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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, 31 January 2023

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 invited to attend the Planning Committee Meeting which will be held on **Monday, 6 February 2023 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 HERE

Yours sincerely,

Teresa Strange, Clerk



Serving rural communities around Melksham

REVISED 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 Planning Applications:**
 - [PL/2023/00549](#):** 1 The Laurels, Beanacre. Single storey rear extension. Applicants K Borgeat & J Bertelrud **(Comments by 21 February)**
 - [PL/2023/00490](#):** 49 Westlands Lane, Beanacre. Construction of single-storey side and rear extensions, complete with internal alterations and associated external works. Applicant Mr Grose & Miss Rose **(Comments by 20 February)**
 - [PL/2022/09608](#):** Hanger 8, Lancaster Road, Bowerhill. Retrospective permission for the erection of a metal and plastic sheeting 'tent like' structure, to provide improved storage for stone and tiles. Applicant Sarson Stone Group **(Comments by 10 February)**
 - [PL/2023/00188](#):** 178a Brow Cottage, Top Lane, Whitley. Proposed single storey extension, front porch & roof alterations. Applicant Claire Francis **(Comments by 7 February)**
 - [PL/2023/00625](#):** Land adjacent to 1 Eden Grove, Whitley. Reserved Matters application following outline approval PL/2022/05361 (scale, layout, appearance & landscaping only). Applicant Block 9 Developments Ltd **(Comments by 27 February)**
 - [PL/2023/00734](#):** Melksham Football and Rugby Club, Eastern Way. Hedgerow removal. (Comments by 22 February – if not extension granted)
7. **Revised Plans:** To comment on any revised plans received within the required timeframe (14 days)
 - [PL/2022/02749](#):** Land at Semington Road. Reserved matters (Following Outline

Permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road. Applicant David Wilson Homes (**Comments by 10 February**)

8. **Planning Decisions:** To note planning application PL/2022/06389: erection of 3 dwellings on land to rear of 52E Beanacre, Chapel Lane has been withdrawn by the applicant.
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - a) To note response from Technical Planning Support Officer regarding replacement fence at 12 Tangmere Close, Bowerhill.
 - b) To note response from Building Control in relation to planning application: PL/2022/07374: Construction of new lounge area (retrospective) at New Inn, Semington Road
10. **Planning Policy**
 - a) **Neighbourhood Planning**
 - i) To note Minutes of Steering Group meeting held on 25 January 2023 (if received).
 - ii) Update on the Neighbourhood Plan Review & upcoming consultation events and to consider any time critical requests before the next Steering Group meeting.
 - b) Local Plan Review: To note latest update on consultation/adoption timeframe for the Local Development Scheme <https://www.wiltshire.gov.uk/planning-policy-lds>
 - c) National Planning Policy Framework (NPPF) Consultation. To note summary of consultation from Locality with regard to Neighbourhood Plans.
 - d) To note CPRE January 2023 Newsletter including NPPF consultation and update on Future Chippenham Project.
11. **S106 Agreements and Developer meetings: (Standing Item)**
 - a) **To note update on ongoing and new S106 Agreements**
 - i) **Hunters Wood/The Acorns:**
 - To note any updates on footpath to rear of Melksham Oak School
 - ii) **Bowood View:**
 - To receive update on village hall, play area.
 - To note feedback from residents on proposals for a footbridge to the proposed adjacent David Wilson development.
 - To approve location for Wilts & Berks Canal Interpretation Boards.
 - To note update from Julie Cleave re 20mph Speed Limit
 - iii) **Pathfinder Place:**
 - To receive update from Taylor Wimpey on issues eg lights and blocking off of Tedder Gardens.
 - To receive update on Play Area including repositioning of benches
 - iv) **Land East of Semington Road [PL/2022/02749](#):** To note response from Planning Officer on this Council's suggested alternative use of highways s106 funding as A350 pedestrian crossing already improved by Government Active Travel funding 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

From: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Sent: 31 January 2023 13:23
To: Lorraine McRandle
Subject: RE: Revised Plans for 144 Dwellings on Semington Road: PL/2022/02749

Dear Lorraine

The majority of changes are minor in nature – tweaks to verges, gates, walls and pathways etc throughout the site, minor changes to the layout of plots 40-44 are proposed repositioning the houses and parking. A number of the submitted plans are technical in nature ie drainage plans and swept paths for refuse vehicles etc. No major changes are proposed.

Kind Regards

Steven Sims
Senior Planning Officer
Place Directorate
Wiltshire Council
Tel: 01225 770238

From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: 31 January 2023 09:48
To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Revised Plans for 144 Dwellings on Semington Road: PL/2022/02749

You don't often get email from office@melkshamwithout-pc.gov.uk. [Learn why this is important](#)

Hi Steve

Hope you are well.

We note there are revised plans for 144 dwellings on Semington Road.

There are quite a few plans uploaded on the system, please can you let us know what the changes are.

We have a Planning meeting next Monday which will be attended by several residents adjacent to the site.

Thank you.

Lorraine McRandle
Parish Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place, Melksham
Wiltshire, SN12 6ES

Lorraine McRandle

From: Enforcement <Enforcement@wiltshire.gov.uk>
Sent: 18 January 2023 12:52
To: Lorraine McRandle
Subject: RE: 12 Tangmere Close, Bowerhill erection of fencing

Hi

Thank you for your email.

The applicant has 3 years to undertake the works (condition 1) and if the planning officer thought it was necessary they would have conditioned the fence to be replaced and erected within a specified timeframe, so there is nothing we can do to make them do this any quicker.

This may be an issue that that Highways would deal with. The email address is: northernhighways@wiltshire.gov.uk

Unfortunately there is nothing we can do in relation to this.

Thanks

Tracey Charlton
Technical Planning Support Officer

Economic Development & Planning

Wiltshire Council

Tel: 0300 456 0114

Email: tracey.charlton@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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Use of digital technology in planning

**PLANNING
AWARDS 2022
HIGHLY
COMMENDED**

We are Recruiting – click [here](#) for further details

From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: 13 January 2023 10:05
To: Enforcement <Enforcement@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: 12 Tangmere Close, Bowerhill erection of fencing

Lorraine McRandle

Subject: FW: New Inn, Semington Road, Melksham - PL/2022/07374 construction of new lounge area (retrospective)

From: Iles, Louise <Louise.Iles@wiltshire.gov.uk>

Sent: 26 January 2023 14:59

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

Cc: Building Control <buildingcontrol@wiltshire.gov.uk>

Subject: RE: New Inn, Semington Road, Melksham - PL/2022/07374 construction of new lounge area (retrospective)

Dear Lorraine,

Thank you for your email and we appreciate your concerns.

