

5.9.22 Planning Agenda	3
AGENDA ITEM 06 - Decision notice Woolmore Farm	7
AGENDA ITEM 06 - 2018 Forest Lane comments	15
AGENDA ITEM 06 - 2019 comments re Forest Lane application	17
AGENDA ITEM 06 - Blackmore Farm Scoping Report Response from David Way	19
AGENDA ITEM 06 - Blackore Farm Scoping Opinion	21
AGENDA ITEM 09(a)(i)29.06.2022 Neighbourhood Plan Notes	31
AGENDA ITEM 09(a)(ii) - Landscape Gap Policy	49
AGENDA ITEM 09(c) - WC changing the way people apply to join its social housing register	51
AGENDA ITEM 10(a)(i) - Hunters Wood-The Acorns pedestrian crossing	53
AGENDA ITEM 10(a)(i) - Hunters Wood-The Acorns temporary pedestrian crossing - Email A Thompson	55
AGENDA ITEM 10(a)(ii) - Bowood View hedgerow to boundary of village hall	57
AGENDA ITEM 10(a)(ii) - Bowood View new path through play area.	59
AGENDA ITEM 10(a)(iii) - Pathfinder Way update from Taylor Wimpey	69
AGENDA ITEM 10(a)(iii) - Pathfinder Place response from Police re anti social behaviour	71
AGENDA ITEM 10(a)(iii)- Pathfinder Way Re Update on Primary School	75
AGENDA ITEM 10(a)(iii) - Pathfinder Way update on pedestrian crossing and lights	77
AGENDA ITEM 10(c)(i) - Call in from Cllr Seed	81
AGENDA ITEM 10(c)(i) - Decision Notice for 144 dwellings on Semington Road	83
AGENDA ITEM 10(d) - Upside Business Park notes from MTC Ec Dev Meeting 29 Nov 21	93
AGENDA ITEM 10(d) - Station Yard Pre-App Meeting 20.12.21	97
AGENDA ITEM 10(d)- Section 106-Planning Policy Meeting Cllr Botterill	107



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

Email: clerk@melkshamwithout-pc.gov.uk

Web: www.melkshamwithout-pc.gov.uk

Wednesday, 31 August 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, 5 September 2022 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** 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=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09>

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

Yours sincerely,

Teresa Strange, Clerk

Serving rural communities around Melksham

AGENDA

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

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business, where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following Planning Applications:**
 - [PL/2022/05895](#):** **Woolmore Farm Buildings, Bowerhill.** Variation of condition 2 of 20/01539/FUL (Redevelopment of redundant farm buildings to provide B1 employment space, involving change of use of existing agricultural buildings, plus erection of new build B1 offices, together with demolition, construction of a new access with associated parking, landscaping and ancillary works) to facilitate a redesign of Unit 5. Applicants **(Comments by 9 September)**. Applicant McBallester Ltd
 - [PL/2022/05928](#):** Mavern House, Corsham Road, Shaw. Proposed extension to the boiler room. **(Comments by 27 September)**
 - [PL/2022/06152](#):** **93 Corsham Road, Whitley.** Two storey side extension to provide a garage with bedrooms above. Applicant Mr & Mrs Mayer **(Comments by 20 September)**
 - [PL/2022/06187](#):** **Land East of Forest Lane, Lacock.** Full planning application for an agricultural worker's dwelling (alternative location and design to dwelling approved under 18/04805/OUT and 19/11059/REM). Applicant A W Doel & Sons **(Comments by 21 September)**
 - [PL/2022/06195](#):** **Fields East of Beanacre.** Removal of 4 x 10m sections of hedgerow to facilitate installation of a new rising main to connect properties on Westlands Lane and The Laurels to the existing sewerage network that are currently served by septic tanks and private package treatment plants. Applicant Wessex Water (Hedgerow Removal ***Serving rural communities around Melksham***)

Notice) **(Comments by 2 September)** (To note the Parish Council have an extension on their comments until 6 September)

PL/2022/01864: **Blackmore Farm.** To note response from Wiltshire Council re Scoping Opinion

7. **Revised Plans** To comment on any revised plans received within the required timeframe (14 days)
8. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
9. **Planning Policy**
 - a) **Neighbourhood Planning**
 - i) To note minutes of Steering Group meeting held on 29 June
 - ii) To consider a recommendation to Full Council for additional funding to help facilitate the Neighbourhood Plan Review (Landscape Gap work).
 - iii) Update on the Neighbourhood Plan Review.
 - b) **To note RTPI report on Rural Planning in the 2020s.** Deferred from previous meeting <https://www.rtpi.org.uk/ruralplanning>
 - c) [Homes4Wiltshire](#) To note update from Wiltshire Council.
10. **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 and pedestrian safety during roundabout roadworks
 - ii) **Bowood View:**
 - To receive update on village hall, public art, play area, bins, management company and residents forming group.
 - To consider hedgerow to boundary of village hall
 - To consider offer of new path through play area
 - iii) **Pathfinder Way:**
 - To receive update on Play Area, Safe walking routes to school, Public Art, School, replanting
 - To note response from Melksham Police regarding anti social behaviour reports on Pathfinder Place.
 - To note update from Councillor Nick Holder on timeline for the proposed new primary school.
 - To note update on commissioning of the pedestrian crossings and lights
 - v) **Playing Fields.** To consider additional playing field provision requested as part of community gain associated with new developments.
 - b) **To note any S106 decisions made under delegated powers**
 - c) **Contact with developers**
 - (i) **Semington Road. Application for 144 dwellings (PL/2022/02749).**
 - Feedback following meeting with BDW Homes Re proposed revised plans
 - To note Councillor Seed has 'called in' the planning application.

- To consider Clerk's update following review of s106 & decision notice vs Reserved Matters application and work already taken place on highways
- (ii) **Upside Business Park (Station Yard), Bath Road, Melksham.** To receive update on proposals to submit a planning application shortly and arrangements to meet with Stantonbury with the town council.
- d) **Limitations of Section 106 agreements.** To note meeting being organised with Councillor Nick Botterill, Cabinet Member for Development Management & Strategic Planning and Parvis Khansari, Corporate Director, Place to discuss lack of clarity, consistency and enforcement on Section 106s Agreements. To agree representatives to attend meeting, and to consider inviting Melksham Town Council representative.

