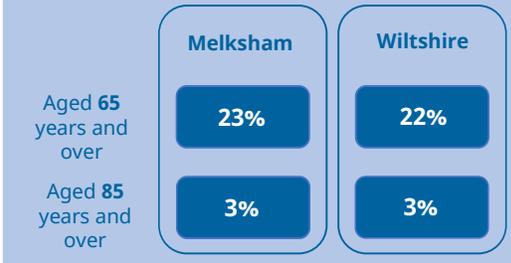


3.4% of the population in this area are **economically inactive due to long-term illness or disability**. The county average is 2.9%.

Ageing population in Melksham community area

Ageing population
 Wiltshire's population is ageing and, while this presents a unique range of challenges, it also provides an opportunity to positively reshape how we view ageing within our own local communities.

Understanding our ageing population
 Proportion of the population in 2021...



By 2040, Wiltshire's population aged 65 years and over is projected to increase by 43%. Currently just over a fifth of the population is in this age range but this is expected to rise to closer to a third.



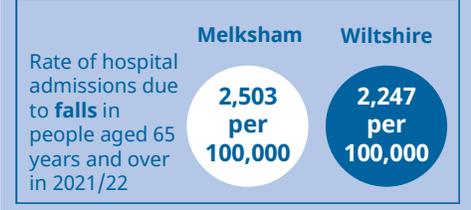
Health
 In 2021, in Melksham, 60% of those aged 65 years and over consider themselves to be in **good health**, compared with 64% in Wiltshire.



The prevalence of **dementia** in this community area was **1.0%** in 2022/23, compared with 0.9% across Wiltshire.



As of 2021, **26%** of people **aged 50 years and over** in Melksham are **disabled** under the Equality Act. This is close to the overall Wiltshire rate (25%).

Care, support and living arrangements
 It is important to consider all factors that influence wellbeing in later life. These can include our neighbourhoods, housing and social care.

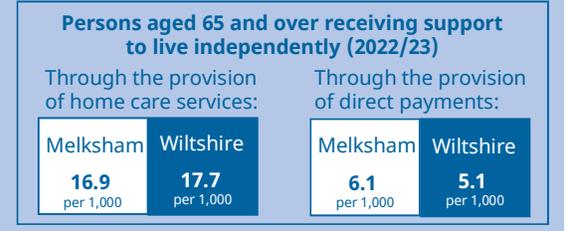
In 2021, **14%** of households in Melksham were composed of people aged 66+ years **living on their own**, the same as the overall Wiltshire rate.



As of 2021, **10.7%** of people aged 65 and over in this community area provided some form of **unpaid care**, and **4.1%** provided over 50 hours per week.



For those that are of state pension age, **7.2%** in Melksham are in receipt of **Pension Credit**, compared with 7.5% in Wiltshire.

Lorraine McRandle

Subject: FW: Footpath between Western Way and Burnet Close

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk <mailto:clerk@melkshamwithout-pc.gov.uk> >
Sent: 06 February 2024 15:50
To: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk <mailto:kingsley.hampton@wiltshire.gov.uk> >
Subject: Re: Footpath between Western Way and Burnet Close

Hi Kingsley
Good to hear that this project is now on the move. I have never had a reply from Allan Creedy.....
We look forward to receiving details in due course.
All the best, Teresa

From: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk <mailto:kingsley.hampton@wiltshire.gov.uk> >
Sent: 06 February 2024 15:27
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk <mailto:clerk@melkshamwithout-pc.gov.uk> >
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk <mailto:office@melkshamwithout-pc.gov.uk> >
Subject: RE: Footpath between Western Way and Burnet Close

Hi Teresa,
Thank you for your submission, I will include it in LCWIP responses.
However, just make you aware, work has started on this scheme and I await preliminary ecology reports and drawings from our contractors.
Once received, I will submit a pre application planning enquiry.

Kind Regards

Kingsley Hampton
Senior Transport Planner
Sustainable Transport

Tel: 01225 713482

www.connectingwiltshire.co.uk <<http://www.connectingwiltshire.co.uk/>>

<<http://www.facebook.com/connectingwiltshire>> <<https://twitter.com/connectingwilts>>

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk <mailto:clerk@melkshamwithout-pc.gov.uk> >
Sent: Thursday, February 1, 2024 5:14 PM
To: Transportplanning <transportplanning@wiltshire.gov.uk <mailto:transportplanning@wiltshire.gov.uk> >
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk <mailto:office@melkshamwithout-pc.gov.uk> >
Subject: FW: Footpath between Western Way and Burnet Close

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Dear Transport Planning team

Please can you take this email request as part of Melksham Without Parish Council's response to the current LCWIP consultation.

