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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

Sports Pavilion, Westinghouse Way,
Bowerhill, Melksham,
Wiltshire. SN12 6TL
Tel: 01225 705700

Email: clerk@melkshamwithout.co.uk

Web: www.melkshamwithout.co.uk

Tuesday, 3 May 2022

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), Mark Harris, Mary Pile & Terry Chivers

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 9 May 2022 at 7.00pm** at **Melksham Rugby Club, Oakfields, Eastern Way, SN12 7GU** to consider the agenda below: ******PLEASE NOTE NEW VENUE******

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

The recording will be available to view on YouTube the day after the meeting. Search for **Melksham Without Parish Council**. The recording will be available until the minutes of the meeting are approved which therefore become the legal record of the meeting.

Yours sincerely,

Teresa Strange, Clerk

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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 (**Agenda items 13a, 13c**), where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Invited Guests.** Oliver Ansell and Cecelia Hughes, David Wilson Homes Re: 144 Houses on Semington Road (PL/2022/02749).
6. **Public Participation**
7. **To consider the following Planning Applications:**
 - [PL/2022/02749](#):** Land at Semington Road, Melksham, Wiltshire. 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 20 May) To note correspondence received from residents**
 - [PL/2022/02614](#):** Westlands Farm, Westlands Lane, Whitley. Variation of conditions 2 and 10 to 17/04110/FUL to allow for amended plans related to the permitted Battery Storage Facility. Applicant Melksham East Storage Limited **(Comment by 20 May)**
 - [PL/2022/02650](#):** Daisy Chain Nursery, 160 West Hill, Whitley. Change the use of the field behind Daisy Chain Day Nursery for use solely as a garden play area for the children. **(Comments by 11 May)**
 - [PL/2022/02719](#):** 404 The Spa, Bowerhill. Total rebuild of the existing single floor, double garage structure to the same area but with a slate roof and timber cladding to be more in keeping with the main listed building. Existing building (made of wood, painted concrete blocks and steel corrugated roof). Applicant Anthony Kearns **(Comments by 27 May)**

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- PL/2022/02955:** Willowbank Cottage, New Road, Melksham. Regularisation of existing building as a domestic annex with a minor extension. Applicant Christopher Richards **(Comments by 18 May)**
- PL/2022/03008:** 486A Semington Road, Melksham. Variation of condition 2 of 18/06413/FUL - To allow for wider garage and carport. Applicant Tom Evans **(Comments by 18 May)**
- PL/2022/03132:** 34 Shaw Hill, Shaw. Single storey rear and side extension, internal alterations, loft conversion, garage conversion. Applicant Daisy Coppin **(Comments by 24 May)**

8. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)
9. **Public Consultation Re 650 Houses at Blackmore Farm.** To consider a response as part of the public consultation and to note various items of correspondence from residents <https://www.landatblackmorefarm.co.uk/> **(Comments by 6 May – extension agreed)**
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Westlands Lane Battery Storage (17/04110).** To note comments from Planning Enforcement following complaints of HGVs using Westlands Lane.
11. **Planning Appeal: APP/Y3940/W/21/3285428: Semington Road.** To note outcome of appeal hearing (if received)
12. **Planning Policy**
- a) **WALPA (Wiltshire Area Local Planning Alliance) Update** (Meeting with Wiltshire Council 5 May)
- b) **Neighbourhood Planning**
- i) To reflect on responses to planning applications for review of the Neighbourhood Plan
- ii) To note minutes of Steering Group meeting held on 27 April 2022
- iii) To make recommendation to Full Council on spending on Review work by Place Studio, and further non grant funded work
- c) **To note Permitted Development Laws revised for rural roll-out of 4G and 5G**
- d) To note correspondence from **Semington Parish Council**
13. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **To note update on ongoing and new S106 Agreements**
- i) **Hunters Wood/The Acorns:** Update on Footpath to rear of Melksham Oak School, Community Centre.
- ii) **Bowood View:** To receive update on play area, bins, and management company
- iii) **Pathfinder Way:** To receive update on Play Area, Street works, Public Art, School
- b) **To note any S106 decisions made under delegated powers**
- c) **Contact with developers**

Copy to all Councillors

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ORIGINAL COMMENTS

From: Lorraine McRandle <office@melkshamwithout.co.uk>

Sent: 16 April 2020 11:05

To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>

Subject: 20/01938/OUT: Outline planning permission for up to 155 dwellings off Semington Road

Please find below Melksham Without Parish Council's Planning Committee comments with regards to the above plan:

Comment: Members **OBJECT** to this application on the following grounds:

- Outside the settlement boundary.
- Melksham have already exceeded its housing requirement up to 2026.
- Wiltshire Council have recently adopted the Housing Site Allocation Plan with no recommendation for housing in Melksham, given it had met its housing requirement up to 2026.
- As approval has recently been given for a new ring road in Chippenham this would release additional housing land in the Chippenham Housing Market (HMA), which includes Melksham therefore, it would be hard to argue that Melksham needs to take any additional housing proposed.
- The impact this development will have on the already stretched medical/education provision within the town.
- The site is remote and unsustainable, with limited access to local schools and facilities.
- Overdevelopment of the site, when considering the recent Bellway development next to this site. This development would double the size of Berryfield, which is classed as a small village in the Wiltshire Core Strategy.
- Lack of facilities proposed for the site.
- This site is more suitable for the expansion of Hampton Park West Industrial park adjacent to this site.
- The impact on local wildlife. This site is known to be a habitat for Great Crested Newts and bats.
- The impact this development will have on the ecology of the area, particularly to the hedge which forms the line of the former Wilts & Berks Canal. If this

application were to go ahead any houses should be set well back from the former line of the canal, in order to protect this hedge.

The bund of the canal should also be made a feature of this development if it were to go ahead.

- The impact this development will have on the environment/climate, as most residents would have to rely on their own vehicles to access facilities due to the remoteness of this site.
- The proximity of the adjacent sewerage works to this site and the potential impact this may have on new residents regarding noxious smells.
- The impact this development will have on the adjacent sewerage works in reducing the land available to extend their site, in order to cope with a future increase in demand.
- Whilst noting the plans are outline and therefore indicative, Plot 11 would appear to have no amenity space to the rear and is close to existing neighbouring properties.

Highway Safety Concerns

- Access to nearest schools ie Aloeric, Bowerhill Primary, St George's Primary, Semington and Melksham Oak are via the extremely busy A350. There have already been cases where pedestrians, including children have nearly been knocked over whilst using the crossing on the A350 from Berryfield, due to drivers not stopping in time for a red light.
- If students attend St George's Primary, Semington, drivers may be tempted to use the bus gate on Semington Road as a short cut, rather than the A350.
- The access to the site is very narrow, which could result in visibility problems for those exiting the site.
- The proposed access will also be shared with Wessex Water in order to access their facility adjacent to the site, which could cause conflict with larger vehicles and those accessing the development.
- Large vehicles for the sewerage works, if this application were to go ahead, may decide to access their site north of Berryfield off the A350, thereby having to negotiate traffic calming measures installed along Semington Road.
- Proposed access for pedestrians/cyclists into Shails Lane. This is a private lane (and not a Public Right of Way) and would require the agreement of the landowners.

- Concern was raised that anyone using this lane would try to cross the busy A350 to access Bowerhill. Following a fatality not long after this road was opened, the Coroner recommended the access at the bottom of Shails Lane be blocked off. Pedestrians would also try to use this lane as a short cut to get to Semington from the development.
- **Other concerns**
- Whilst community allotments are proposed, the Parish Council already have 76 allotments located in Berryfield, with only one person on the waiting list and would prefer to see other community benefits.
- No indication the developers are making a contribution to the Wilts & Berks Canal Restoration Project or to community facilities, such as enhancing the village hall or providing a local shop.
- It is understood residents of the adjacent Bellway development (Bowood View) did not receive leaflets on proposals for this site as part of the public engagement process.

If Wiltshire Council are minded to approve this application, the Council would wish to be a signatory on any Section 106 agreement and involved in discussions on community benefit such as:

- Contributions to educational and medical facilities within Melksham area.
- Provision of a footbridge across the A350 from Berryfield.
- Maintenance contribution towards the new Berryfield Village Hall adjacent to this site.
- The provision of circular footpaths within the development.
- Equipped play areas and LEAPs (The Council would welcome discussions on who would be responsible for ongoing maintenance of these facilities)
- Public art.
- Provision of a community shop.
- Provision of equipment to accommodate not just young children, but teenagers, such as a teen shelter, gym equipment and MUGA. The area currently allocated to allotments would be an ideal location for these facilities.
- The Council would also like to see the following:
- Bungalows provided and located near to the entrance to the site, as it is understood there is a need for these within the area, as well as additional footways installed or public rights of way to provide better linkages to the rest of the community and facilities, such as local schools including a potential primary school at Pathfinder Way.
- The provision of charging points on the development.