We have been in touch with the owner who is now in the process of submitting a retrospective building regulation application and upon initial inspection we have deemed the cladding not to be a fire concern as it is within its boundary and only faces on to the road and their own garden.

We will of course be looking in to everything in more detail once the application is received.

Many thanks

Louise Iles BSc C.Build E MCABE
Senior Surveyor
Building Control

Wiltshire Council

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To book an inspection please call 0300 456 0113 or book online
at <http://www.wiltshire.gov.uk/planninganddevelopment/planningsubmitaninspectionrequestonline.htm>

[Sign up](#) to Wiltshire Council's email news service

Follow us on Twitter: [Wiltshire Building Control](#)

From: Building Control <buildingcontrol@wiltshire.gov.uk>

Sent: 24 January 2023 16:34

To: Iles, Louise <Louise.Iles@wiltshire.gov.uk>

Subject: FW: New Inn, Semington Road, Melksham - PL/2022/07374 construction of new lounge area (retrospective)

Hi Louise,

I've had a look in our system and can't see anything for this one.

Can you advise if there's any action we will need to take please?



YOUR VOICE YOUR MELKSHAM SHAPE YOUR TOWN



REMINDER - CONSULTATION STARTS SOON



PUBLIC CONSULTATION EVENTS

COMMUNITY CONSULTATION

Come to the Melksham Community Campus for an exhibition of display boards with a chance to chat in-person

THURSDAY 9TH FEBRUARY 4pm-7pm

FRIDAY 10TH FEBRUARY 11am-5pm

SATURDAY 11TH FEBRUARY 10am-12 noon



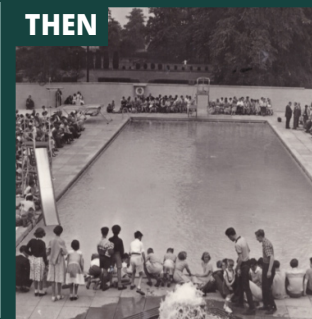
Consultation boards will then be on display in the campus and town hall from early February to early March.

Where you will be able to comment directly on proposals.

STAKEHOLDER EVENT Tuesday 7th February. For town centre businesses focusing on the town centre masterplan
Register your interest at linda.roberts@melksham-tc.gov.uk 01225 704187

HEAR MORE ABOUT THE PLAN IN THE CELEBRATE MELKSHAM PODCAST

WHAT NEXT FOR THE TOWN CENTRE?

<p>THEN</p> 	<p>NOW</p> 	<p>2036</p> <p>?</p> <p>WHAT WILL HAPPEN TO THE OLD LIBRARY SITE?</p>	<p>THEN</p> 	<p>NOW</p> 	<p>2036</p> <p>?</p> <p>WHAT WILL HAPPEN TO THE BLUE POOL SITE?</p>
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A draft Town Centre Master Plan has been produced by consultants who have taken an holistic, independent approach. They have examined the town's Economy and Vitality, its Culture and Distinctiveness, its Connections and Accessibility, the quality of its Public Realm, and its

Heritage and Townscape; all set against the pressing agenda of Sustainability and Climate Change.

There is also the possibility of some Town Centre Regeneration Site opportunities with vacant sites in the town centre, including those recently vacated as part of

the Campus project; they may provide identified/ allocated housing to meet local needs.

We are seeking your views on the draft plan with a special event planned for town centre businesses to start the process, closely followed by community consultation.

WHAT IS IT ABOUT - TOWN CENTRE • DESIGN • GREEN SPACES • HERITAGE

KEEP IN TOUCH

Information on the progress on the review of the Melksham Neighbourhood Plan can be viewed on the dedicated website www.melkshamneighbourhoodplan.org and dedicated Facebook page. You can sign up to the mailing list by contacting any officer at the Town or Parish Council or by clicking the link on the website. If you are not online, please contact either of the councils who can provide written updates. Look out for further consultation and engagement opportunities advertised in the Melksham News regularly.

- Sign up for the mailing list
- Visit the website which is regularly updated www.melkshamneighbourhoodplan.org
- Follow the Facebook page [MelkshamNeighbourhoodPlan](https://www.facebook.com/MelkshamNeighbourhoodPlan)
- Attend future consultation events
- Read regular updates in the Melksham News

IN PERSON

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linda.roberts@melksham-tc.gov.uk
Tel: 01225 704187

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APPENDIX A: Document Profiles

DEVELOPMENT PLAN DOCUMENT PROFILES	
Wiltshire Local Plan Review (2020-2038)	
Role and subject	<p>The purpose of the review of the adopted Local Plan will be to assess the future levels of need for new homes (including market, affordable and specialist housing)⁹ and employment land over the period 2020 to 2038 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.</p> <p>It will involve considering if the existing adopted development strategy remains relevant, identifying new site allocations relating to housing and employment together with supporting services and infrastructure.</p> <p>It will not be the purpose of the review to change or remove strategic objectives or policies that remain in accordance with national policy and support the delivery of sustainable development.</p> <p>The review will also include:</p> <ul style="list-style-type: none"> targeted updating of existing Wiltshire Core Strategy development management policies to ensure their continued consistency with national policy; the introduction of further detailed development management policies as part of a review of the saved development management policies not replaced by the Wiltshire Core Strategy; and developing additional locally distinctive policies to plan positively for all town centres in Wiltshire consistent with national policy.
Geographical coverage	Wiltshire (excluding Swindon)
Document type/status	Development plan document
Chain of conformity	National policy
Timetable	
Stage	Dates
Initial consultation on the scope of plan	Commenced November 2017
Plan preparation (including evidence gathering and informal consultation, with public consultation completed Qtr 1 2021)	Over the period Qtr 1 2018 to Qtr 2 2023
Publication of plan for pre-submission consultation and preparation for submission following consultation	Qtr 3 2023 - Qtr 2 2024
Submission to Secretary of State	Qtr 2 2024
Examination (including hearing and receipt of Inspector's report)	Commencing Qtr 2 2024
Adoption	End Qtr 4 2024

⁹ A separate Development Plan Document will address Core Policy 47 'Meeting the needs of Gypsies and Travellers'

NPPF consultation: a summary

As part of its commitment to levelling up across the country (see [2022 Levelling Up White Paper](#) and the [Levelling-up and Regeneration Bill \(the Bill\)](#)), the Government is [consulting until 2 March 2023](#) on how it might develop new and revise current national planning policy to support its wider objectives. This includes a series of specific changes to the NPPF as well as a wider range of proposals on key issues, including the envisaged role for National Development Management Policies (NDMPs).