Copy to all Councillors

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 20/01539/FUL

Agent McBallester Ltd 57 Circus Mews Bath BA1 2PW	Applicant Mr John McQueen Woolmore Farm Buildings Bath Road Bowerhill SN12 6QZ
Particulars of Development: Redevelopment of redundant farm buildings to provide B1 employment space, involving change of use of existing agricultural buildings, plus erection of new build B1 offices, together with demolition, construction of a new access with associated , parking, landscaping and ancillary works.	
At: Woolmore Farm Buildings, A365 The Spa South And East To Vernon Farm, Bowerhill, SN12 6QZ	

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 dwg no. 000 rev C
 Proposed site plan scale 1:250 dwg no. 200 rev E
 Topographical survey dwg no. SU 01
 Proposed demolition site plan dwg no. 101 rev C
 Alterations to cattle shed dwg no. 102 rev C
 Site sections dwg no. 201 rev C
 Proposed cow shed elevations dwg no. 202 rev C
 Proposed units 1 and 2 dwg no. 203 rev B
 Existing/proposed unit 3 dwg no. 204 rev C

Building type A plans and elevations scale 1:100 dwg no. 205 rev F
Building type B plans and elevations scale 1:100 dwg no. 206 rev D
Building type C plans and elevations scale 1:100 dwg no. 207 rev A
Proposed highway layout dwg no. W548/05 rev L
Details of visibility splays W548/11 rev D

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

- 3 No development shall commence above ground floor slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and the setting of the listed building.

- 4 Notwithstanding the approved drawings, no works shall commence above ground floor slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- A detailed repair schedule for the cowshed;
- Details of the proposed new wall around the retained buildings including materials for the walling and coping and the inspection and approval of a sample panel to show the method of construction and mix and finish of pointing etc.

The works shall be carried out in accordance with the approved details.

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, in the interests of preserving the character and appearance of the listed building and its setting.

- 5 No development shall commence above ground floor slab level 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:

- 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;
- means of enclosure;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. cycle shelters, furniture, refuse, other storage units, signs and lighting etc).

REASON: 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 and the setting of the listed building.

- 6 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.

- 7 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
 - h) measures for the protection of the natural environment.
 - i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 8 No development shall commence above ground floor slab level until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to occupation and thereafter be permanently retained.

REASON: In the interests of the amenity of the area.

- 9 No development shall commence above ground floor slab level until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, 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: In order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 10 No development shall commence within the area indicated (proposed development site) until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and the approved programme of archaeological work will be carried out in accordance with

the approved details.

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

- 11 The development hereby approved shall be carried out in strict accordance with the Bat Survey and Assessment report (Ellendale Environmental, 24 June 2020).

REASON: To ensure adequate protection and mitigation for protected species.

- 12 All Bat and Bird mitigation will be implemented in accordance with the Bird and Bat Mitigation Plan (Drawing No 300A, Purcell, 24/07/2020). Photographic evidence of the installation of all bat and bird mitigation measures will be submitted in order to fully discharge the condition.

REASON: To ensure adequate protection and mitigation for protected species.

- 13 No development shall commence above ground floor slab level until a Landscape and Ecological Enhancement and Management Plan has been submitted to the LPA for approval. The document will provide details of all measurable biodiversity enhancements and planting within the site, including a planting plan detailing all species. The Landscape and Ecological Enhancement and Management Plan will include long term objectives, management responsibilities and maintenance schedules for all landscape areas. The Landscape and Ecological Enhancement and Management Plan shall be carried out in accordance with the approved details.

REASON: In order that the development is undertaken in accordance with current planning policy, in an acceptable manner, to ensure proper management of the landscaped areas in the interests of visual amenity and maintenance of ecological features/biodiversity and to ensure net biodiversity gain.

- 14 No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to the Local Planning Authority and the Authority has given its approval to the submitted plans.

REASON: The introduction of artificial light is likely to mean that any wildlife using the areas are disturbed and/or discouraged from using established flyways or foraging areas. Such disturbance will constitute an offence under relevant wildlife legislation.

- 15 No part of the development hereby approved shall be occupied until the parking areas shown on the approved plans have been consolidated, surfaced and laid out in accordance with the approved details. These areas shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 16 The existing access to No. 412 Bowerhill shall be stopped up no later than one month after the first occupation of the development hereby approved and in accordance with dwg no. W548/05 rev L.

REASON: In the interests of highway safety.

- 17 Before unit 10 hereby permitted is first occupied the first floor windows in the south elevation of unit 10 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.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the south elevation of unit 10 above ground floor ceiling level.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE:

Written programme of archaeological investigation - the work should be conducted by a professional archaeological contractor and there will be a financial implication for the applicant.

INFORMATIVE:

Bats: There is a low risk that bats may occur at the development site. Bats are a transient species and therefore move around; many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

INFORMATIVE:

Great crested newts: Great crested newts are known in the wider area. Great crested newts are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if great crested newts are discovered, all works should stop immediately and a professional ecologist should be contacted for advice on any special precautions before continuing, as a derogation licence may be required from Natural England.

Signed

Sam Fox

Director Economic Development & Planning

Dated: 07 August 2020

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 as 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.

18/04805/OUT – Selves Farm House, Forest Lane, Lacock, SN15 2PN: Outline planning application with all matters reserved for permanent agricultural worker's dwelling. Applicant: Mr. A Doel.

Comments: *The Parish Council have no objections, welcome this application and support the requirement for a herdsman to live on site.*

Thank you for consulting us.