- The provision of additional landscaping and buffer to the south east of the site in order to protect the rural nature of Shails Lane and shield potential housing from the industrial site at Hampton Park.
- Social housing to be tenant blind.
- If shared surfaces within the scheme are proposed that different materials are used in order to delineated footpaths from road surfaces.
- If the current public health situation changes, the Parish Council would like to revisit this application in order to have an opportunity to discuss this application with residents.

Regards

Lorraine McRandle
Parish Officer
Melksham Without Parish Council

20/01938/OUT - 144 dwellings off Semington Road, Melksham

Thank you for allowing us to have an extension on our comments until today.

Following our Planning Committee meeting last night, please see their response below:

Comments: Whilst welcoming the applicant had taken on board the comments previously made with regard to the provision of equipment for older children and protection of the former line of the Wilts & Berks Canal, Members still **OBJECT** to this application and reiterated their previous comments, as well as making the following comments:

- The lack of school places, particularly primary, within safe walking distance of the site.

Members felt that a 2 mile walk, traversing the busy A350 was not ideal and in recent months had been approached several times by residents concerned at how dangerous it was to use the crossing on the A350 to access the town and in particular Aloeric Primary School.

Reference had been made to children on this site using Pathfinder Way Primary. Whilst a site has been earmarked for a new primary school, no plans have been submitted as yet and again Members felt this school would not be within safe walking distance, with people having to cross the busy A350.

Members agreed to send the minutes of the various Highways Meetings where safety concerns in crossing the A350 had been raised to the Education Department as evidence of safety concerns.

Some children may be sent to St Georges Primary School, Semington. A concern was raised people may be tempted to use a short cut and traverse the bus gate on Semington Road to access the school.

If this application were to be approved, the Parish Council would like to see:

- The provision of a MUGA on site, in addition to the gym equipment and teen shelter indicated.
- The removal of the access to Shails Lane to protect the 'private road' status of the lane.

Concern was raised if this development were to go ahead, any new residents

adjacent to Shails Lane would be tempted to create their own accesses onto the lane, in order to create a short to access facilities in Bowerhill, including schools such as Bowerhill Primary, Melksham Oak and a potential new primary on Pathfinder Way. Members felt it was important that measures needed to be put in place to prevent such actions from residents. It was noted that access from Shails Lane has been closed by the Coroner following a fatality on the A350.

- Access to the adjacent Bellway development in order that new residents can access the new village hall proposed for this site.
- A contribution to the new Berryfield Village Hall.

Previous comments made on 6 April 2020 ie:

- Outside the settlement boundary.
- Melksham has already exceeded its housing requirement up to 2026.
- Wiltshire Council have recently adopted the Housing Site Allocation Plan with no recommendation for housing in Melksham, given it has met its housing requirement up to 2026.
- As approval has recently been given for a new ring road in Chippenham this would release additional housing land in the Chippenham Housing Market (HMA), which includes Melksham therefore, it would be hard to argue that Melksham needs to take any additional housing proposed.
- The impact this development will have on the already stretched medical/education provision within the town.
- The site is remote and unsustainable, with limited access to local schools and facilities.
- Overdevelopment of the site, when considering the recent Bellway development next to this site. This development would double the size of Berryfield, which is classed as a small village in the Wiltshire Core Strategy.
- Lack of facilities proposed for the site.
- This site is more suitable for the expansion of Hampton Park West Industrial park adjacent to this site.
- The impact on local wildlife. This site is known to be a habitat for Great Crested Newts and bats.
- The impact this development will have on the ecology of the area, particularly to the hedge which forms the line of the former Wilts & Berks Canal.

If this application were to go ahead any houses should be set well back from the former line of the canal, in order to protect this hedge. The bund of the canal should also be made a feature of this development if it were to go ahead.

The impact this development will have on the environment/climate, as most residents would have to rely on their own vehicles to access facilities due to the remoteness of this site.

- The proximity of the adjacent sewerage works to this site and the potential impact this may have on new residents regarding noxious smells.
- The impact this development will have on the adjacent sewerage works in reducing the land available to extend their site, in order to cope with a future increase in demand.
- Whilst noting the plans are outline and therefore indicative, Plot 11 would appear to have no amenity space to the rear and is close to existing neighbouring properties.

Highway Safety Concerns

- Access to nearest schools ie Aloeric, Bowerhill Primary, St George's Primary, Semington and Melksham Oak are via the extremely busy A350. There have already been cases where pedestrians, including children have nearly been knocked over whilst using the crossing on the A350 from Berryfield, due to drivers not stopping in time for a red light.
- If students attend St George's Primary, Semington, drivers may be tempted to use the bus gate on Semington Road as a short cut, rather than the A350.
- The access to the site is very narrow, which could result in visibility problems for those exiting the site.

- The proposed access will also be shared with Wessex Water in order to access their facility adjacent to the site, which could cause conflict with larger vehicles and those accessing the development.
- Large vehicles for the sewerage works, if this application were to go ahead, may decide to access their site north of Berryfield, off the A350, thereby having to negotiate traffic calming measures installed along Semington Road.
- Proposed access for pedestrians/cyclists into Shails Lane. This is a private lane (and not a Public Right of Way) and would require the agreement of the landowners.

Concern was raised that anyone using this lane would try to cross the busy A350 to access Bowerhill. Following a fatality not long after this road was opened, the Coroner recommended the access at the bottom of Shails Lane be blocked off. Pedestrians would also try to use this lane as a short cut to get to Semington from the development.

Other concerns

- Whilst community allotments are proposed, the Parish Council already have 76 allotments located in Berryfield, with only one person on the waiting list and would prefer to see other community benefits.
- No indication the developers are making a contribution to the Wilts & Berks Canal Restoration Project or to community facilities, such as enhancing the village hall or providing a local shop.
- It is understood residents of the adjacent Bellway development (Bowood View) did not receive leaflets on proposals for this site as part of the public engagement process.

If Wiltshire Council are minded to approve this application, the Council would wish to be a signatory on any Section 106 agreement and involved in discussions on community benefit such as:

- Contributions to educational and medical facilities within Melksham area.
- Provision of a footbridge across the A350 from Berryfield.
- Maintenance contribution towards the new Berryfield Village Hall adjacent to this site.
- The provision of circular footpaths within the development.
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- Public art.
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The Council would also like to see the following:

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- The provision of charging points on the development.
- The provision of additional landscaping and buffer to the south east of the site in order to protect the rural nature of Shails Lane and shield potential housing from the industrial site at Hampton Park.
- Social housing to be tenant blind.
- If shared surfaces within the scheme are proposed that different materials are used in order to delineated footpaths from road surfaces.

If the current public health situation changes, the Parish Council would like to revisit this application in order to have an opportunity to discuss this application with residents.

Wiltshire Council Nick Holder agreed to call this application in for consideration at committee.

Regards

Lorraine McRandle
Parish Officer
Melksham Without Parish Council
Sports Pavilion
Westinghouse Way
Bowerhill, Melksham
Wiltshire, SN12 6TL



- KEY: SITE LAYOUT**
- APPLICATION BOUNDARY
- SURFACE MATERIALS:**
- GARDEN/POS/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
 - TARMACADUM
 - BLOCK PAVING
- ENCLOSURE DETAILS:**
- 1.8M HIGH CONCRETE BRICK WALL
 - 1.8M HIGH TIMBER PANEL FENCING
 - 1.8M HIGH CLOSE BOARDED FENCING
 - 0.6M TIMBER KNEE HIGH FENCING
 - 3M HIGH ACOUSTIC FENCING
 - LOW LEVEL HEDGEROW (SEE DETAILED LANDSCAPE PROPOSALS)
- LANDSCAPING:**
- INDICATIVE TREE PLANTING (SEE DETAILED LANDSCAPE PROPOSALS)
 - RETAINED VEGETATION (SEE TREE RETENTION PLAN)
 - TREE REMOVED
- EASEMENTS:**
- SOLUM WATER B4 (5M EASEMENT)
 - SOLUM GAS B4 (3M EASEMENT)
 - SOLUM GAS B2 (2M EASEMENT)
- OTHER:**
- BIN COLLECTION POINT
 - GATE/PERSONNEL DOOR
 - AFFORDABLE HOUSING (SHARED OWNERSHIP)
 - AFFORDABLE HOUSING (RENTED)
 - 6 X 4ft TIMBER SHED
 - 0.9M CLEAR ACCESS ALLOWANCE FOR M4(2) COMPLIANCE HOUSING