A fuller review of the NPPF was also announced, which is likely to take place following the implementation of the government's proposals for wider changes to the planning system, including the Levelling-up and Regeneration Bill.

Below is a high-level summary of the consultation to help you get a sense of some key proposals that are particularly relevant to neighbourhood planning and community engagement in the planning system.

1. Supporting neighbourhood planning

Boosting the status of neighbourhood plans

Currently, the NPPF protects neighbourhood plans from the presumption in favour of sustainable development in circumstances where a local planning authority's (LPA) local plan is out of date, by stating that "the adverse impacts of allowing development that conflicts with the neighbourhood plan is likely to significantly outweigh the benefits". However, this only applies if certain conditions are met. Where the conditions are met the relevant policies in a neighbourhood plan can still carry weight, despite the local plan being out of date.

The Government proposes to amend these conditions so that more neighbourhood plans can continue to carry weight in local planning decisions for longer. This includes extending the protections outlined above to neighbourhood plans that are up to 5 years old, instead of the current requirement of the plan being less than 2 years old.

The condition that requires the LPA to have at least a 3-year housing land supply and 45% of housing delivery over the past 3 years would also be removed, meaning that even neighbourhood plans in areas with low housing delivery and supply would benefit from this protection.

Additionally, even older neighbourhood plans will be more likely to benefit from increased protection as a result of proposals to remove the requirement for LPAs with an-up-to-date local plan to continually provide a 5-year housing land supply. This is because they will not be subject to the presumption in favour of sustainable development as often as they currently are, as long as the local plan for their area is up to date (see section 4. below for more details).

Introducing a new neighbourhood planning tool

As part of the Levelling Up and Regeneration Bill, the Government plans to introduce a simplified version of neighbourhood plans called “neighbourhood priorities statements”. Although this consultation does not make any specific proposals in relation to this new tool, it does allude to it as a means for communities to “formally input into the preparation of local plans”. It is important to note that this won’t replace neighbourhood plans as we know them, it is just an alternative.

2. Introducing National Development Management Policies

As part the Levelling Up and Regeneration Bill and following further consultation, the Government plans to introduce a series of nationally set policies aimed at decision-making on planning applications. These National Development Management Policies (NDMPs) would be given the same statutory weight as local development plans in certain planning decisions and could be a material consideration (i.e. relevant and that need to be considered) in some other planning decisions.

Current development management policies in the NPPF are significant material considerations, but do not have any statutory status. The Government proposes to use these policies as the starting point for creating NDMPs and welcomes views on other topics that should be added. It is proposed that NDMPs are set out in a separate document to the NPPF. The NPPF would be refocused on principles for plan making and would continue to act as material consideration and not carry statutory weight.

It is proposed that NMDPs will not impinge on local policies for shaping development nor directing what land should be allocated for. New development plans would not be able to include policies which duplicate or are inconsistent with NDMPs, but proposals retain scope for LPAs and local communities to produce their own policies on distinctly local issues. Where there is a conflict between them and development plan policies when making a decision on planning applications, NDMPs would take precedence.

3. Simplifying local plan making

The Government proposes to simplify the tests of ‘soundness’ through which local plans are examined, so that they are no longer required to be ‘justified’. They intend to do this to allow a more proportionate approach to local plan examination. Instead, local plan examination would assess whether the LPA’s proposed targets meet needs so far as possible, taking account of other policies in the NPPF, and whether they are effective and deliverable.

Proposed changes also require LPAs to meet their objectively identified housing need “so far as possible”, instead of the current requirement that this is met “as a minimum”. The need for local plans to be informed by agreements with other authorities so that unmet need from neighbouring areas is accommodated would also be removed.

4. Assessing housing need and delivery

Updates to the housing land supply requirements

Currently, LPAs are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years’ worth of housing against their local housing requirement. When an LPA cannot demonstrate that they have identified such supply, its policies are considered out of date and the presumption in favour of sustainable development kicks in.

The Government is proposing that LPAs with a housing requirement in their local plan that is less than 5 years old (or that has been reviewed and found not to require updating) will no longer need to continually demonstrate a deliverable five-year housing land supply for their local plan to be considered up to date.

Updates to the Housing Delivery Test

The Housing Delivery Test currently measures the number of homes built within an LPA area against the number of homes required. If delivery of built homes is below 75% of the housing requirement over the previous 3 years, the local plan is considered out-of-date and the presumption in favour of sustainable development applies.

To avoid unfairly penalising LPAs where slow housing delivery results from developer behaviour, the Government proposes that permissions for housing development are counted in as part of the Housing Delivery Test, in addition to the number of homes delivered. This means that the presumption in favour of sustainable development would not apply as a consequence of under-delivery if an LPA can demonstrate that there are ‘sufficient’ deliverable permissions to meet its housing need requirement.

Adapting housing need figures to local circumstances

The Government aims to clarify when it is acceptable to bring forward a local plan that does not meet locally identified housing needs in full. This includes proposing that clear evidence of past over delivery (in terms of permissions) may be deducted from the total housing requirement in the new plan. Proposals also clarify that LPAs are not required to undertake Green Belt reviews in order to find land on which to meet housing need, and specify that if housing need can only be met by building at densities that would be significantly out of character with the area (taking account of design guides or codes), then this may justify them not meeting their housing need in full.

Further proposals clarify that the outcome of the [standard method for assessing local housing need](#) (the Government formula set out to identify the minimum number of homes expected to be planned for locally) is a non-mandatory, advisory starting point and that there may be exceptional circumstances relating to geographical and demographic local characteristics which justify an alternative approach to assessing housing need.