Kind regards,

Parish Officer

Jo Eccleston

	Online Comments
Application No:	19/11059/REM
Comment:	The Parish Council had no objections to this application, as long as this building keeps its agricultural tie.
Name:	Melksham Without Parish Council
Address:	Sports Pavilion Westinghouse Way, Bowerhill Melksham SN12 6TL
Date:	23/12/2019

Lorraine McRandle

From: Teresa Strange
Sent: 01 September 2022 09:25
To: Lorraine McRandle
Subject: FW: Blackmore Farm Site

From: Way, David <David.Way@wiltshire.gov.uk>
Sent: 26 August 2022 10:31
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: RE: Blackmore Farm Site

Hi Teresa,

The applicant asked us for a scoping opinion for their EIA (Environmental Impact Assessment). Given the size of the site and proposed number of dwellings they will have to submit an Environmental Statement with any future planning application that meets the EIA Regs. EIA is needed for certain projects like this whereas plans like your NP may require SEA which is different EU legislation.

Hope that helps!

David.

David Way
Senior Planning Officer
Wiltshire Council
Economic Development and Planning
Bythesea Road
Trowbridge
BA14 8JN
Tel: 01225 718458
E-mail: david.way@wiltshire.gov.uk
Website: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: 26 August 2022 10:08
To: Way, David <David.Way@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout.co.uk>
Subject: FW: Blackmore Farm Site

Hi David

Can you help us please?!

Lorraine spotted that the Blackmore Farm pre app site was hatched red as a planning application, but its just a scoping opinion.

Can you let us know what this is in the process? Not seen it before.....

Many thanks, Teresa

From: Lorraine McRandle <office@melkshamwithout.co.uk>
Sent: 26 August 2022 10:03
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Subject: Blackmore Farm Site

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017TWOC/pl202201864>

Lorraine McRandle
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From: [Cox, David](#)
Sent: 21 July 2022 13:51
To: lauren@origin3.co.uk
Subject: PL/2022/01864 - BLACKMORE FARM, 287, SANDRIDGE COMMON - EIA -
Scoping request-Land at Blackmore Farm, Melksham

Dear Lauren

I write in response to your request for a Scoping Opinion in respect of the above mentioned development, please consider this letter to be the Council's formal opinion in this respect. Three consultees are yet to respond, but we believe the opinion is reasonably complete to allow the applicant to commence work on the Environmental Statement (ES). I apologise for the delay in getting this to you.

I note that you did not ask for a screening opinion, accepting that the proposed number of dwellings (up to 650), the size of the site and the cumulative and transboundary nature of the impact of the proposal, in addition to the extensive east of Melksham developments since c2004 would have resulted in the conclusion that an ES would be needed (due to the rise in significant environmental effects) and that it would need to be in line with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs).

One issue I would particularly note at this stage is that despite the large size of the potential development (approximately 30 hectares, up to 650 dwellings, a primary school and commercial hub) that you are not proposing to include the land to the east of eastern way as a means of access. Eastern Way is a bypass that has been (presumably designed to accommodate future growth on the eastern side of Melksham) and has also included a roundabout with anticipated access to go further to the east directly towards your site. Your site is only approximately 70m from this access and it seems odd that this wouldn't be included as a potential access route. I appreciate that there could be land ownership issues but if you propose to have a sole access from Sandridge road, this could have highways impacts; specifically cumulative traffic impacts on Sandridge Common.

Furthermore, the access would likely have to be at the north eastern part of the site as I assume Blackmore Farm will be retained and No's 228- 294 Sandridge are not in the scoping opinion boundary or your applicants control. This would require all traffic to drive a fair distance up Sandridge Common to be able to access the site. Additionally with Lopes Close, the space for an access is quite limited and could be complicated by the overhead power lines.

I note why no transport data has been submitted (section 7.4 of your statement) but this data (and Transport Assessment) will be needed for your ES.

Cumulative traffic impacts will need to be tested to ensure that Sandridge common can safely and appropriately accommodate all of the proposed traffic, or whether an access from Eastern Way will be needed, or other future interventions in addition to travel plan measures need to be identified to make the development acceptable in traffic terms. I shall await Highways and National Highways comments in this regard and forward them when received.

This scoping report initially only sought consultation response from consultees to which specific documents have been submitted

- Ecology
- Landscape
- Archaeology and Heritage
- Environmental Health
- Drainage and the Environment Agency

However, I have now also sought National Highways and WC Highways. These shall be forwarded on when received along with the outstanding responses.

The relevant consultees have provided the following advice as to the content of any ES chapter and technical reports to accompany any planning application submitted.

Landscape:

Awaiting comments

Environmental Health:

Awaiting comments

Ecology:

We have assessed against OS maps and aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites for nature conservation and existing records of protected species.

The site is not within or immediately adjacent to any areas designated for nature conservation. Although the site consists mainly of arable fields, it supports some habitats of ecological value to local wildlife, contributing to habitat connectivity with the wider landscape area, providing function for commuting and foraging by a range of species, via hedgerows, tree lines and grass margins. Records on site and within the surrounding area include hazel dormice, great crested newts (GCN), bats, badgers, grass snake, water vole and otter.

Overall, we agree with the scope of the biodiversity assessment proposed in Chapter 9 Biodiversity.

In paragraph 4.3 the Scoping Report proposes that lighting is scoped out of the EIA and dealt with through a condition to the outline planning application / via reserved matters. Whilst there is commitment to a sensitive lighting design to ensure key flight lines are maintained post development, without a clear understanding of the development proposals and identification of important bat habitats it is not clear that lighting would not lead to significant ecological impacts. Sufficient information needs to be provided at outline so it can be determined that lighting would not have significant impacts on bats and a detailed lighting assessment may be required to evidence this.

Table 9.1 in section 9.4 sets out the phase 2 surveys to be undertaken and the methodologies/guidelines to be followed. For GCN, eDNA and Habitat Suitability Index (HSI) surveys are proposed. If the eDNA confirms GCN presence, subject to the potential impacts on aquatic and terrestrial habitat, the applicants may either need to undertake traditional surveys, as set out in the Natural England (NE) mitigation guidelines, or confirm they are entering the district level licensing scheme.

Archaeology:

There are no designated heritage assets located within the proposed development area and so I do not see a need for archaeology to be included as a chapter within any future Environmental Impact Assessment (EIA), however if the applicants wish to choose to include cultural heritage as a sub-section in their EIA, I would have no issues with this.