Semington Road, Melksham

David Wilson

House Type	Core/Occ	Accommodation	Storeys	Standard Floor area	No	Tot. Sqft
Hatley 341	Core	3 Bed House (no Garage) corner 2 x PS	2	1,001	6	6,006
Archford 382	Core	3 Bed House (no Garage) 2 x PS	2	832	4	3,328
Bayswater 406	Occ	4 Bed House 2xPS + Lge SG	2.5	1,342	8	10,736
Kirkdale 442	Core	4 Bed House 2xPS + Lge SG	2	1,354	10	13,540
Meriden 429	Core 6x3 Gar	4 Bed House 2xPS + Lge Int. SG	2	1,399	9	12,591
Avondale 456	Core	4 Bed House (corner) 2 xPS + Lge SG	2	1,491	29	43,239
Holden 469	Core	4 Bed House 2xPS + Lge SG	2	1,536	24	36,864
Manning 577	Occ	5 Bed House 4xPS + Std DG	2	1,972	11	21,693
					101	147,996

Affordable

30% (60% Rent/40% shared)

House Type	Core/Occ	Accommodation	Storeys	Standard Floor area	No	Tot. Sqft
Type60	Aff	1b 2p Flat GF	2	448	2	896
Type61	Aff	1b 2p Flat FF	2	465	2	930
SF58	Bespoke	1b 2p Flat GF	2	469	2	938
SF59	Bespoke	1b 2p Flat FF	2	551	2	1,102
2BF	Bespoke	2b 4p Flat GF	2	646	2	1,292
2BF	Bespoke	2b 4p Flat FF	2	681	2	1,362
SH51	Aff	2 bed 4 p	2	842	15	12,630
SH52	Aff	3 bed 5 p	2	930	6	5,580
SH55	Aff	3 bed 5 p	2	957	8	7,656
SH54	Aff	4 bed 6 p	2	1,104	2	2,208
					43	34,594

Grand Totals

144 182,590

SEMINGTON ROAD, MELKSHAM - SITE LAYOUT



SITE LAYOUT AT OUTLINE STAGE

We oppose the development on a number of grounds, many of which are covered by others and were submitted on the original planning. I am not aware of any unvested positive support from residents or local council – and surprised the wishes of the population are ignored.

However, there are 4 points we wish to highlight as concern to the latest plans.

1 – I do not see any mention of blocking off the site and Shails lane from the A350 – the increased population will increase the chance of walkers/cyclists trying to cross the A350. I was under the impression this was supposed to be fenced off along the boundary?

2 – The site plans still show an exit onto the PRIVATE Shails Lane. On this set of plans it appears the track is retained as grass to the Shails Lane which is not acceptable. The southern boundary should be banked, landscaped, and/or fenced to prevent pedestrian and cycle access to the lane. Having a “grass path” or any unrestricted access is paramount to giving authority to use that route and hence the exit to the lane. The residents of Shails lane do not wish for anyone from the new development to use the private lane, and as such there is no way any access should be encouraged. Steps should be taken to ensure future remedial action can be taken at the cost to the developers if Shails lane is abused.

3 – the expected increased traffic on Semington road has not been addressed. The existing new development to the north of this site is not yet complete yet the traffic amount on Semington road has increased and the poor placement of existing width restrictions (including the exit of development) and the (legal) parking of cars on the side make the road a constant chicane with significant amount of head-on incidents with cycles, and waiting for oncoming traffic. The road is supposed to be a marked cycle route, and whilst the width restrictions are “bike safe” on one direction, the opposing way is outright dangerous with cars forced head on into oncoming cycles. This has become more noticeable over the last few months and getting worse. May I enquire on what data/surveys have been undertaken on this issue, and on what day with what weather? There is a vast difference in cycle/car traffic pending weather and day/time of week for obvious reasons. Full risk analysis needs to be performed at peak times with the already increased traffic flow before any permission is granted. With the upcoming Melksham bypass, should an exit from the new development to the (soon to be quieter) A350 be considered? At best, better safer cycle provision is needed both ways on Semington road which is the main access the canal and a marked cycle way.

4 – I would like to see confirmation of development site access, and confirm this is not assumed to be via the private Shails Lane.

Lorraine McRandle

From: Jon and Camilla Barlow <barlow@virtuallyhome.co.uk>
Sent: 14 April 2022 15:01
To: Teresa Strange
Subject: Planning Application Ref PL/2022/02749 Land at Semington Road, Melksham, Wiltshire
Attachments: Sponsd by Barratts David Wilson so assume reflects their polic NHBC NF89-Biodiversity-in-new-housing-developments.pdf

Dear Parish Clerk

Please would you forward our email to your Planning Committee for their consideration of endorsing our comment on the Planning Portal should they support this Reserved Matters application. As a parish you will be losing land to a 'Built Environment' and a growing issue is the lack of ecological mitigation and enhancements developers provide. A Built Environment can be wildlife friendly and it is important that as many ecological measures as possible are included such as bird, bat and bee bricks, reptile refugia and hibernacula. In order that these are not overlooked at the construction stage it is also important that all enhancements (types, numbers, position etc) are clearly marked on site plans and drawings.

There is a condition (Condition 15 Ref 20/01938/OUT) on this development to produce a Landscape and Ecological Management Plan (LEMP), but at the time of writing the LEMP has not be added to the portal and therefore the public is unable to comment on the ecological provisions in this important document. The developer, David Wilson (Barratt Homes) makes much of its commitment to wildlife and nature (see link in email below and attachment) and should be pressed to ensure they live up to their claims

Many thanks

Kind regards
Camilla Barlow
On behalf of Salisbury & Wilton Swifts
<https://www.salisburyandwiltonswifts.org/>
07990 599327



A member of The Swift Local Network Planning Group



A Wiltshire Priority Species

Salisbury & Wilton Swifts (SAWS)

Salisbury & Wilton Swifts has reviewed this Reserved Matters application as we believe all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 58% between 1995 and 2018 and by 41% in just 10 years up to 2018, that is over 5% per annum! We are a voluntary group, part of a network of over 110 such groups across the UK, who are trying to preserve known swift nesting sites and promote the inclusion of swift bricks in all new development by engaging with Local Planning Authorities, Architects, Ecologists as well as Developers. Our comments are impartial observations, neither supporting nor objecting to the application.

We note that Condition 15 of the outline consent (20/01938/OUT) requires:

15 Prior to commencement of clearance or construction works, a detailed Landscape and Ecological Management Plan (LEMP), including long term objectives, management responsibilities and maintenance schedules for all areas of imbedded mitigation will be submitted to and approved by the Local Planning. The LEMP shall be carried out in accordance with the approved details. It will integrate all the recommendations for mitigation and management given in the Ecological Impact Assessment (E3P. 21/02/2020 – which includes integrated bird nesting provision) and will include specific prescriptions that will protect and enhance habitat for great crested newts, reptiles, water voles, otter, nesting birds and hedgehog..... It should also include a site plan annotated with management prescriptions for each habitat type or retained/created feature within the site.

We are surprised that the LEMP has not been included with this Reserved Matter application and feel that it is very important that it is available to the public for comment before this application is granted, particularly as the outline consent contained no detail.

David Wilson is part of Barratt Homes, who have partnered with the RSPB, quote ‘we’ve made it our mission to improve the way in which nature and wildlife are incorporated into our new communities’. Please see the attached link for Barratt’s promises to commit to wildlife, particularly page 9 for swifts. Hopefully the ecological mitigation and enhancements in their LEMP will show there are serious and be proof of their commitment.

https://www.rspb.org.uk/globalassets/downloads/documents/conservation--sustainability/223-0282-20-21-barratt-developments-plc--rspb-16pp-05-07-21.pdf?utm_source=standardcontentpage&campaign_medium=standalone_cta&utm_content=positive_perception_s_standardcontentblock

With the net gain for biodiversity expectations emerging from central and local government and the realisation that the ‘Built Environment’ is an important environment, LAs have a responsibility to protect and enhance our environment by ensuring developments are designed to embrace and encourage wildlife. Simple measures such as bird, bat and bee bricks and hedgehog highways help to provide access to nature in urban areas and should be a minimum requirement for all new buildings. The Environment Agency’s State of the Urban Environment report (07/21) states: “....Some species are considered ‘urban specialists’ eg swifts.. Urban specialist birds are a good biodiversity indicator for urban areas, because good quality, long-term data is available, and much is known about their ecology and some of the pressures affecting them.”

The swift was added to Wiltshire’s Biodiversity Action Plan as a Priority Species in 2008 and therefore the inclusion of nesting provision should be considered for all appropriate development. Should Wiltshire Council approve this application we recommend the Council follows the 1:1 nest brick per dwelling guidance (see the 2nd Edition of Design for Biodiversity from RIBA Publications) and conditions the installation of 144 integrated swift nest bricks in this development preferably in clusters of 2-3 in the north, east and west gable ends or close under the eaves away from windows and doors at a height of 4m+, with clear flight access and no protruding ground floor roofs such as garages. It is extremely important that the bricks are clearly marked on the planning drawings to ensure they are not overlooked during the construction stage. Photographic evidence of installation should be provided to fulfil the condition.