5. Affordable housing and housing market diversification

Supporting the role of community-led housing groups

Proposed NPPF changes encourage LPAs in rural areas to support development proposals from community-led housing groups. Views are sought on what further changes could facilitate community-led development of good-quality affordable homes, particularly on exception sites.

Giving more weight to social rent homes

The Government intends to make changes to the NPPF to clarify that LPAs need to give greater importance in planning to social rent homes, both when addressing their overall housing requirements and when making planning decisions to encourage more homes of this type. Views are sought on this proposal and so are suggestions on the best mechanisms to deliver it.

Encouraging the use of small sites

Initial views are sought on whether, and how, the NPPF could be strengthened to encourage greater use of small sites, particularly in urban areas to speed up housing delivery (particularly affordable housing) and help diversify the house building market.

6. Tackling slow build out and developer accountability

In response to concerns about the pace at which some sites with planning permissions are progressing, a series of measures are proposed, including NPPF changes clarifying

that delivery can be a material consideration in planning applications (meaning that applications proposing a slow delivery rate may be refused).

Views are also sought on ways to improve developer accountability to ensure that “bad developers cannot continue to play the planning system”. This includes the option of enabling LPAs to consider past irresponsible behaviour a material consideration when determining planning applications, or to decline to determine applications where the applicant has a demonstrable track record of past irresponsible behaviour.

7. Promoting beauty and design quality

Proposed changes to the NPPF confirm that the primary means of assessing and improving the design of development should be through the preparation of a design code in line with the National Model Design Code. In order to support effective enforcement of design guides and codes, further proposed changes state that LPAs should ensure relevant planning conditions refer to clear and accurate plans and drawings providing visual clarity about the design of the development and use of materials. The Government also recognises the important role of gentle densification via upward extension in achieving well designed places (particularly mansard roofs) and is proposing that this is better reflected in the NPPF.

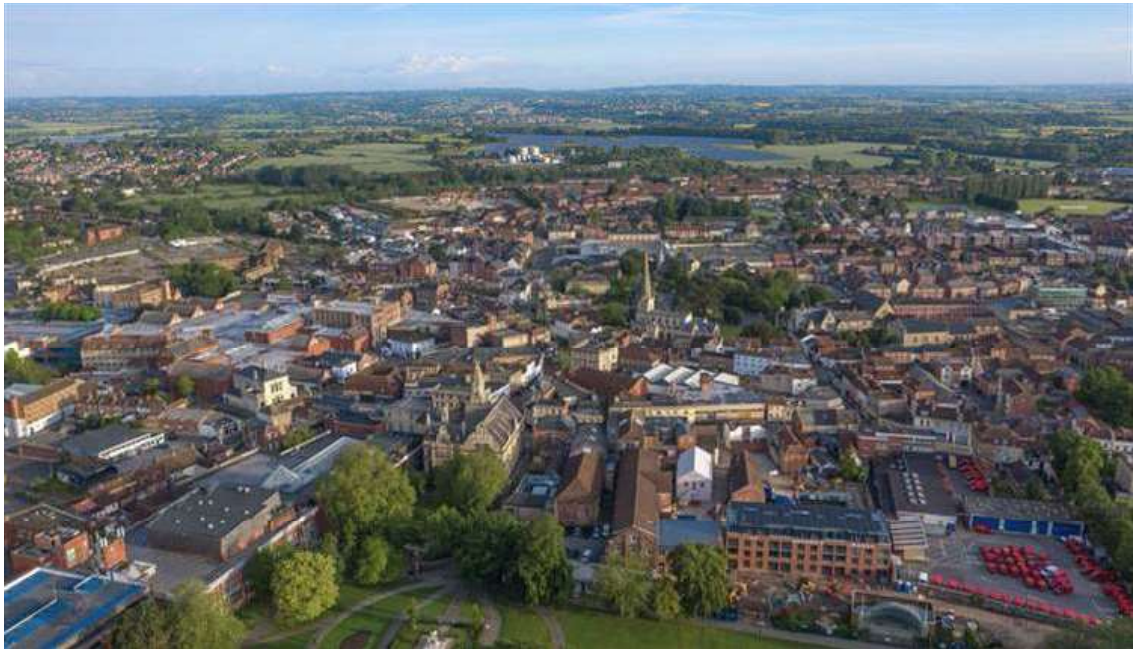
8. Supporting a localist approach to onshore wind development

Currently, permission for wind energy development involving turbine(s) can only be granted through designation in the development plan. In order to better reflect views of local communities, proposals include giving LPAs the option to grant permission for this type of development through Local Development Orders, [Neighbourhood Development Orders and Community Right to Build Orders](#), provided it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and that the proposal has demonstrable community support.

9. Setting out a timeline for transitional arrangements

The fully reformed plan making system is set to be introduced in late 2024, following further consultation. In the meantime, the Government intends to update national policy in Spring 2023 to reflect proposed changes set out in the current consultation.

It is proposed that plan makers have until 30 June 2025 to submit their Local Plan, Neighbourhood Plan, and other local development plan document for examination under the existing legal framework. LPAs and community groups that do not meet this deadline will need to prepare plans under the new plan-making system. It is also specified that made neighbourhood plans prepared under the current system would continue to remain in force under the reformed system until they are replaced.



Update from our chair, Anne Henshaw

The National Planning Policy Framework (NPPF) prospectus consultation was published on 22nd December. CPRE will have a national response, but of course individual branches can respond if they wish.

We still do not know whether Wiltshire Council (by not having an up-to-date Local Plan) will benefit from the proposed reforms within the next year. We are waiting to get confirmation from the Strategic Planning Office as to whether they will be included in those authorities who qualify as “transitional” authorities and, if they do, whether they can benefit with effect from the time the changes are included in the revised NPPF.

On first read it seems as though the consultation is trying to construct wording which will effectively undo all the announcements on reforms trumpeted by Michael Gove.

The Ashton Park and West Ashton/Yarnbrook relief road application, first submitted in 2015, which went to the Strategic Planning Committee (SPC) as an outline application in 2018 and again in 2021, turned up again at the SPC on

11th January. This time the developers want a further six months' extension to conclude legal agreements, re-negotiate terms with the landowners from whom they are buying the land because they have viability issues and address concerns about the downturn in the housing market.