I am pleased to see that a Desk-Based Archaeological Assessment (DBAA) of the site has been prepared by EDP Ltd and I commend this document to you.

I note that section 11.24 of the accompanying Scoping Report states that:

‘Consultation with Wiltshire Council Archaeology Service in February 2022, requested a programme of geophysical survey across the entirety of the Site’s open areas as well as pre-determination trial trenching with a scope defined by the results of the geophysical survey. The results of these surveys will provide further information on the archaeological potential of the Site, in order to inform the ES chapter.’

I am aware that the geophysical survey was completed and a report prepared on the results in May this year. I reviewed and approved this report and on the basis of the findings made of potential archaeological features, I have asked for the site to be made the subject of an archaeological trial trench evaluation. I am currently awaiting the submission of a Written Scheme of Investigation (WSI), that sets out the methodology for such an evaluation.

I am pleased to see that the applicants have taken archaeology in hand at this early stage of the proposals, and look forward to working with their archaeological contractor in order to address issues that will arise from the fieldwork.

Conservation/Heritage:

Scope of comments: *The following comments relate to the conservation of the built historic environment. Other issues, such as those relating to the impact on the wider landscape in general and to below ground archaeological deposits will be subject to consideration by other colleagues within the Council whose specific disciplines relate more closely to these issues.*

Site: *the site comprises an area of level agricultural land to the east of Melksham at Sandridge Common surrounding the grade II listed Blackmore Farm. Whilst the construction area is not included within a designated conservation area and contains no major standing heritage, the site forms the agricultural setting to Blackmore Farm and the wider setting to several other farmsteads. To the east, the land rises in the Sandridge.*

Proposals: *the enquiry seeks opinion in respect of the development of the site for up to 650 houses.*

Policy: *from the point of view of the historic environment, the primary consideration will be the duty placed on the Council under Section 66 of the Planning (Listed Building and Conservation Areas) Act to have special regard to the desirability of preserving listed buildings and their settings. The Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that designated and non-designated heritage assets and their settings will be conserved, and where*

appropriate enhanced. The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The National Planning Policy Framework (NPPF) outlines government policy, including its policy in respect of the historic environment (Section 16).

Assessment: *thank you for consultation on the above scoping opinion request.*

There are no designated heritage assets located within the proposed development area itself and it does not fall within any particularly sensitive area from the point of view of the built historic environment. Expected impacts relate to the settings of nearby assets and I consider that the level of impact which would result can reasonably be expected to be able to be assessed via the documents which would usually be submitted during the planning application process (including Heritage Assessment required under paragraph 194 of the NPPF). As a result I would not necessarily expect built heritage to be included as a chapter within any future Environmental Impact Assessment (EIA). In respect of the requirements of the NPPF, I note that a preliminary Archaeological and Heritage Baseline Assessment has been submitted. Whilst I make no comment at this stage on the conclusions reached, its scope appears reasonable but I would suggest that consideration also be given to any impact on assets to the east on rising land of Sandridge including the Sandridge Park Estate and Sandridge Tower.

Drainage:

The drainage team would like to remind the applicant that a site-specific Flood Risk Assessment (considering flooding from all sources, and interactions between these sources), and surface water drainage strategy will need to be produced. The drainage team will provide full comments once this information has been provided.

The drainage team have the following comments at this stage:

The EA updated their climate change guidance for peak rainfall intensity in May 2022, and now includes climate change allowances on the 1 in 30yr (3.33% AEP) events in addition to the 1 in 100yr (1% AEP) events. This revised climate change guidance must be applied in the FRA and drainage strategy.

In preparing the FRA and drainage strategy for the site, the applicant should refer to the drainage team's previous pre-app comments provided under ENQ/2021/03559; this provided comments on the previously submitted indicative strategy, and provided a list of information required at each stage of planning applications.

The drainage team would like to remind the applicant that in accordance with Paragraph 169 of the NPPF, in all instances the preference should be to utilise blue-green SuDS which provide multi-faceted benefits to the site (in terms of water quantity, quality, amenity and biodiversity); for example, for attenuation features preference should be given to use of swales / ponds / detention basins (if technically feasible) instead of attenuation tanks. The applicant should adopt a holistic approach to planning the site, and sufficient space for SuDS features should be provided at an early stage in order to fulfil the requirements of NPPF Paragraph 169, and to allow for source controls (instead of relying on single large attenuation features); the LLFA will not accept statements that there is insufficient space for SuDS or that SuDS have not been utilised due to cost.

Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

It is noted that there is high surface water flood risk in the south of the site. The applicant is informed that if this surface water flooding is likely to restrict safe access / egress from the site, an emergency plan will need to be agreed with the LLFA. Guidance on the preparation of an emergency plan can be found [here](#).

Informatives:

The applicant should note that if the intention is to offer the roads for adoption, the LLFA does not provide for the approval of drainage suitable for adoption by the Highway Authority. Further approval should be ascertained from the Highway Authority. To find out more about the processes required to secure road adoption, contact the Highway Authority at HighwaysDevelopment@wiltshire.gov.uk

The application states that foul drainage will discharge to a public sewer. This requires consultation with the sewerage undertaker for the area.

If SuDS features are proposed to be offered for adoption by Wessex Water, their design must adhere to Wessex Water's SuDS Adoption Guidance.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website.

The table below stipulates the information typically required at each application stage. Provision of the correct information will expedite the processing of applications by the drainage team.

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
✓	✓	✓			Flood Risk Assessment / Statement
✓	✓	✓			Drainage Strategy / Statement & sketch layout plan
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of third party agreement for discharge to their system (in principle/ consent to discharge)
		✓		✓	Maintenance program and on-going maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full Structural, hydraulic & ground investigations

Pre-app	Outline	Full	Reserved matters	Discharge of conditions	Document to be submitted
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration results
		✓	✓	✓	Evidence of measures to prevent pollution of the receiving groundwater and/or surface waters
		✓	✓	✓	Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change
		✓	✓	✓	Detailed landscaping details
		✓	✓	✓	Discharge agreements (temporary and permanent)
		✓	✓	✓	Development Management & Construction Phasing Plan

Environment Agency:

The scope of these works are unlikely to impact on a sensitive area that falls within our remit, as defined under the EIA Regulations.