Provision of integrated swift bricks in this application would contribute towards demonstrating compliance with government policies and guidance (see below) as the new dwellings can themselves be an important biodiversity

enhancer by providing a new habitat in a 'Built Environment' that previously didn't exist. Exeter City Council was the first to adopt this as a standard (see Exeter City Council 11. Residential Design Guide SPD para 9.28 Biodiversity Features). This approach has also been adopted by other LAs such as Brighton & Hove City Council, Oxford City Council, Cornwall Council, and the London Boroughs of Bexley, Hackney, Islington and Barking & Dagenham and most recently by Cambridge City and South Cambridgeshire District Councils shared planning service has adopted in the following Supplementary Planning Document [GCSP Biodiversity Supplementary Planning Document \(greatercambridgeplanning.org\)](https://greatercambridgeplanning.org) (pgs 42-22).

"Integrated nesting bricks are preferred to external boxes for reasons of longevity, reduced maintenance, better temperature regulation, and aesthetic integration with the building design." (Westminster Environmental Supplementary Planning Document (ESPD)). They are also less prone to predation and confine the nest site to the brick with no access to the roof space. By using the fabric of the building itself to provide a habitat that previously didn't exist they provide an important biodiversity gain in a built environment.

Swift bricks could also be described as a 'universal' brick for small building dependent species such as swifts, house sparrows, starlings, house martins, blue tits, great tits and nuthatches. The 'universal' nest brick concept is fully supported in the British Standard BS 42021 Integral nest boxes - Selection and installation for new developments which was published on 29th March 2022. Results from the third year of studies being undertaken at The Duchy of Cornwall sites (see link: <https://nansledan.com/duchy-nest-brick-project-boosts-endangered-wild-birds/>) are confirming that swift bricks are being used by a variety of small birds. This is particularly good news for the red-listed swift, house sparrow and starling as all three species are undergoing major decline caused mainly by the loss of nesting sites on existing houses due to re-roofing and replacement of soffits and fascias. It is also very good news for developers as it means that one brick type will provide a very cost-effective ecological enhancement for a variety of bird species. Sparrows, like swifts, are colonial birds and observation of their nesting habits has shown that not only do they prefer swift bricks, but that very few sparrow terraces are occupied by more than one pair, possibly because the entrance holes are too close together. Sadly, sparrow bricks and terraces are unsuitable for breeding swifts. Using swift bricks rather than sparrow terraces would increase the variety of birds who would benefit from the nesting provision and also the chances of the bricks being used. If there is a need to exclude starlings from a particular area the entrance hole should ideally be no larger than 65mm x 28mm tall. Whilst there is a need to provide nesting provision for the starling, care should be taken where such provision is sited as starlings can be messy birds and perhaps cause a nuisance to residents unless the site of the nesting provision has been thoughtfully chosen.

Access to nature is a hot topic of conversation at the moment and birds in the environment are good for people's wellbeing. Swifts are iconic summer visitors that brighten our skies with their high-speed aerial antics, but they are uniquely dependent on the built environment for nest sites. With extensive renovation of older buildings swifts can no longer access nooks and crannies in walls, or voids under the eaves and new builds create a totally sealed space. They are faithful to their site and return year after year to the same location. Swift bricks are easy to include in routine building practices and there are models to suit most construction methods and material finishes ie brick/stone slip or left for rendering. They are not expensive; some are in the region of £30 each, can be made to suit a narrow cavity width if required and even retro-fitted. See below 'Action for Swift's and 'Swift Conservation' for brick details.



Photos courtesy of Hugh Hastings and the Duchy of Cornwall House Martin (L), House sparrow (R) nesting in 'swift' bricks



Photo courtesy of Clive Cooper Swift



Photos courtesy of Arc Consulting Blue tit (L), Great tit (R) nesting in 'swift' bricks



Photos courtesy of Clarke Brunt - Starlings in the Cambridge Swift Tower when entrances were 70mm x 30mm (since narrowed to 28mm)

Swift bricks in the national and local planning context:

- **National Planning Policy Framework (NPPF, 2021) Section 174 (d) states:** *“Planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing **net gains for biodiversity**, including by establishing coherent ecological networks that are more resilient to current and future pressures;”*
- **National Planning Policy Framework (NPPF, 2021) Section 179 (b) states:** *“To protect and enhance biodiversity and geodiversity, plans should: promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing **measurable net gains** for biodiversity.”*
- **NPPF, Natural Environment Guidance, paragraph 023, Reference ID: 8-023-20190721** How can biodiversity net gain be achieved? Provides further guidance stating *“...relatively small features can often achieve important benefits for wildlife, such as incorporating ‘**swift bricks**’ and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.”*
- **Government press release (21/07/19)** James Brokenshire, the Communities Secretary at the time of the NPPG Natural Environment publication stated: *“For the first time the government has set out its expectations on how developers can protect specific species, including using ‘hedgehog highways’ and hollow **swift bricks** – which are installed into the walls of new build homes, allowing the birds to nest safely. This follows public interest for protecting these much-loved animals, with one petition receiving support from over half a million people.”* Thus the Government’s support for such measures was stated explicitly.
- **Natural Environment and Rural Communities (NERC) Act 2006 Section 40** states: *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”*
- **"Living With Beauty" (30/01/20)** the Government's Building Better Building Beautiful Commission report recommends: *“**Bricks for bees and birds** in new build homes” (Policy Proposition 33, page 110).*
- **National Model Design Code Part 2 Guidance Notes N.3 Biodiversity** states: *“Biodiversity can be enhanced through facilitating habits and routes for wildlife, for example, incorporating trees, wildflowers, ponds, bat and bird boxes, bee and bird bricks and hedgehog highways.”*
- **Environment Agency State of the Urban Environment report (23/07/21)** states: *“People are increasingly living in urban areas, globally and in the UK. Around 80% of people in England now live in urban areas”..... “Some species are considered ‘urban specialists’. For example, swifts, which nest in cavities in the roofs of older buildings. Urban specialist birds are a good biodiversity indicator for urban areas, because good quality, long-term data is available, and much is known about their ecology and some of the pressures affecting them. Urban specialist birds have declined in abundance in the UK since 1994 (figure 2). Factors contributing to some of these species declines include building demolition, renovation and roof repair.”*

<https://www.gov.uk/government/publications/state-of-the-environment/the-state-of-the-environment-the-urban-environment>

- **Natural England (1401/22) Assess the effect of development on wild birds - Avoidance, mitigation and compensation measures:** *The proposal should include measures to replace nesting sites with: nest boxes (ideally integrated into brickwork) for birds in conservation need, such as house sparrow, starling and swift;*
<https://www.gov.uk/guidance/wild-birds-advice-for-making-planning-decisions#enhance-biodiversity>

Swift bricks in Wiltshire planning context:

- The swift was listed in Wiltshire's Biodiversity Action Plan in 2008 as a Wiltshire Priority Species.
- Wiltshire Council's Core Strategy policy CP50 states: *"All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.*
- Wiltshire Planning and Building Control - Biodiversity and Development: Examples of habitat enhancement: <https://www.wiltshire.gov.uk/planning-bio-habitat-enhancement> lists swifts amongst other species and suggests 'Incorporating nest boxes into the fabric of a building ensures the longevity and safety of the box and minimises maintenance needs and visual impact.

Examples of the level of nest box provision in new developments

- At least a 1:1 ratio of nest bricks per dwelling is generally accepted now as good practice – a level of provision outlined in the award-winning Exeter City Council Residential Design Guide SPD (2010). The RSPB South West Regional Office has been working with Exeter Planners over a period of 10 years on the implementation of the biodiversity requirements of this guide and there is acceptance that in many cases the most suitable box type for all cavity nesting birds is the swift brick.
- A similar standard was adopted by the Town and Country Planning Association and the Wildlife Trusts in 2012 Planning for a Healthy Environment - Good Practice for Green Infrastructure and Biodiversity and The Royal Institute of British Architects (RIBA) in 2013.
- The Duchy of Cornwall adopted the same principles in 2015, and a good example of the provision of a general type of integrated box for all cavity nesting birds is the Nansledan development by The Duchy of Cornwall in Newquay.
- The Cornwall Planning for Biodiversity and Net Gain SPD (2018) gives prescriptive measures for the provision of bat and bird boxes within the structure of the building at a rate of one box/tube per unit. This document also includes a case study on Nansledan mentioned above.
- The Oxford City Council Technical Advice Note on Biodiversity gives an 'expected provision' of bird nest sites for building dependent birds (i.e. swifts) at a rate of 1 per house and 1 per 2 flats, with separate provision for bats at a rate of 1 per 5 houses. Provision of such nest boxes in schools, student accommodation and hotels is addressed by a ratio of 1 per 250 m² floor space.
- From 1st June 2020 Brighton & Hove City Council will condition a minimum of three swift nest bricks or two per dwelling in all new developments that are five metres high or above and commercial developments will be required to have a minimum of three boxes, or one per 50sqm of floor spaces.
- February 2022 - Cambridge City and South Cambridgeshire District Councils shared planning service has adopted the following Supplementary Planning Document [GCSP Biodiversity Supplementary Planning Document \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org). Pages 42-44 - *'That on all residential housing developments, there should be an equal number of integrated bird box features as dwellings for building-dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) provided individually or clustered in appropriate locations within the development).*
- Taylor Wimpey Building a better world Environment Strategy 2021 Pg10: *Include our wildlife enhancements on all suitable new sites: Hedgehog highways from 2021, Bug hotels (at least 20% of homes) from 2021, Bat boxes (at least 5% of homes) from 2022, Bird boxes (at least 80% of homes) from 2023, Wildlife ponds from 2024, Reptile and amphibian hibernation sites from 2025* ([https://www.taylorwimpey.co.uk/-/twdxmedia/files/head-office/corporate/sustainability-reports/2020/taylorwimpey_environment-strategy-2021-\(002\).pdf](https://www.taylorwimpey.co.uk/-/twdxmedia/files/head-office/corporate/sustainability-reports/2020/taylorwimpey_environment-strategy-2021-(002).pdf))