This was trumpeted in 2015 as Wiltshire's main strategic housing and employment site with a wonderful new road which would solve all of the Trowbridge central and southern problems and move Wiltshire towards its Holy Grail of the dual carriageway A350 from M4 to A303.

It does not look as if it is going anywhere in its present form soon. Sadly the subtleties of the issues surrounding this proposal seem to be beyond many of the members of the Strategic Planning Committee.

On 11th November Wiltshire Council Highways senior officer, Steve Wilson, gave a presentation with an Atkins senior engineer and Atkins environmental consultant, about the dualling of the A350 to the west and south sides of Chippenham.

This is £32m of Department for Transport funding with Wiltshire paying 15%. The elephant in the room is the silence, or only bare hints, on what happens to this mega road once it reaches the roundabout before Lackham College. After that, the road reverts to single carriageway and goes very close to Lacock and through National Trust land. This sliver of old road then continues towards Melksham where there are plans for a bypass to the east. More tens of millions of pounds. However, there is growing opposition to the concept of a Melksham bypass, as there was to the Chippenham eastern "link" road.

Moreover, the government is reviewing its road funding programmes and, although Chippenham, Melksham and Trowbridge were all offered Housing Infrastructure Fund (HIF) funding, the Chippenham deal has been withdrawn

and the Trowbridge one closes at the end of March, raising questions about whether that will also be lost.

Levelling-up and Regeneration Bill and Proposed changes to the National Planning Policy Framework (NPPF) by Kate Fielden

CPRE Wiltshire has been campaigning for some time over the lack of a five-year housing land supply (5YHLS) in Wiltshire, i.e., the target allocated by Government of the number of houses to be built in each county over a five-year period.

A briefing note on the current 5YHLS for Wiltshire (which now stands at 4.72 years' supply) can be seen [here](#).

Under current government policy, the National Planning Policy Framework (NPPF), developers can use the lack of a full housing supply figure to argue the case for developments which might otherwise not receive permissions, notably outside the limits of development of a town or village.

This has led to sprawling developments on the edges of some of our larger settlements, even where the agreed Neighbourhood Plan has not specified that development should be allocated. We have written to our Wiltshire MPs on this issue to ask them to support relevant proposed amendments to the Levelling-up and Regeneration Bill which is currently going through its Parliamentary stages.

We were very pleased to learn that changes would be made to the Bill to make the 5YHLS a discretionary instead of mandatory consideration. CPRE Wiltshire will be following the progress of the Bill to ensure that this change is

incorporated.

At the same time, consultation has been initiated on changes to the NPPF which sets out the government's policy on planning, including the 5YHLS. Again, CPRE will engage in this consultation at Branch and National levels in our efforts to ensure that the NPPF is revised to echo the assurances now given in respect of the Bill, specifically in relation to the 5YHLS but also in respect of other CPRE concerns.

An update on Chippenham by Helen Stride

The only aspect of Future Chippenham that has been consulted on is the Homes England Housing Infrastructure Fund (HIF). Everything else is aspirational. Of the £12 m of public money that has been spent, £11.55m has been spent on the HIF. £9.14m of this has been 'written off' by Homes England.

Future Chippenham at this stage is about unlocking land for development. Housing numbers will not be agreed until regulation 19 of the Local Plan in the autumn. Given that Wiltshire Council has always said that the HIF was an essential part of unlocking the land on the southern site, and for their plan for infrastructure led development, it is difficult to see how Future Chippenham, as we understand it, can proceed without the HIF.

Wiltshire Council has lost £12m of public money, it has a debt of £3m and the future of 'Future Chippenham' is in question. Wiltshire Council has admitted that approximately £2m of their debt must come from capital receipts. It is sitting on the family silver that it now needs to sell for development. What's more, accessing the land requires very expensive infrastructure. This would test the most experienced land speculator.

Lorraine McRandle

From: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Sent: 01 February 2023 16:21
To: Teresa Strange
Cc: Lorraine McRandle; Murphy, Robert
Subject: RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Teresa,
The ecological report has been received and is with our senior ecologist for review.
We are waiting on a lighting report and quotation and a review of path construction due to geological and future maintenance considerations.

Initial funding estimations for the project have risen significantly and this has been raised internally through the Active Travel Steering group. I await the outcome of those discussions.

Kind Regards

Kingsley

Kingsley Hampton
Senior Transport Planner
Sustainable Transport

Wiltshire Council

Tel: 01225 713482



www.connectingwiltshire.co.uk



From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 30 January 2023 18:14
To: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Kingsley
Any progress update on the footpath please, including on the ecology reports?
Thanks Teresa

From: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Sent: 09 January 2023 15:58

Teresa Strange

From: [REDACTED]
Sent: 31 January 2023 18:27
To: Andy Thompson
Cc: South West - Customer Care; Anne-Louise Pam; Shona Holt; Teresa Strange; Niall Conlon
Subject: Telford Drive Corner
Importance: High

Hi Andy

Apologies for bothering you again on this. As indicated in my last email yesterday (Monday). You will have gathered from that that the problem occurred again yesterday.

In the light of not having received a reply to my original complaint, I have raised the issue with Wiltshire Council again today (Tuesday PM)

Can you kindly forward the attached photos to your Waste Dept contact.

Thanks in anticipation.

2nd occurrence.



1st occurrence



Lorraine McRandle

From: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Sent: 31 January 2023 16:23
To: Lorraine McRandle
Cc: Teresa Strange
Subject: RE: 20 mile roundels for Taylor Wimpey, Pathfinder Place development

Hi Lorraine,

Yes Bowood View should also be subject to a 20mph limit. The signs need to be installed during the maintenance period and we are not quite there yet. We shall remind the developer of this obligation.

Kind regards,

Julie Cleave MCIHT
Highways Development Control Engineer (Level 3)
Sustainable Transport
(Part time: Mon – Thurs)

Wiltshire Council

Tel: 01225 713463
Email: Julie.Cleave@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Sent: 25 January 2023 15:16
To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: FW: 20 mile roundels for Taylor Wimpey, Pathfinder Place development

Hi Julie

Member's at a recent Highway's meeting had sight of your email below clarifying Pathfinder Place was subject to a 20mph zone and it was queried if the new Bowood View development off Semington Road was also subject to a 20mph speed limit, if all new developments were subject to such restrictions.