The following areas are considered necessary to include within the planning submission, although we do not expect to be consulted on these issues at application stage:

- Surface Water Drainage Flood Risk
- Water Supply (Resources) and Water Efficiency.
- Wastewater
- Groundwater Protection

- *Impact on protected species and habitat*
- *Construction Environment Management Plan (CEMP), including pollution prevention measures*
- *Waste management*

Surface Water Drainage / Flood Risk

If the site is greater than 1 hectare under National Planning Policy Framework a Flood Risk Assessment (FRA) will be required to deal with surface water runoff from the site.

The surface water drainage strategy should also have consideration to pollution control measures. Further advice on the production of a FRA can be found at Flood risk assessments if you're applying for planning permission - [GOV.UK \(www.gov.uk\)](https://www.gov.uk)

The remit of surface water drainage sits with the Lead Local Flood Authority (LLFA) and they should be consulted on this matter.

The site may be at risk from other sources of flooding (e.g. groundwater and overland runoff), which are not considered in the mapping of Flood Zones. Therefore you should speak to the LLFA regarding this matter.

Whilst the site is outside of the flood zones shown on our flood map for planning, this may be because the Environment Agency maps are indicative in nature and do not show flood zones (2 & 3) associated with watercourses where the catchment size is smaller than 3 square kilometres. The applicant may also wish to refer to our flood map for surface water for additional information on potential sources of flooding. This information is available by contacting wessexenquiries@environment-agency.gov.uk, (Please note that there may be a charge for any flood information that we hold).

Water Supply and Waste Water

Adequate water and wastewater infrastructure is needed to support sustainable development. National Planning Policy Guidance identifies that a healthy water environment will also deliver multiple benefits, such as enhancing ecosystems and adapting to climate change.

The EU Water Framework Directive applies to surface waters (and groundwater). It requires member states, among other things, to prevent deterioration of aquatic ecosystems and protect, enhance and restore water bodies to 'good' status.

The NPPF Planning Practice Guidance states that the first presumption must be to connect into a public mains sewer. This should be done in consultation with the sewerage company of the area. Where a connection to a public foul sewer is not feasible (in terms of cost and/or practicality) a package sewage treatment plant can be considered. The package sewage treatment plant should offer treatment so that the final discharge from it meets the standards set by the required Environment Agency

Environmental Permit

A proposal for a package sewage treatment plant and infrastructure should set out clearly the responsibility and means of operation and management to ensure that the permit is not likely to be breached during the life of the plant.

Water Efficiency

Water efficiency measures should be incorporated into this scheme. This conserves water and allows cost savings for future occupants. We recommend that the developer aims to achieve a water usage figure of 110 litres per person per day or lower.

This should be easy to achieve by installing water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

Sustainable Construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of, and adapting to climate change. Running costs for occupants can also be significantly reduced. We recommend that the developer creates a Design Code/Guide for the development that includes sustainable construction and design at its heart. The National Model Design Code can be used as a starting point - National Model Design Code - [GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Biodiversity net gain

The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Information on biodiversity impacts and opportunities should inform all stages of development including, for instance, site selection and design including any pre-application consultation as well as the application itself.

Groundwater Protection / Contaminated Land

If historic use of the site may have caused contamination then National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at risk from unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented.

Further guidance on what should be contained in the assessment and issues associated with groundwater protection can be found in our

Groundwater Protection

Policy document (GP3) which can be found at:

<https://www.gov.uk/government/publications/groundwater-protection-principles-andpractice-gp3>

GP3 is intended to be used by anyone interested in groundwater and in particular those wanting to undertake activities which have the potential to impact on groundwater.

Pollution Prevention during Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery*
- oils/chemicals and materials*

- the use and routing of plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Waste

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction. If you require more specific guidance it is available on our website www.environmentagency.gov.uk/subjects/waste/.

NOTE TO APPLICANT

Planning Advice – Charging

We may charge for further technical input in to areas of the planning process, beyond the environmental issues identified above. Our charged advice is provided through a formal agreement made up of an offer letter, a programme of advice and standard terms and conditions. We will discuss the advice you need with you, and agree a programme to specify the tasks that will be carried out.

The programme will also give the approximate timetable and cost for the advice. Charges are based on cost recovery and have been set at £100 VAT per hour.

Please note that the view expressed in this letter is in response to a scoping opinion only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position should new information, or updates to guidance occur, in relation to any such application.

The applicant should seek their own expert advice in relation to technical matters relevant to any planning application before submission.

Conclusion

Generally, the scoping report confirms the correct level of information would be submitted with the application, aside for the additional issues raised by consultee responses. A handful of consultee responses are yet to be received and will be sent on as soon as possible. The ES should be based on cumulative impacts - taking account of permitted and proposed development sites.

I note that you've used 'planning consent' as a means of identifying 'cumulative' development but given the extent of development to the east of Trowbridge I would be minded to include W/04/01895/OUTES - *Comprehensive mixed use urban extension comprising residential development of 670 dwellings and associated ancillary facilities and works including local centre, primary school, sports and recreation facilities and distributor road* - In that consideration.

In accordance with Regulation 28 of the referenced EIA Regulations, this scoping opinion shall be kept on the public register and shall remain valid until 21/07/2024.