Swift Conservation websites

Swift Conservation - <https://www.swift-conservation.org/>

Action for Swifts - <https://www.actionforswifts.com/>

RSPB - <https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/bird-a-z/swift/>

RSPB Swift Mapper - <https://www.swiftmapper.org.uk/>

COMMUNITY BENEFIT FOR PROPOSALS FOR 650 HOUSES AT BLACKMORE FARM AND PLANNING APPLICATION PL/2022/02749 FOR 144 DWELLINGS AT SEMINGTON ROAD

Community benefit for 650 at Blackmore Farm

- Allotments as proposed
- Large contribution towards the enhancement of public transport for at least the first 5 years.
- Contribution towards bus shelters to be erected at a later stage, which are tall enough and with a power supply to enable real-time information.
- More land be set aside to enable a functional community hub.
- Provision of local centre, similar to Verbena Court, with the provision of charging points.
- Large contribution towards community facilities, noting a precedent has been set with £500,000 coming forward for village hall/community centres by both the developers for the 450 dwellings East of Melksham and the 150 dwellings on Semington Road (Bowood View) for village halls/community centres.
- Improvements to Rights of Way, as suggested by the ROW Officer and included on the ROW map available at the meeting for perusal by members*
- Contributing towards green initiatives ie provision of charging points, local green energy production.

*The Clerk had discussed these with Councillor Baines as Chair of the Highways Committee who had provided some supplementary suggestions to the proposals put forward by the Rights of Way Officer:

- The provision of pedestrian access to Praters Lane from Sandridge around Lopes Close.
- Concern the surfacing of Praters Lane may be open to abuse by 4x4s and motorbikes?
- MELW30 becoming a bridleway to connect up bridleways at MELW40 & 41, particularly as there are stables in this area.

Planning Application PL/2022/02749: Application for 144 dwellings on Semington Road:

- Provision of bus shelters tall enough and with a power supply to enable real-time information (in line with the provision for Bowood View) and kerbs etc to match that at Bowood View, to be located in the vicinity of the New Inn bus stops.
- Replacement of the brick build bus shelter on Semington Road (near Shails Lane)
- Traffic calming on Semington Road as requested by a resident at a recent Highways Committee meeting.
- Rights of Way Improvements to MELW7 as requested at a recent Highways Committee meeting, taking the route down to the river. It was noted the Rights of

Way Officer is in support of this request and is in discussion with the landowner, with a suggestion the Parish Council ask for funding to cover the diversion order and the bridge construction.

- The provision of a footpath from the new development across the brook with a footbridge, to provide pedestrian access to the village hall without the need to go out onto Semington Road.
- Provision/contribution towards interpretation signs for the historic line of the Wilts & berks Canal through the development.
- A contribution towards the new Berryfield village hall for equipment/landscaping/land transfer costs associated with the provision of a patio outside the hall.
- Battery to store power for the village hall/lighting the footpath access/immediate vicinity.

EXTRACTS FROM HIGHWAY MINUTES OF 21 MARCH 2022 REGARDING TRAFFIC CALMING MEASURES ON SEMINGTON ROAD AND IMPROVEMENTS TO PROW MELW7:

498/21 Public Participation

Speeding on Semington Road

A resident of Semington Road, Berryfield attended the meeting to voice their concerns at the level of speeding on Semington Road, with drivers consistently ignoring the 30mph speed limit and suggested additional traffic calming or a reduction in the speed limit to help ease the situation. A concern was also raised the road was being used as a rat run by those accessing Commercial Way.

It was noted Semington Road already qualified for Community Speedwatch and a Speed Indicator Device (SID) and had traffic calming measures at various locations, but not necessarily in the middle section.

Another resident of Berryfield voiced their concerns at the current traffic calming measures, as well as additional ones, as they felt the current measures in place were an accident waiting to happen let alone having additional ones.

It was noted there were several ways traffic calming could be introduced along Semington Road other than chicanes.

Public Right of Way – MELW7 Berryfield

A resident of Berryfield was in attendance regarding their previous proposal for a new Public Right of Way in Berryfield to access the River Avon and explained MELW7 in places was inaccessible and noted a bridge over the brook in need of repair.

The resident explained at the previous meeting it was suggested part of MELW7 could be diverted around one field and understood a response had been received from Wiltshire Council.

Councillor Baines noted whilst the bridge may be in disrepair, it was not part of a Right of Way and was therefore privately owned. However, if the public Right of Way was to be diverted across the brook, something may be able to be done about it.

Councillor Baines asked Members if item 11a regarding the public Right of Way could be moved further up the agenda, after item 6, which Members agreed.

500/21 To consider residents' requests for support by the Parish Council including requests for CATG (Community Area Transport Group next meeting 5 May 2022):

a) Semington Road, Berryfield. Request for additional traffic calming measures and reduction in the 30mph speed limit

Councillor Baines noted there were already traffic calming build outs either end of the village on Semington Road and additional ones introduced as part of Bowood View, it also qualified for both Community Speedwatch and a Speed Indicator Device (SID). With regard to the 30mph speed limit, Councillor Baines noted 30mph speed limits across the parish were unfortunately routinely ignored and unless an average speed of 24mph is recorded, unfortunately 20mph speed limits will not be introduced and are also not enforceable, whereas a 30mph speed limit is enforceable.

Councillor Baines explained there was not a lot else the Parish Council could do, however, as outline planning permission had already been granted for 144 houses on Semington Road, it could be possible at Reserved Matters stage for the Council to ask for additional traffic calming measures, particularly as vehicles from this site would increase traffic flow along Semington Road.

Councillor Chivers explained in the past people had requested traffic calming in their area and once installed objected to it and asked it be taken away, as it can be quite noisy and cause vibrations.

Councillor Patacchiola explained he was involved with the Community Speedwatch Group in Shaw and noted usually only 35% of people were driving over the 30mph speed limit, with only a small fraction travelling over 35mph.

Councillor Baines clarified speeds recorded over 35.1mph in a 30mph speed limit, was the speed which qualified a particular road for a SID or Community Speedwatch, which Semington Road already had.

It was noted the only way to control speeding was for Police enforcement, but this was not taking place on a regular basis. It was also noted most drivers do attempt to adhere to the speed limit, but unfortunately, a small majority do not regardless. Drivers also often speed up between traffic calming measures which are in place.

It was noted the Police & Crime Commissioner was trying to deal with the issue of speeding and had already employed an Enforcement Officer and was looking to employ more.

It was felt given all the measures already in place, the only option available to the Council was to seek additional traffic calming measures at Reserved Matters stage for planning application 20/01938/OUT for 144 dwellings on Semington Road.

The resident from Semington Road asked to speak to this item, which Councillor Baines agreed.

The resident explained the 30mph speed limit sign coming from Commerce Way was before the roundabout and therefore people did not see it and noted unfortunately 30mph repeater signs were not permitted.

Councillor Pafford felt it would be clear to people they were in a built-up area, with street lighting etc. indicating they were in a 30mph zone and suggested the Council seek further traffic calming measures when the new development on Semington Road was submitted at Reserved Matters.

Councillor Shea-Simonds asked if the Council could enlist the support of the Police & Crime Commissioner in getting Police enforcement in the area.

Councillor Baines noted the new Police & Crime Commissioner was putting in place various new measures to tackle speeding in Wiltshire, including 3 additional speed cameras, which issued tickets.

Councillor Harris noted that in other areas footways had been widened as a way of slowing traffic down and wondered whether this was an option to consider.

Recommendation: To seek additional traffic management measures at Reserved Matters for planning application 20/01938/OUT on Semington Road, if it goes ahead.

To ask if one of the new cameras purchased by the Police & Crime Commissioner could be deployed in those areas in the parish which are prone to speeding.