Please can you clarify if this is the case.

Look forward to hearing from you.

Best regards

Lorraine McRandle

Subject: FW: Bowood View Interpretation Boards
Attachments: Bowood View Interpretation 2.docx

From: paul lenaerts <paul.lenaerts@wbct.org.uk>
Sent: 22 January 2023 23:01
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Marilyn Trew <marilyn.trew@wbct.org.uk>
Subject: Bowood View Interpretation Boards

Hi Teresa,
Following our excursion yesterday I am attaching a map showing proposed locations of the two boards. I think you already have the designs and know that they are 2ft x 3ft mounted on wooden posts. I am expecting to receive these next week and will be organising installation once location is approved.

Well done on the organisation yesterday – all worked very well !

Cheers,
Paul

Paul Lenaerts
Project Manager
Wilts & Berks Canal Trust
H: [REDACTED]
M: [REDACTED]

wbct.org.uk

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Office telephone: 08452 268567
Registered charity NO: 299595



Two interpretation boards are proposed to go at locations marked with a red dots above, on the grass verge midway between the hedge and the kerb line.

Teresa Strange

From: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Sent: 30 January 2023 11:20
To: Holder, Nick
Cc: Keith Simmons - TW Bristol; Hannah Hart - TW Head Office; Teresa Strange
Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 11th Jan 2023

Dear Nick,

The temporary lighting towers were removed on Thu 19th Jan.

Works to install the refuge island and the associated works in the cycleway excluding the final wearing surfacing at Tedder Gardens / Pathfinder Way are currently being undertaken which we anticipated will be completed in the next two weeks.

Let me know if you need anything else / have further questions.

Kind Regards,
Philip
Tel. 07775 663 210

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 23 January 2023 09:56
To: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>; clerk@melkshamwithout.co.uk
Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 11th Jan 2023

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Hi Philip,
Thanks for the update, great to see progress is being made. When do you think the temporary light equipment will be fully removed as I think it is still in situ? I attach a couple of photos from the end of Tedder Gardens at the Pathfinder Way end, where the work is nearly finished. When do you think the final bits will be done and the barriers removed?

Nick

Nick Holder
Cabinet Member for Environment and Climate Change
Councillor for Bowerhill
Deputy Chair Melksham Area Board
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

Wiltshire Council

Tel: 07931 905520
Email: nick.holder@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Sent: 16 January 2023 17:21
To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>
Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 11th Jan 2023

Nick,

Sorry for the delay in reply.

The remaining leg of streetlighting was made operational last Friday (i.e. Friday 13 Jan). For completeness, there are 4nr. streetlights that are not working across the various lighting zones. Columns 120/67, 5/178, 139/2A and 5/166. The remedial works to rectify these lights are booked in to ensure these remaining lights are energised.

We are currently seeking a date for the footpath link between Tedder Gardens and Birch Grove to be confirmed. We have already instructed for the works to be undertaken at the earliest opportunity.

I'll keep you informed as matters progress.

Kind Regards,
Philip
Tel. 07775 663 210

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 16 January 2023 17:00
To: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>
Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 11th Jan 2023

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Hi Philip,
Just wondering if you have an update for me as I have a meeting about this issue tonight.
Thanks

Nick

Nick Holder
Councillor for Bowerhill
Deputy Chair Melksham Area Board
Cabinet Member for Environment and Climate Change
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

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From: Holder, Nick

Sent: 11 January 2023 14:05

To: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>; Teresa Strange <clerk@melkshamwithout.co.uk>

Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>; Susan Beaton - TW Bristol <Susan.Beaton@taylorwimpey.com>; Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>

Subject: RE: Pathfinder Way Melksham plan app-16/01123/out Update on 11th Jan 2023

Importance: High

Hi all,

Hope you had a good Christmas and New Year and did not suffer from the lurgy which has been doing the rounds?? I was ill from 17th Dec until about the 3rd Jan.

Philip, I very disappointed and surprised the two points below which you replied to on 15th November don't deem to have moved forward. I was out on Pathfinder last night and it is clear the last set of street lights have still not been commissioned. Would you be able to let me have the latest position please.

There are a few other matters I would like to mention to the TW team if that is ok?

- *There is still at least one set of street lights, on the Melksham side of the A365 after the main roundabout, which still does not have a permanent fix. Clive is aware, but has not yet been able to let us have a definitive date as to when these will be completed. Is there any update please?*
The trenching works for these remaining streetlight columns was complete last week. Centregreat are on site this week to complete the installation of the streetlight columns. SSEN are then scheduled to carry out the cabling by the end of November. SSEN will then follow on with the jointing so the lights should be operational by the first / second week in December.
- *Within the planning consent, a cycle path at the top of Tedder Gardens, to connect to the rest of Bowerhill was to be created. At the moment, I cannot see any progress on this path, are you able to update on this please.*
We are currently liaising with Wiltshire Highways to install the footpath link between Tedder Gardens and Birch Grove as it goes across their land. Once we have concluded this dialogue we will seek to install the link.

Many Thanks,

Nick

Nick Holder

Councillor for Bowerhill

Deputy Chair Melksham Area Board

Cabinet Member for Environment and Climate Change

Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

Tel: 07931 905520

Email: nick.holder@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>

Sent: 16 November 2022 15:26

To: Teresa Strange <clerk@melkshamwithout.co.uk>

Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>; Susan Beaton - TW Bristol <Susan.Beaton@taylorwimpey.com>; Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: RE: Pathfinder Way Melksham plan app-16/01123/out New requests from Melksham Without Parish Council

Dear Teresa,

Thank you for your correspondence below. I have added comments in **red text** against each point for ease of reference.

Let me know if you have any further questions.

Kind Regards,

Philip

Tel. 07775 663 210

From: Teresa Strange <clerk@melkshamwithout.co.uk>

Sent: 15 November 2022 17:19

To: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>

Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>; Susan Beaton - TW Bristol <Susan.Beaton@taylorwimpey.com>; Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: Pathfinder Way Melksham plan app-16/01123/out New requests from Melksham Without Parish Council

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Dear Philip

I write with a couple of new requests for some planting please and a couple of requests for updates on things outstanding from the parish council point of view.