Kind Regards

David Cox
Senior Planning Officer – Central Planning Team
Place Directorate

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Melksham Neighbourhood Plan

Steering Group Meeting

Date: Wednesday 29 June 2022

Start: 6.30 pm

Present:

Steering Group Members Present

Councillor David Pafford (MWPC)
Councillor Richard Wood (MWPC Sub)
Councillor Jon Hubbard (MTC)
Councillor Gary Cooke (MTC Sub)
John Hamley (MTUG)

Officers

Teresa Strange (MWPC)
Lorraine McRandle (MWPC)
Linda Roberts (MTC)
David Way (WC)

Task Group Members:

Councillor Baines (MWPC)
Councillor Mark Harris (MPWC)
Graham Ellis (MTC)

Planning Consultants:

Vaughan Thompson (Place Studio)

Via Zoom:

Shirley McCarthy (Environment)

MTC	Melksham Town Council
MWPC	Melksham Without Parish Council
WC	Wiltshire Council
MTUG	Melksham Transport User Group

MINUTES

1. Welcome & Housekeeping

Until a new Chair was voted in, Councillor Wood, as the current Chair (albeit a substitute for the meeting) took the Chair and welcomed everyone to the meeting.

The MWPC Clerk pointed out the various fire escapes.

(NB: Shirley had joined the meeting via Zoom. Unfortunately, due to various technical issues, Shirley was only able to listen to the meeting and not take part in discussions)

2. To note new representatives from Melksham Town Council and Melksham Without Parish Council

The meeting was informed that the following Neighbourhood Plan representatives were appointed at the Town Council and Melksham Without Parish Council's respective Annual Council meetings held in May.

Councillor Jon Hubbard:	Melksham Town Council
Councillor Pat Aves:	Melksham Town Council
Councillor John Glover:	Melksham Without Parish Council
Councillor David Pafford:	Melksham Without Parish Council

3. To note apologies

Apologies were received from Councillor John Glover (MWPC) who was unfortunately having to attend a funeral and therefore Councillor Richard Wood was substituting. Apologies had also been received from Councillor Aves (MTC) who was attending another meeting with Councillor Gary Cooke substituting.

Apologies had also been received from Chris Holden who was unwell and Colin Harrison who was on holiday.

The MWPC Clerk informed the meeting that no apologies had been received from Wiltshire Councillor Mike Sankey (representative for the Area Board).

Members of the various task groups had been invited to attend the meeting; therefore, the following were in attendance and introduced themselves:

Task Group(s)

Councillor Alan Baines (MWPC)	Housing, Bypass
Councillor Mark Harris (MWPC)	Housing, Bypass & Canal
Councillor Graham Ellis (MTC)	Heritage, Bypass

4. To elect new Chair & Vice Chair of Steering Group

Councillor Wood explained that he had stepped down as being a representative of the parish council for the Steering Group and was only in attendance at this meeting as a substitute. He was the outgoing Chair of the Steering Group and had been on the Steering Group, and its Chair, since the beginning of the process, for a number of years. In line with the Terms of Reference, the Chair of the Steering Group was elected every June, and therefore sought nominations for the Chair.

Councillor Baines proposed Councillor David Pafford as Chair.

The MWPC Clerk explained only Steering Group members were able to vote and nominate at present, as per the Terms of Reference, however, these were due to be reviewed later in the meeting.

Therefore, Councillor Wood nominated Councillor Pafford as Chair and sought a seconder.

Councillor Hubbard expressed concern that there was a perception that the parish council were leading the Neighbourhood Plan process. He noted that in the past that the Town Council had not been as engaged in the process as they could have been and therefore wondered if a Chair from the Town Council should be sought in order that residents would feel the Town Council were more involved.

Councillor Hubbard stated that he understood originally that there was supposed to be a rotating Chair from the respective councils each year which had not been the case, and whilst appreciating the involvement of Councillor Wood as Chair in the Neighbourhood Plan process to date, realised it was the Steering Group's decision.

The MWPC Clerk clarified that there was no rule regarding a rotating Chair between both Councils (as per the Terms of Reference, which had been agreed by both councils) and that the position of Chair had come up every year for the past 8-9 years and during this time Councillor Wood has been the only person to be nominated Chair with no other nominations coming forward from the group, including from the Melksham Town Council representatives.

Councillor Wood sought further nominations, with Councillor Jon Hubbard stating as he had raised the issue, he would put himself forward as Chair, noting Councillor Aves as the other Town Council representative was not present.

Unfortunately, there was no seconder for either Councillor Pafford or Councillor Hubbard, and it was agreed to defer appointing a new Chair until the next meeting. Councillor Wood continued chairing the meeting.

5. Declarations of Interests & Register of Interests

There were no declarations of interest, with a reminder for those who had not already done so to complete a Register of Interest Form for interests in the whole of the Neighbourhood Plan area.

Forms were handed to Councillors Jon Hubbard and Gary Cooke to complete and return.

6. Public Participation

There were no members of public present.

7. To agree Minutes of Meeting held on 27th April 2022

Resolved: To approve and for the Chair to sign the minutes of the meeting held on 27 April 2022.

8. To review Terms of Reference

The MWPC Clerk explained the Terms of Reference had been reviewed by the Steering Group in early 2021 and agreed by both councils as qualifying bodies, however there had been a recent question from the Town Council regarding point 7.4 regarding “dual hatted” councillors as they felt this prevented Town Councillors, who were also Wiltshire Councillors, being Steering Group members.

7.4 If a Steering Group Member is a member of more than one organisation, they should declare their wider interest. Members must not be ‘dual hatted’, for example, they cannot be a town, parish or Wiltshire Councillor if representing a community group.

The MWPC Clerk explained that this rule had been applied when a representative was recently sought from MTUG (Melksham Transport User Group) as Graham Ellis had been nominated but was not eligible under the Terms of Reference as a Melksham Town Councillor.

The MWPC Clerk also explained the Steering Group had previously consisted of Leads of the various task groups, with voting rights, during the drafting stage of NHP#1 and asked if the Steering Group wished the current Leads on the various task groups to join the Steering Group as previously, with voting rights.

Councillor Pafford proposed the Leads from each task group join the Steering Group as voting members, as this gave the group a broad spectrum of people on the group and hopefully more people attending meetings.

Councillor Hubbard expressed concern at widening the group to include the Leads from the various Task Groups, as some may be town or parish councillors and stated the Steering Group needed to consider if a Town Council representative who was also a Wiltshire Councillor was eligible to join the Steering Group under the current Terms of Reference, and expressed frustration at the current rules.