501/21 Footpaths & Rights of Way

- a) To note response from Rights of Way, Wiltshire Council regarding the possibility of diverting part of MELW7 in**

Berryfield (Min 288/21) and consider a way forward

Councillor Baines stated public Right of Way MELW7 went diagonally across one field at the bottom of Berryfield Lane and was impassable in places. At a previous meeting it had been suggested the Right of Way could be a diverted around the boundary of the field, which the landowner may welcome, and across Berryfield Brook. Whilst there is currently a bridge over Berryfield Brook, which is in poor condition, there are no other bridges in order to access the river.

Councillor Baines suggested the condition of MELW7 and the lack of a suitable bridge be highlighted to the Rights of Way Officer. It was also suggested their views be sought on a diversion order and that they liaise with the landowner who might welcome the diversion around their field.

Councillor Baines felt such a diversion would allow walkers to follow the edge of Berryfield Brook to join up to MELW5, which then joined up with the River Avon.

Councillor Baines noted a Diversion Order would cost £2,275, with additional costs for notices and travel, as well as other expenses. Therefore, costs for a diversion would be in the region of £2,500-£3,000, as well as the cost of providing a suitable bridge. Councillor Baines noted the Council had not budgeted for such costs and whilst there was a good case for considering a diversion, raised a concern at the costs involved and sought views of Members.

Councillor Pafford noted in correspondence from the Rights of Way team, there was already a backlog of case work and therefore, such a request could take up to two years before it was looked at, even without the time to process it.

The Clerk noted the development at Bowood View paid £2,700 towards upgrading of stiles to kissing gates in Berryfield and suggested the location was in the vicinity of the new development for 144 dwellings on Semington Road. Therefore, suggested the Council could request the costs associated with a diversion order be included in the Section 106 Agreement and noted a precedent had already been set with regard to the adjacent development at Bowood View.

Councillor Pafford sought clarification from the Clerk when work on the 144 dwellings on Semington Road needed to start.

The Clerk clarified as part of the planning permission, work needed to start on site by 10th September 2022, however a Reserved Matters application had not been submitted to date.

Recommendation: To raise with the Right of Way Officer that parts of MELW7 are impassable.

The Parish Council think it a good idea to divert part of MELK7 and effectively replace the existing bridge, additionally, making another Right of Way to connect to MELK5 adjacent to the River Avon.

To request the Rights of Way Officer liaise with the landowner on the diversion and additional right of way and discuss a possible contribution towards the costs associated with the diversion order.

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 17/04110/FUL

<p>Applicant Melksham East Storage Limited FAO Miss Kirsty Cassie 3rd Floor 239 High Street Kensington London W8 6SA</p>	
<p>Particulars of Development: Development of a 49.99 MW Battery Storage Facility with associated ancillary equipment, providing services to National Grid, creation of an access track.</p>	
<p>At: Land to the south of Melksham Substation, Westlands Farm, Westlands Lane, Whitley, Melksham, SN12 7QG</p>	

In pursuance of its powers under the above Act, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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

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

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

- SL160_502 (Location plan) dated 21/04/17
- SL160_102 (Master plan) dated 21/04/17
- 166_PA_400 (surface water attenuation swale) dated 04/04/17
- 166_PA_900 (Access arrangement on to Westlands Lane) dated 04/04/17
- 165_PA_800 (Combined customer and DNO substation) dated 04/04/17
- 166_PA_500 (E House (containing batteries)) dated 04/04/17
- 166_PA_600 (MVPS container) dated 04/04/17

00 J1/01064 (2.5m Barbican panel fence) dated 23/05/00
113.04.17166_300 (Compacted stone hardstandings & access tracks) undated
166_200 (Management of PROW crossing) dated 31/05/17

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

- 3 No development shall commence on site until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of any of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

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

- 5 The access road and temporary contractors construction compound shall be completed in advance of any other part of the development hereby approved, this in accordance with the details shown on the approved plans. Where the access road crosses public rights of way it shall be constructed and operated at all times strictly in accordance with the specification set out on drawing no. 166_200 dated 31/05/17. The first 10m of the access road where it join Westlands Lane shall have a consolidated surface only, and any gates shall be set back a minimum of 10m from the edge of the carriageway with Westlands Lane. The access road shall be maintained for this purpose for the duration of the operation of the development; the temporary contractors' construction compound shall be removed and its site restored to agricultural use within 6 months of either the completion of the development or the date on which the development is first brought into use, whichever is the sooner.

REASON: In the interests of highway safety and amenity.

- 6 The development hereby approved including all related on-site built infrastructure (such as any CCTV cameras and poles, switch gear, access tracks, security fences, external lighting, etc.) shall be removed and the land restored to a condition suitable for agricultural use within 6 months of the batteries ceasing to be used, or the expiry of 30 years after the date of first connection of any element of the development to the main substation / National Grid, whichever is the sooner.

REASON: In the interests of amenity and the timely restoration of the land.

- 7 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage details have been submitted to and approved in writing by the local planning authority. Illumination levels shall not exceed those specified for Environmental Zone 1 as set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)". The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 8 So far as practical the development shall be constructed (and latterly decommissioned) in accordance with the Construction Management Plan accompanying the planning application. In particular this relates to the use of the construction traffic routes specified in the Plan.

REASON: To accord with the term of the application and to minimise the impact of construction traffic on the wider road network and environment.

- 9 The development shall be carried out strictly in accordance with the methodologies set out in the 'Discussion and Conclusions' section and the appendices of the Extended Phase 1 Ecological Survey by Stark Ecology Ltd dated April 2017.

REASON: To safeguard wildlife interests.

- 10 The development shall be carried out and operated strictly in accordance with the drainage proposals set out in the Drainage Impact Assessment Report by RPS Planning & Development dated 13 April 2017.

REASON: To ensure satisfactory drainage of the site.

- 11 **INFORMATIVE:**
During construction and operation the developer should ensure that the footpaths crossing the site remain open and accessible at all times. Appropriate signage should be used to warn the public of the existence of construction vehicles and to warn construction vehicles to give priority to footpath users.

Separate permission may be required from Wiltshire Council's rights of way team to carry out works, such as the laying of underground cables, on or across the line of the bridleway. This permission should be obtained prior to carrying out such works.

- 12 **INFORMATIVE:** Drainage works shown in both applications will require a separate application to the LLFA to obtain LDC approval before any works can start on that drainage - this includes all works to/over/under and within 8m of ordinary water courses.

Signed



Director for Economic Development & Planning

Dated: 28 September 2017

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
- 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

Appeals where an enforcement notice has been issued. Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the

appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]”

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council’s website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work
6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk
7. **Informative** There is a legal duty of care incumbent on the customer and contractor that all commercial waste generated as a result of the works hereby authorised is safely contained, transported and disposed of lawfully in line with the Environmental Protection Act 1990 and Environmental Permitting Regulations 2016 (as well as any other related legislation). Failing to do so can lead to individuals or organisations being prosecuted for unlawful waste management.

Dear Colleague,

Melksham Without Parish Council have considered the following planning application and made the following comments:

17/04110/FUL – Land to the South of Melksham Substation, Westlands Farm, Westlands Lane, Whitley, Melksham, Wiltshire, SN12 7QG:

Development of a 49.99 MW Battery Storage facility with associated ancillary equipment, providing services to National Grid, creation of an access track.
Applicant: Melksham East Storage Ltd.

Comments: *The Council have no objections, and wish it to be noted that they have been offered Community Benefit Funding of £5,000 from this proposal if approved, however, on advice from Wiltshire Council this is not considered to be a material consideration.*

Thank you for consulting us.

Regards,

Jo Eccleston
Parish Officer

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 18/06413/FUL

<p>Agent A Harlow & Son Park Gates Rood Ashton Park West Ashton BA14 6AT United Kingdom</p>	<p>Applicant Mr Thomas Evans c/o agent</p>
<p>Particulars of Development: Proposed New Dwelling and Access</p>	
<p>At: Land North Of 486, Semington Road, Melksham, SN12 6DR</p>	

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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

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

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

Location plan scale 1:1250 and block plan scale 1:200 dwg no. AH2018/62 sheet 1 of 2
Proposed plans and elevations scale 1:50 and 1:100 dwg no. AH2018/62 sheet 2 of 2

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

- 3 Before the development hereby permitted is first occupied the east elevation roof light to the shower room shall be glazed with obscure glass only [to an obscurity level of no less than level 4] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 4 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 5 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6 The dwelling shall not be occupied until the visibility splays shown on the approved plans (Location plan scale 1:1250 and block plan scale 1:200 dwg no. AH2018/62 sheet 1 of 2) has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction above 900mm at all times thereafter.

REASON: In the interests of highway

- 7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
- means of enclosure;
- all hard and soft surfacing materials.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

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

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

INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructuralevy.