1. The parish council are planting some 10-12ft high trees in the parish to commemorate the Queen's Jubilee Year in 2022 and wondered if you would be happy for one to be planted on the Pathfinder Place development as its been mainly occupied in the Jubilee year.

We would certainly support this request. We just need to be careful where the tree is planted subject to the species so that we can ensure its mature state does not cause any problems with adjacent elements such as homes, roads, footpaths, sewers, drainage, services, etc.... Given the amount of Public Open Space at Pathfinder I am sure we will be able to find a suitable location to suit all of the necessary considerations. If

you can let me know if you have any specific locations in mind and the type of tree being proposed so that we can move this request forward.

2. The parish council have received a complaint about the proximity/rear appearance of the public art on Pathfinder Place to a neighbouring property in your development, and residents have expressed an opinion that the public art would look better with some dark background behind it to set it off. The parish council would therefore like to request some dark green evergreen planting to go behind the public art, thus providing a backdrop to improve the aesthetics of the art, and to provide a barrier between the art and the. Would this be something that Taylor Wimpey would be happy to do when on site replacing dead planting?
Again we would not have any objections to this request. I'll liaise with the necessary parties to gauge their views in anticipation for implementing the additional planting to provide a 'backdrop' for this art feature.
3. Where are we with the adoption of the play area by the parish council? we understand that a couple of bits need doing, but otherwise we are ready to adopt
The final elements requested have already been instructed. The contractor undertaking the works has ordered the items to be installed with an anticipated delivery date of end Jan. Once the items are received they will be installed which is likely to be early February following which the final inspection by yourselves / Wiltshire will be undertaken with the anticipation of a 'Certificate of Completion' (or similar) being issued to trigger the legal transfer of the Play Space to the Parish.
4. Where are we with the provision of some life buoy rings at the attenuation pond, as agreed with Clive Aveyard?
The life buoy rings have been ordered and we are currently seeking an installation date from the contractor.

With many thanks, Teresa



Teresa Strange

Clerk

PLEASE NOTE THE NEW ADDRESS:

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire
SN12 6ES
01225 705700

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Lorraine McRandle

Subject: FW: Photos

From: Nick Holder <nick.holder2@btinternet.com>

Sent: 23 January 2023 09:48

To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: Photos

Nick Holder





[REDACTED]

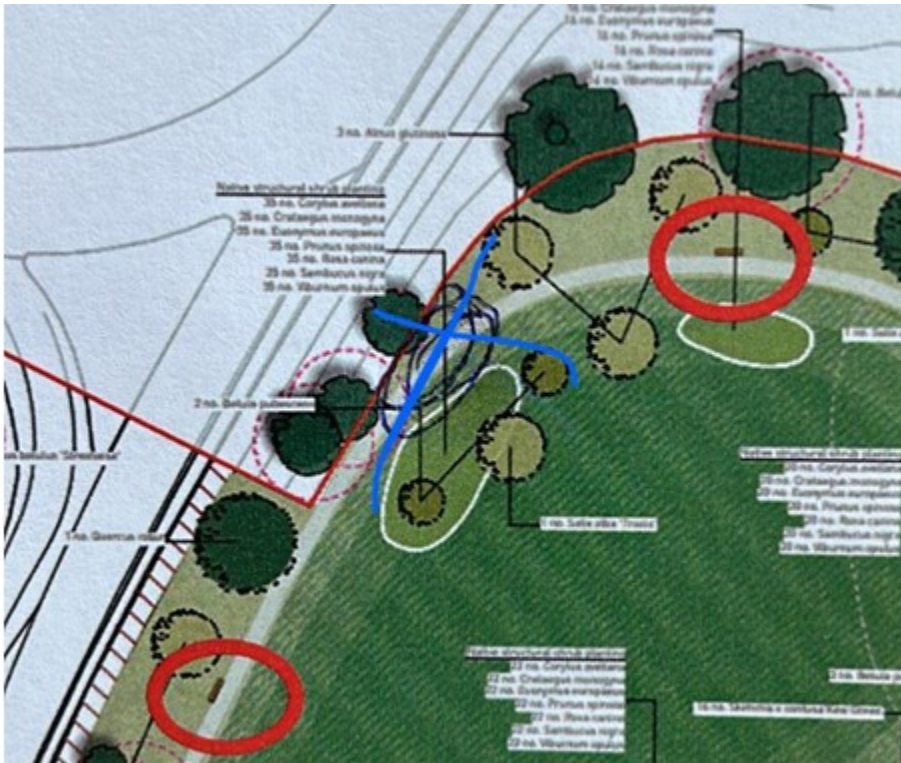
Sent from my iPhone

Teresa Strange

From: Ben Jones <bjones@proludic.co.uk>
Sent: 26 January 2023 11:15
To: Clive Aveyard; Teresa Strange
Subject: RE: Bench Location Tweak

Morning both

Thanks for your help – benches now to be located on blue x's inline with conversations this morning



Many thanks

Ben

From: Clive Aveyard <cliveaveyard@outlook.com>
Sent: 26 January 2023 10:29
To: clerk@melkshamwithout-pc.gov.uk
Cc: Ben Jones <bjones@proludic.co.uk>
Subject: FW: Bench Location Tweak

Teresa,
Please see email below.
I think Ben's suggestion will work quite well.
Please advise asap as they are on site today and are hoping to complete their works.
Any queries please give me a call on 07974130735.

Regards

Clive

From: Ben Jones <bjones@proludic.co.uk>
Sent: 26 January 2023 10:17
To: Clive Aveyard <cliveaveyard@outlook.com>
Subject: Bench Location Tweak

Teresa Strange

From: Teresa Strange
Sent: 31 January 2023 17:45
To: jo.madeley@wiltshire.gov.uk; Cleave, Julie
Cc: Lorraine McRandle; Jonathon. Seed (jonathon.seed@wiltshire.gov.uk); Wiltshire, Mark; Nick.Holder@wiltshire.gov.uk
Subject: FW: s106 highway contribution - PL/2022/02749 Land at Semington Road Reserved matters
Attachments: Walking route for those from East of Semington Road for 144 dwellings and proposed new footpath along Western Way.docx

Dear Jo and Julie

I am contacting you following the advice of Steve Sims below.

The parish council have been raising this for several months now.