With kind regards, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk <<http://www.melkshamwithout-pc.gov.uk/>>

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From: Teresa Strange

Sent: 11 January 2024 16:00

To: Creedy, Allan <allan.creedy@wiltshire.gov.uk <<mailto:allan.creedy@wiltshire.gov.uk>> >

Cc: samantha.howell@wiltshire.gov.uk <<mailto:samantha.howell@wiltshire.gov.uk>> ; nick.botterill@wiltshire.gov.uk <<mailto:nick.botterill@wiltshire.gov.uk>> ; Thomas, Caroline <Caroline.Thomas@wiltshire.gov.uk <<mailto:Caroline.Thomas@wiltshire.gov.uk>> >; Nick.Holder@wiltshire.gov.uk <<mailto:Nick.Holder@wiltshire.gov.uk>> >; [Hubbard, Jon](mailto:Jon.Hubbard@wiltshire.gov.uk) <Jon.Hubbard@wiltshire.gov.uk <<mailto:Jon.Hubbard@wiltshire.gov.uk>> >; Linda Roberts (linda.roberts@melksham-tc.gov.uk <<mailto:linda.roberts@melksham-tc.gov.uk>>) <linda.roberts@melksham-tc.gov.uk <<mailto:linda.roberts@melksham-tc.gov.uk>> >

Subject: Footpath between Western Way and Burnet Close

Dear Allan

The development that is known as Pathfinder Place, by Taylor Wimpey, at Bowerhill (land south of Western Way) in Melksham Without has been completed and occupied now (213 dwellings).

In the s106 (extract attached) is funding for improving the pedestrian and cycle access from Western Way to the town via Burnet Close. This is already a well trod route for residents, especially pupils accessing Melksham Oak school who are walking through the new development and using the new pedestrian crossing further down the A365

at Newall Road. In addition it avoids the circuitous route via the current road works on the main Spa Roundabout that have been taking many months, and are very overdue. The winter conditions are making it almost unusable at present, as its just a muddy track and not surfaced (see attached).

Can you please let us know when the upgrade to the footpath will be put in place, we are yet to see any plans for it (albeit the actual bit to be improved is in Melksham Town and not Melksham Without) or heard anything on it from your team. We note that the s106 funding was received by Wiltshire Council in April 2020, nearly 4 years ago and so members are keen to see this now put in place as the housing is now all occupied. (See below for confirmation of funding paid).

On a wider note, we also want to understand what triggers/mechanisms there are at Wiltshire Council for this to be put in place? Should we be requesting via LHFIG who draw down from the s106 funding, or is this something that your team routinely picks up? This is not the first "pedestrian and cycle improvements" that have been funded by s106 for the parish that we have struggled to get implemented, and only with the intervention and assistance of our Wiltshire Councillors. Perhaps you could explain the process so we know how to work with it?

We look forward to hearing from you.

Kind regards, Teresa

From: Evans, Debbie <Debbie.Evans@wiltshire.gov.uk <mailto:Debbie.Evans@wiltshire.gov.uk> >
Sent: 11 January 2024 15:40
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk <mailto:clerk@melkshamwithout-pc.gov.uk> >
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk <mailto:Nick.Holder@wiltshire.gov.uk> >; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk <mailto:Jon.Hubbard@wiltshire.gov.uk> >
Subject: RE: Footpath between Western Way and Burnet Close

Good afternoon Teresa,

Happy new year.

I can confirm the Pedestrian and Cycleway Improvement contribution has been received by Wiltshire Council. £133,538 was paid on 01/04/2020.

Kind Regards

Debbie Evans
S106 & Community Infrastructure Levy Monitoring Officer
Planning

Tel: 01225 716766
Email: debbie.evans@wiltshire.gov.uk <mailto:debbie.evans@wiltshire.gov.uk>
Web: www.wiltshire.gov.uk <http://www.wiltshire.gov.uk/>
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk <mailto:clerk@melkshamwithout-pc.gov.uk> >
Sent: Thursday, January 11, 2024 2:54 PM
To: Evans, Debbie <Debbie.Evans@wiltshire.gov.uk <mailto:Debbie.Evans@wiltshire.gov.uk> >
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk <mailto:Nick.Holder@wiltshire.gov.uk> >; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk <mailto:Jon.Hubbard@wiltshire.gov.uk> >

Subject: FW: Footpath between Western Way and Burnet Close

Hi Debbie

I hope that this email finds you well... and happy new year.

Can you please confirm that Wiltshire Council are in receipt of this s106 payment please, as attached and below – and the final amount as index linked.

With kind regards, Teresa

From: Teresa Strange

Sent: 10 January 2024 15:46

To: Nick.Holder@wiltshire.gov.uk <mailto:Nick.Holder@wiltshire.gov.uk> ; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk <mailto:Jon.Hubbard@wiltshire.gov.uk> >

Subject: Footpath between Western Way and Burnet Close

Hi Nick and Jon

Further to our conversation earlier Nick, please find extract of the s106 agreement for the Pathfinder Place development – the whole document will be stored online with the original planning application 16/01123.

See the green highlighted bits....

To my reading, there was a sum of £124,000 payable to Wiltshire Council “for pedestrian and cycle improvements between the new toucan crossing on Western Way and the Windsor Avenue/Burnet Close area”.

And this was payable to Wiltshire Council before commencement of development.

Its also index linked so higher than £124k.

Hope it helps!

Kind regards, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

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Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

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