INFORMATIVE TO APPLICANT:

Wessex Water advise -

The Planning Application

The applicant has indicated that foul sewerage will be disposed of via the main sewer.

Rainwater running off new driveways and roofs will require consideration so as not to increase the risk of flooding. The applicant has indicated in the current application that rainwater (also referred to as "surface water") will be disposed of via sustainable drainage systems.

Applying for new drainage and water supply connections

If your proposals require new connections to the public foul sewer and public water mains, notes and application forms can be found here.

Are existing public sewers or water mains affected by the proposals?

According to our records there are no recorded public sewers or water mains within the red line boundary of the development site. Please refer to the notes on the attached map for advice on what to do if an uncharted pipe is located.

Is the surface water strategy acceptable to Wessex Water?

One of our main priorities in considering a surface water strategy is to ensure that surface water flows, generated by new impermeable areas, are not connected to the foul water network which will increase the risk of sewer flooding and pollution.

You have indicated that surface water will be disposed of via sustainable drainage systems.

If planning approval is obtained we advise that a further detailed plan is submitted to the planning authority showing the surface water strategy for the proposed site following the SuDS hierarchy, which is subject to building regulations.

Signed



Tim Martienssen

Director

Economic Development and Planning

Dated: 3 September 2018

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT
NOTES

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Dear Colleague,

Melksham Without Parish Council have considered the following planning application and made the following comments.

18/06413/FUL – Land North of 486 Semington Road, Melksham, SN12 6DR: Proposed new dwelling and access. Applicant: Mr Thomas Evans

Comments: *The parish council have no objections but request that the parking area must be a permeable surface (Points 6.5 & 7.5 of the Design & Access Statement state the parking area will be either tarmac or block paving).*

Thank you for consulting us.

Kind regards,

Teresa Strange

Clerk

Melksham Without Parish Council

office@melkshamwithout.co.uk

01225 705700

www.melkshamwithout.co.uk

Land at Blackmore Farm, Melksham - Your Feedback

Q1 : Do you support the provision of new homes including affordable homes at this site?

Yes Yes with reservations No

Q2 : What facilities or amenities do you think new housing for Melksham should provide?

Q3 : Any other comments?

Please ensure any comments submitted via post, website or

email reach us by:

AGENDA ITEM 09 - 650 houses, Blackmore Farm Consultation Leaflet

Friday 6th May 2022

The Proposed Development

Wiltshire Council is in the process of identifying where future housing growth will go at Melksham as part of the new Wiltshire Local Plan.

Land at Blackmore Farm is one of the areas being considered by Wiltshire Council. To date, Gleeson Land have responded to the site search consultation stages to advise the Council that this land is available to accommodate future housing growth for the town.

Wiltshire Council is due to publish its draft Local Plan, including sites allocated for housing, during 2022.

Our proposals are being prepared to show how development of Land at Blackmore Farm could provide:

- Up to 650 new homes, of various sizes, 30% of which could be affordable housing.
- Retention of the majority of existing trees and hedgerows with areas of substantial wildlife habitat creation.
- Provision of informal and formal open space including: Children's play areas and allotments for residents.
- Space for 'Sustainable Urban Drainage' measures to manage water run off before entering the local watercourse.
- Scope for a Primary School and Community Hub on site.
- New access junctions off Sandridge Common can provide vehicular, pedestrian and cycle access whilst ensuring existing Public Rights of Way across the site will be maintained.

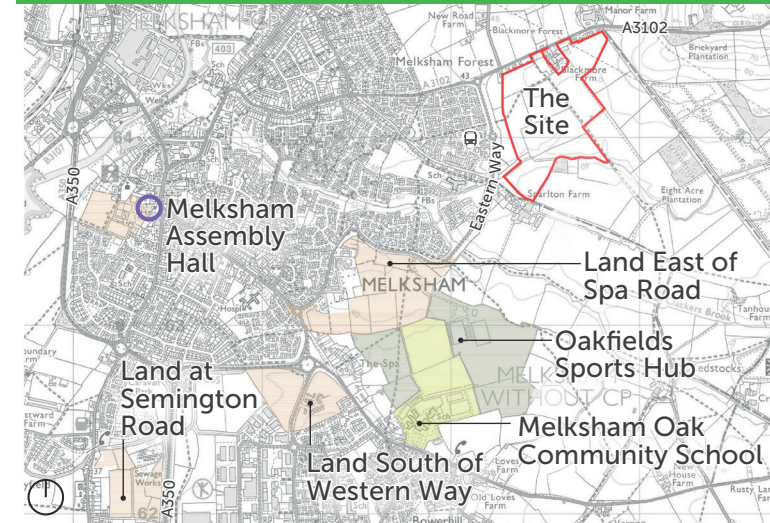
Gleeson Land

Gleeson Land is part of MJ Gleeson PLC which has over 100 years of experience in the development industry. Gleeson Land promotes land for development across the south of England ranging from small scale, to large scale strategic sites. The driving aim of Gleeson is to secure permission for high quality new homes at sustainable locations to help deliver much-needed housing across the south of England. We are invested in delivering high quality schemes where local people and new residents would be excited to live.

Please cut along the dotted line before posting your feedback form

gleeson PLC
Promoting Land. Unlocking Value.

Land at Blackmore Farm, Melksham



Public Consultation

Proposals to develop Land at Blackmore Farm are being considered by Gleeson Land.

We would like to offer the local community the opportunity to view and comment on these emerging proposals in advance of any planning application being submitted.

We will be holding a **walk-in exhibition** event where you will be able to see the proposals, talk to members of the team and provide your feedback. Please join us at:

**Melksham Assembly Hall on 26/04/2022
14:00 to 19:00**

Alternatively, please visit our website to view the emerging proposals and to provide your feedback at:

www.landatblackmorefarm.co.uk

any time between **22nd April - 6th May 2022**

You can also view the proposal on the rear of this leaflet and comment using the attached free post form or via email to:

info@nexusplanning.co.uk (ref. Land at Blackmore Farm) **53**

- Site Area
- Indicative Residential Blocks
- Indicative Primary School Site
- Indicative Mixed Use hub
- Amenity / Accessible Open Spaces
With destination Play Areas and Informal play
- Allotments & Orchards
- Natural / Strategic Landscape (inc stream corridor, SUDs basins, hedgerows and habitat areas)
(indicative SUDs basins)
- Urban Spaces & Highway Areas
- New highway connections
- Existing PRoWs
Existing Bridleways
- Existing trees & hedgerows
- Existing deciduous woodland
- Proposed trees & hedgerows
- Proposed fruit tree groups

- A** Proposed vehicular access from Sandridge Common
- B** from Sandridge Common
- C** Existing PRoW links integrated



Gleeson Strategic Land
Sentinel House
Harvest Crescent
Fleet
Hampshire
GU51 2UZ

Business Reply Plus
Licence Number
RTEH-XCSC-KHAG



Illustrative Masterplan

We have prepared an Illustrative Masterplan to show how the site could be developed. Responding to the constraints of the site, the illustration above shows how up to 650 homes, a Primary School and a Community Hub could be delivered within significant areas of open space including a central park and children's play area, allotments and space for surface water management basins.

Lorraine McRandle

From: Teresa Strange
Sent: 13 April 2022 17:21
To: Millard, Paul
Cc: Lorraine McRandle
Subject: Potential requests for the application for 650 houses at Blackmore Farm

Hi Paul

Here is some food for thought for this application...

This has not gone to the parish council yet, but I did have chance to have a look at the map with Cllr Alan Baines (Chair of the Highways Committee which covers RoW) after Monday's meeting.

So, as I say, not the official answer yet, and we can do that as part of the public consultation and copy you in to the council's comments but in terms of initial thoughts:

- Can we sort out the lack of pedestrian access to Praters Lane from Sandridge? The discussions you had with the landowner at the time were not fruitful but is this the opportunity to have a pedestrian access from Sandridge Common, perhaps under the overhead power lines where they are leaving an open space and then joining up on Praters Lane?
- Initial feedback on surfacing Praters Lane is that it could open this up for use by 4x4s and motorbikes?
- What about MELW30 becoming bridleway to connect up bridleways at MELW40 & 41? As there are so many stables in the area?

Have a good easter break!

Kind regards,

Teresa

Teresa Strange

Clerk

Melksham Without Parish Council

Sports Pavilion

Westinghouse Way

Melksham

Wiltshire

SN12 6TL

01225 705700

Lorraine McRandle

Subject: FW: Objection Blackmore Farm

From: >
Sent: 26 April 2022 08:20
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: Objection Blackmore Farm

Dear Sir or Madam,

I am writing to express our objections regarding the 650 houses being built on the land at Blackmore Farm.

There will be a large loss of habitats and biodiversity in the area. The local wildlife will suffer, Skylarks especially with these being an endangered species. This large area of land is used greatly by a whole range of wildlife. The housing will be such an increase in population, Melksham cannot sustain this. There are few schools, only one secondary school that are really struggling and so are the young people within this school. So few Drs and Dentists that cannot manage the demand of the population at present, let alone with additional housing input.