Before Christmas I sent to Mark Wiltshire, who we thought was responsible for highway planning issues but have not heard anything back.

Please see below and attached which we hope is self explanatory.

We note that the request for this safe walking route has also been requested by the parish council for the following planning applications, also on Semington Road.

PL/2022/08155 Land to the west of Semington Road – at outline application stage (objected to by parish council) (behind appeal site below)

2020/07334/OUT Land to the west of Semington Road approved at appeal, about to have reserved matters submitted (behind Townsend Farm)

Be pleased to speak to anyone on how we can move this forward..... We really don't want the developer to be left off paying £200,000!! And can really see the need for a safer route for the children to walk to the proposed new school.

With many thanks,
Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS:

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

From: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Sent: 31 January 2023 11:14
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Subject: RE: s106 highway contribution - PL/2022/02749 Land at Semington Road Reserved matters

Dear Lorraine

Advice from the council's legal team confirms that the owner of the site would have to agree to enter into a legal agreement and amend the existing s106 agreement in relation to the Semington Road outline permission 20/01938/PUT (with a deed of variation/ or unilateral undertaking) in order to use the unspent highways contribution on another relevant project. The previous agent for the above development who has left the company (new contact is Cecelia Hughes – cecelia.hughes@dwh.co.uk) confirmed David Wilson Homes position but advises they will not agree to pay legal fees. Please note the above contribution /money is not with the council and advice from the legal team is that the developer has no obligation to spend it elsewhere as it was a council decision to use other money for the allocated scheme.

Following a discussion with my team leader it is our opinion that this matter will need to be progressed by the Parish as the involvement of the planning department is limited to the ongoing reserved matters application. In term of the progress of the above application amended plans have been received and I have re consulted neighbours and some technical consultees. However it is my opinion that completion of the reserved matters application should not be considered dependent on completion of the revised s106, as it was a council decision to spend other money on the allocated project and the developer is not at fault on this matter.

I therefore advise that you contact the councils legal manager Jo Madeley, who can be contacted on – jo.madeley@wiltshire.gov.uk and seek further legal advice on how to proceed with the above. In addition you will need to liaise with the council highways officer who is leading on the Semington Road application – Julie Cleave. Julie is currently looking into related highways projects that the unspent highways contribution can be spent on. Julie can be contacted on – julie.cleave@wiltshire.gov.uk.

I would be happy to discuss this further if necessary and I trust the above helps.

Kind Regards

Steven Sims
Senior Planning Officer
Place Directorate
Wiltshire Council
Tel: 01225 770238

From: Lorraine McRandle <office@melkshamwithout.co.uk>
Sent: 23 December 2022 12:39
To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>; Wiltshire, Mark <mark.wiltshire@wiltshire.gov.uk>
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Stansby, Mark <mark.stansby@wiltshire.gov.uk>; Alan Baines <alan.baines@melkshamwithout.co.uk>
Subject: FW: s106 highway contribution - PL/2022/02479 Land at Semington Road Reserved matters

Dear Steve

Further to correspondence below with Teresa, the Parish Council discussed this when they met with representatives of David Wilson Homes earlier in the week who said they were happy to consider other options for the £200,000 Highway Contribution, depending on how the Section 106 Agreement was worded (as they have brought the site since outline permission was granted)

The Parish Council therefore considered some alternative highway improvements with the following suggestions:

1. Installation of a footpath along the A365 on Western Way on its Southern side to meet the existing footpath provided as part of the Pathfinder Way development and to provide a Toucan crossing from

the current traffic island adjacent to Conway Crescent. (Map attached) – please note that there are also two live planning applications that the parish council are also suggesting contribute to this footpath, both applications are on Semington Road ie 20/07334/OUT for 50 dwellings which was won on appeal and will shortly be going to Reserved Matters and PL/2022/08155 currently at outline stage for 53 dwellings (map attached of their walking route to Pathfinder Way School)

2. To move the bus gates on Semington Road to beyond the Air Ambulance. We know this has previously been costed by Highways and is the desire of Wiltshire Air Ambulance.
3. To seek the installation of additional traffic calming measures along the Southern end of Semington Road (between Shails Lane and this development)

The Parish Council are very keen to ensure this contribution is used to mitigate the impact of these residents and increased traffic on Semington Road and to provide a safe walking route for the residents, particularly school children to the new primary school at Pathfinder Way (understand Wiltshire Council are appointing a contractor in January). The last thing anyone wants to happen is that the money is returned to the developers unused.

Can somebody please confirm that this is actually being looked at, as we have been raising this for many months now.

Look forward to hearing from you.

Best Wishes

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: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Sent: 09 November 2022 13:20
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Subject: RE: s106 highway contribution - PL/2022/02479 Land at Semington Road Reserved matters

Dear Teresa

I will seek the advice of the councils s106 officer and/or legal team and see what they have to say on the matter.

Thanks Steve

Steven Sims
Senior Planning Officer
Place Directorate
Wiltshire Council
Tel: 01225 770238

From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: 08 November 2022 15:23
To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Subject: s106 highway contribution - PL/2022/02479 Land at Semington Road Reserved matters

[PL/2022/02749](#) Land at Semington Road. Reserved matters (following outline permission 20/01938/OUT) for development comprising the erection of 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road.

Hi Steven

It was good to talk to you yesterday..... I just wanted to follow up on the discussion on the s106 agreement. In particular, that the s106 for this application details funding for highways improvements that have already been undertaken by Wiltshire Council.
Can this be flagged with the highways/legal team to see if it can be used elsewhere please? It was something that you said you could take a look at, so just wanted to send the details through (they were submitted with the parish council comments previously)

£200,000 is included to upgrade the double pelican crossing on the A350 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; whilst improvements are still to be made to reduce the attractiveness of the pedestrian crossing on the Western side, the upgrade of the pelican crossing on the A350 dual carriageway has already taken place, as part of the Hilperton to Melksham Cycle Route improvements via Government Active Travel funding. I have confirmed that this is where the funding came from with Gareth Rogers, Principal Engineer, Traffic & Network Management, Wiltshire Council.

Is there a way that the money can be used on highway improvements in the vicinity of the development? Perhaps some traffic calming at that end of Semington Road?

If there is a way that this can be flagged to the s106 legal team we would be very grateful.