Councillor Pafford at this stage withdrew his proposal that Leads from the task groups join the Steering Group.

Councillor Wood felt if a Councillor was also a Wiltshire Councillor or a member of an organisation, they could be on the Steering Group but would only get one vote.

Councillor Pafford noted other minor amendments needed to be made to the Terms of Reference with regard to the Core Strategy and timings of meetings to reflect current practice.

Resolved: For both councils to approve amendments to the Terms of Reference as follows:

Point 7:4 to read as follows:

If a Steering Group Member is a member of more than one organisation, they should declare their wider interest (*removing the reference to “dual hatted” members*)

Point 10.1: The Steering Group will meet as required *rather than monthly*.

Point 10.2: Meetings will convene no earlier than 6.00pm and no later than 7.30pm and last for 2 hours.

Reference to the Core Strategy throughout the document to be amended to the Local Plan where appropriate.

9. To receive update on Task Group work to date, progress with Locality Technical Support packages and agree next steps

Vaughan updated the Steering Group on the recent work undertaken by the various task groups.

a) Housing

i. Housing Needs Assessment and Housing Needs Local Survey

A draft Housing Needs Assessment has been provided by AECOM via Technical Support and a local Housing Needs Survey has also been undertaken and the results collated which will provide a data approach specific to the neighbourhood plan area. Some aspects had been broken down where possible into the settlements of Melksham & Bowerhill, Shaw & Whitley and the wider rural area to align with the Core Strategy and Local Plan Review settlements.

The next steps for the group will be to review AECOM's work and completion of the survey work, which will provide the material to produce potentially a new housing policy to meet local housing needs. This will require developers to demonstrate how they considered the local type and tenure requirements in their proposals to meet the specific needs of the community. It can also influence housing allocations to ensure they respond to the community's housing needs.

ii. Site Assessment

The housing allocation/call for sites work is currently underway. Vaughan thanked both the Clerk to Melksham Without and David Way who had pulled together a long list of sites (currently circa 90 sites) which would need to be assessed for their suitability and sustainability. These sites will feed into an assessment process by AECOM via Technical Support and will take 12-16 weeks to complete. The next steps will be for the Steering Group to select the preferred sites later in the Autumn.

Vaughan explained this process will take some time to complete and extend into the Autumn, when it was hoped that the Local Plan would be available, in order to see what Wiltshire Council were proposing in terms of housing numbers and locational strategy. The choice of sites and number of houses for the NHP#2 to allocate can be informed by the Local Plan, with a meaningful amount required to ensure that NHP#2 sustains and refreshes its NPPF Paragraph 14 protection.¹

Vaughan explained Berryfield appeared to have been enveloped in the urban area in AECOM's report and this would be fed back to AECOM with a request it is put back to a small village.

David explained as a small village Berryfield will only take infill development as per the current Wiltshire Council policy.

Councillor Baines highlighted recent revisions of parish boundaries between the town and parish had also not been taken into account in AECOM's report.

b) Design Codes (including update on Wiltshire Council Design Code)

Vaughan explained this policy was going to be strengthened with a character statement and design code for the whole of the neighbourhood plan area. The group had obtained Technical Support to provide design characteristics for the different parts of Melksham and Melksham Without. The work has been approved and will start shortly.

Vaughan sought members from the steering group or task group to assist AECOM with this and suggested sending out an email for volunteers after the

¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

meeting. Wiltshire Council will be looking at more strengthened design policies and will be more specific.

The next stage will be to get the design code work from AECOM, review it and approve it.

c) Town Centre Master Plan

Vaughan explained the town centre featured as a Policy and a Priority Statement in the existing Plan, with good progress being made on this work with AECOM.

A meeting had taken place with AECOM and a Town Centre Master Plan brief produced which cut across Priority for People and also looked at connectivity between the rest of the Neighbourhood Plan area.

Vaughan explained the plans had to focus on things that can be delivered through planning but could talk about non planning items which are material to the future vitality of the town centre.

The next stage would be to appoint AECOM to do a Town Centre Masterplan via Technical Support.

Councillor Wood asked how this work fitted in with the work the Town Council had already undertaken.

The MTC Clerk clarified the Town Council had agreed the Neighbourhood Plan would do this wider work with any implications to be considered by the town council as they arose.

Councillor Hubbard explained the Masterplan had not come to council as yet, but a proposal regarding Priority for People had been put to the Parish Council.

The MWPC Clerk explained the Priority for People proposal had gone to a recent Full Council meeting and a response would be forwarded to the Town Council in due course. The Parish Council wanted to understand the substance of what the Town Council were trying to achieve and who would be meeting the costs involved in achieving some of the proposals. As an example, easy walking routes to schools was one of the first things on the list but they were aware of the high costs of these highway works, with only short section of footway in the parish recently costed at £100,000.

Councillor Hubbard explained the plan needed to cover the whole community in order to be an effective document which is used, and needed all stakeholders to be involved in order for proposals to be achieved.

Councillor Baines felt Priority for People extends beyond the Neighbourhood Plan area and therefore needed to include those communities as well.

Vaughan clarified the Town Centre Masterplan was not Priority for People, but could provide spatial representation on how things can be, and should be, delivered, such as connecting the town centre to communities.

Vaughan explained the next stage would be to get the Town Centre Masterplan underway as soon as possible, dovetailing design coding and character work with the Town Centre Master Plan in order to get a joined-up approach.

Vaughan explained the Priority Statement for the Town Centre had also been discussed and along with the Policy would need to be updated, particularly as national legislation for Use Classes relating to town centres had been changed since the production of the current Neighbourhood Plan.

Vaughan explained other resources were available which could help with the Town Centre Master Plan, including resources from Wiltshire Council.

d) Local Green Spaces

Vaughan explained this identified local green spaces which are valuable to the community and qualify for designation as Local Green Space, which gives similar support in planning terms to a piece of land in a green belt.

The task group were currently working through a list of approximately 280 sites which had been identified by the community as important green spaces.