The increase in traffic congestion, especially at Sandridge Common that has to deal with a large traffic flow already due to the current housing in Melksham. Additional housing will bring further air and noise pollution for the environment.

This housing proposal on Blackmore Farm is not on the neighbourhood plan, it looks like a case of house infill between existing housing and proposed by pass. We were told specifically this would not happen and can see throughout Melksham how the increase in housing is changing the character of Melksham town with the sprawling suburbs.

To conclude we strongly object on the proposal of 650 houses being built on Blackmore Farm.

Regards,

Lorraine McRandle

Subject: FW: Proposal for Blackmore Farm

From: [REDACTED]
Sent: 20 April 2022 16:06
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: Proposal for Blackmore Farm

■ Lopes Close
Sandridge Common
Melksham
SN12 7GT

April 2022

We are writing to express our objections to the proposal by Gleeson for the land at Blackmore Farm.

We believe that the addition of a further 650 houses to the outskirts of the market town of Melksham would have a very detrimental effect. Additional housing on this side of Melksham has already changed the semi rural nature of the town and it is not appropriate to add to it further. It would contribute towards changing the nature of the town and yet with very little economic benefit to the area.

There would undoubtedly be a rise in traffic congestion and this would result in an increase in air pollution and traffic noise. Traffic noise carries a long way on the flat plain of this area. To add a junction to the main road at Sandridge Common would create an inevitable bottleneck at busy times on this commuter route out of town. The A 3012 takes a great many large lorries and local farm traffic This area is not served at all by public transport so increase in the use of private vehicles is inevitable.

The infrastructure of the town would really struggle to support a further increase in population. There are only two doctors surgeries - already at full capacity, few dentists, only one secondary school - also already at full capacity.

The loss of the green open space this area would have a very detrimental effect on the biodiversity and wildlife habitats. Blackmore Farm has a dense pattern of hedgerows and trees vital to the local wildlife including deer, foxes, badgers and many birds including endangered skylarks. In the vicinity of the farm house and Lopes Close there is also a large bat population. It is extremely unlikely that all the hedgerows and trees will be preserved.

This land is heavy clay and sits at the base of Sandridge Hill . Extensive consideration of drainage is needed. This area could be prone to serious flooding. The proximity of Clackers Brook and potential pollution from the proposed housing is also an issue. Drainage in this area would be severely compromised by the addition of 650 houses and the creation of extensive areas of non permeable surfaces. As a resident of Lopes Close, adjacent to this proposed site we know that Wessex water are constantly checking the drains and sewers for potential issues.

This area lacks mains gas so presumably there would have to be a large amount of work done to connect this area to a gas supply.

Lopes Close has only just been able to receive fast broadband - thanks to a BT grant for rural communities. The estate at east Melksham still has major issues with broadband. What will be done on this new housing area to address that?

The Neighbourhood Plan for Melksham made no provision for further housing of this type and we trust that the local and county councils will abide by this. Furthermore many objections to the proposed bypass route were that the bypass would then allow infill development to take place between the existing town and the proposed by pass. Assurances were given that this would not be allowed to happen but this proposal looks set to do exactly that .

Sadly the experience of other large estates in the town prove that whilst developers promise the earth they often fail to deliver on these promises; we are not seduced by bits in this proposal that say "Sandridge fields". This area has only been left as a green space because this is the line of the electricity pylons that cross this area.

All in all we see little to suggest that this proposal has any real benefit to the town .

[REDACTED]

Lorraine McRandle

Subject: FW: 17/04110/FUL LAND TO THE SOUTH OF MELKSHAM SUBSTATION, WESTLANDS FARM, WESTLANDS LANE, WHITLEY,

From: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Sent: 28 April 2022 09:27
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: 17/04110/FUL LAND TO THE SOUTH OF MELKSHAM SUBSTATION, WESTLANDS FARM, WESTLANDS LANE, WHITLEY,

Hi Teresa,

I have emailed the agent who will be reiterating the approved route to the drivers. If this does not resolve the issue, please come back to me.

Kind Regards

Natalie Rivans
Planning Enforcement Officer
Planning Enforcement Team
Wiltshire Council
Internal Tel: 15502
External Tel: 01225 770502
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Permitted development laws revised for rural roll-out of 4G and 5G

The government has announced a series of changes to planning laws to provide people with better 4G and 5G mobile coverage as part of its plans to ‘level up’ the country.

The reforms are intended to erase mobile coverage ‘not spots’ in rural areas and form part of the government-led £1 billion Shared Rural Network.

Details have been published following a consultation on the measures. Amendments will be made to the Town and Country Planning (General Permitted Development) (England) Order 2015.

The changes to existing permitted development rights include:

- Existing mobile masts to be strengthened without prior approval. This means they can be upgraded for 5G and shared between mobile operators. It would allow increases to the width of existing masts by up to either 50 per cent or two metres (whichever is greatest) and, in unprotected areas, allow increases in height up to a maximum of 25 metres (previously 20 metres). Greater increases will also be permitted subject to approval by the local authority.
- New masts to be built up to five metres higher – meaning a maximum of 30 metres in unprotected areas and 25 metres in protected areas, subject to approval by the planning authority.
- Buildings to host smaller masts (up to six metres in height above building) in unprotected areas without prior approval. This is to accelerate network upgrades and reduce the need to build new masts.
- Building-based masts to be set up nearer to public roads subject to prior approval to improve mobile coverage for road users.
- Cabinets containing radio equipment to be deployed alongside masts without prior approval and to allow greater flexibility for installing cabinets in existing compounds (fenced-off sites containing masts and other communications equipment) to support new 5G networks.
- Conditions to ensure that telecoms equipment does not block pavements and access to properties.

Julia Lopez, digital infrastructure minister, said: “We’ve all felt the frustration of having the ‘no bar blues’ when struggling to get a phone signal, so we’re changing the law to wipe out mobile ‘not spots’ and dial up the roll-out of next-generation 5G.

“Phone users across the country will benefit – whether they are in a city, village or on the road – and tighter rules on the visual impact of new infrastructure will ensure our cherished countryside is protected.”

Hamish MacLeod, chief executive of Mobile UK, said: "Building the mobile networks that provide the connectivity on which we all rely is both complex and challenging. The industry welcomes the reforms to planning regulations proposed by the government. They will enable operators to deploy mobile networks more efficiently to meet ambitious targets for rural and urban coverage, including next-generation 5G."

Mobile operators will still need to obtain an agreement with the landowner before building any new infrastructure.

The government said all new ground-based masts will need to be approved by local authorities. They will continue to have a say on where they are placed and their appearance.

In addition, “robust conditions and limits” will remain in place to make sure that communities and stakeholders are properly consulted and the environment is protected, the government added. To that end, a new [Code of Practice for Wireless Network Development in England](#) has been published to provide operators and councils with guidance to minimise the impact of mobile infrastructure.

7 March 2022

Laura Edgar, The Planner

Lorraine McRandle

From: Semington Parish Council <clerksemingtonparishcouncil@gmail.com>
Sent: 15 April 2022 15:56
To: Keevil PC; Great Hinton PC; Steeple Ashton PC; Teresa Strange; Parvis Khansari; Georgina Clampitt-Dixon
Cc: Jonathon Seed
Subject: Semington PC - Planning Application Policy

For the attention of the Chief Planning Officer, Head of Strategic Planning and Clerks to Keevil, Great Hinton, Steeple Ashton and Melksham Without Parish Councils.

Semington Parish Council has, over the last couple of years or so, received notice of numerous planning applications that involve, and promote, medium to large scale developments in the village. Such applications, if they were approved would change the character of the village beyond recognition and result in an urban conurbation contrary to that appropriate for a rural village.

Semington Parish Council at its recent meeting resolved to adopt the following policy in respect of planning applications that it receives and I have been asked to advise you of this policy. This policy is shown below (in italics):

The development is to

- *comprises fewer than 10 properties so as to avoid sudden large increases to the size of the village size and hence to its character*
- *does not further encroach the boundaries of the village into the green buffer zone between here and neighbourhood settlements*
- *brings properties that primarily meet the needs of existing villagers and those with a local connection looking to move to the village*
- *is above current building regulations to be fully carbon neutral, including construction materials and ongoing usage.*
- *includes electric car charging facilities for every dwelling, and also for visitors*
- *provides significant additional tangible benefits to the village that enhances its actively rural character and natural surroundings*
- *brings higher net biodiversity gain than the minimum 10% required by the 2021 Environment Act in addition to active support for existing wildlife populations*
- *includes upgrades to the sewerage system and flood amelioration given the downstream challenges of the Bristol Avon*
- *has full fibre broadband provision for every property*

Kind Regards
Roger Coleman
Clerk to Semington Parish Council