The next step is to review the list to get down to a deliverable short list of sites to be assessed against a strict criteria.

Vaughan explained engagement would also need to take place with the landowners of those sites which are considered suitable for designation as Local Green Spaces, in order for them to consider the appropriateness of this designation and have an opportunity to object to proposals.

Councillor Pafford explained one Neighbourhood Plan elsewhere in the county had identified where they wanted housing, but not where they didn't want housing which then was queried at Appeal, and asked whether this would be the same with green spaces.

Vaughan explained those sites which were eligible and pass the criteria would be okay as they would be protected as designated Local Green Spaces. However, those sites which did not meet the criteria would be vulnerable but

could be identified as spaces of local value and be given material consideration. Therefore, a way of optimising protection for those sites which did not meet the necessary criteria needed to be found.

David Way sought clarification of designation of spaces of local value against an area being designated as a local green space, which in the National Planning Policy Framework (NPPF) would hold more weight.

Vaughan explained the Neighbourhood Plan had policies on green infrastructure and the green environment and therefore there would be an evidence base which would show those areas identified by the community which were of local value, but did not meet the criteria to be designated as a Local Green Space. David explained it would be helpful if sites put forward could be listed as part of the Neighbourhood Plan, as part of the evidence base.

Vaughan explained he had taken on board the comments raised on this issue and would look at ways of including those sites put forward, but not meeting the relevant criteria, in the Neighbourhood Plan.

e) Local Heritage Assets

Vaughan explained that Local Heritage Assets were for assets that did not meet the criteria to be 'Listed' but were still of value to the local community. A shortlist had been collated of assets put forward by the community and were currently being assessed. Owners would have to be consulted and those meeting the relevant criteria would be part of the evidence base for the heritage policy, this will enable both councils to respond to planning applications by referring to those on the list.

Councillor Wood mentioned Kelly's Lamp on Bowerhill, which was a local asset. Vaughan agreed to check Kelly's Lamp was included on the list of Heritage Assets for consideration.

Graham, as a member of the Heritage Task Working Group, explained only 7 or 8 had been nominated and were being reviewed currently and asked if an asset was of extreme value if it could be considered for being 'Listed'.

In the same vein, the MWPC Clerk stated the Parish Council had previously asked if The Spa could be considered as a Conservation Area but unfortunately there seemed to be no appetite at the time from Wiltshire Council or Historic England and therefore asked if the Neighbourhood Plan could give The Spa more than Listed status.

Vaughan explained there was a separate process through Historic England to list buildings, but would investigate the process, which would be outside the Neighbourhood Plan, but the site could be included as a local heritage asset.

David Way explained that as The Spa buildings were Listed, their setting was of great weight in the planning process.

f) Climate Issues

Vaughan explained this was about strengthening the existing commitments and actions for sustainable development and climate change responses in the neighbourhood plan. Wiltshire Council had advanced their climate strategy and other Neighbourhood Plans since Melksham's was adopted have pushed the envelope in their responses to climate change and sustainability and it was worth investigating these.

Vaughan explained Katie Lea from Place was assisting on this and had provided a topic paper for the task group to review and look at additional potential policy and evidence, and what pointers to best practice should be referenced in the neighbourhood plan.

g) Implications of Bypass

Vaughan explained the implications of the bypass had been included as a Priority Statement in the current Neighbourhood Plan. There was a need to get the priority statement factual and to consider how the Neighbourhood Plan represented the communities' views.

The task group had met the project engineer for the scheme in order to understand the latest on the project.

Vaughan explained the next stage would be to craft and refresh the Priority Statement in the Neighbourhood Plan. After this, it would be to agree the level of support which is given in the Neighbourhood Plan to proposals, once more information is released on the project. Trajectory of housing would also be a critical path.

h) Implications of Canal Link

Vaughan explained the task group were trying to arrange a meeting with the Wilts & Berks Canal representative to get the latest update on the project, to inform the position of the Neighbourhood Plan Priority Statement review.

The current Wiltshire Council Core Strategy protects the route of the proposed canal link; therefore it is not the job of the Steering Group to protect a route.

However, he understood there is a concern regarding proposals for enabling development.

Councillor Hubbard queried whether the group could be confident the new Local Plan would protect the route of the proposed canal.

David Way explained it should do, but could not say for sure and explained that the Wilts & Berks Canal Group had recently produced a vision document with a safeguarded route which still went through Berryfield, behind the New Inn Pub, and followed the same route as previously detailed.

David explained the Local Plan would probably safeguard a Bypass route as well and understood consultation was taking place on a slightly revised route following feedback. He was hopeful that by the time Wiltshire Council went out to Regulation 19 consultation on the Local Plan later in the year, there would be a safeguarded route for the bypass, as with the canal.

David asked when the Steering Group hoped to go out to Regulation 14 in the Autumn and whether this would be prior to the publication of the Local Plan in the Autumn, as there would be quite a few things in the document the Steering Group would need to take into account.

It was agreed the Steering Group aimed to go out to Regulation 14 after the publication of the Local Plan Review, as long as the publication of the Local Plan did not slip several months, given the tight timeframe.

Vaughan explained the site assessment work may not come back until October and then the Steering Group would have to make the choices about the sites and which to include in the Neighbourhood Plan. It would then need complete the SEA (Strategic Environmental Assessment) and HRA (Habitats Regulations Assessment) on those proposals with the Plan being appropriately amended and refined before going out to Regulation 14 consultation. Vaughan anticipated that the Reg 14 consultation would be ready at Christmas/New Year time and would be informed by reviewing in line with the Local Plan.

Concern was expressed that the group only had 1 year left to get the review done in order to keep the 2 years protection from a lack of 5-year land supply, provided by Paragraph 14 of the NPPF.

Councillor Pafford sought guidance on what stage Wiltshire Council would give weight to the Neighbourhood Plan in determining speculative planning applications.

David clarified that pre-Reg 14 consultation, or even during the consultation, that the Neighbourhood Plan would have little weight; only when the Plan had

been submitted and was going through the Examination process would it have more weight.

Concern was expressed at the delay in the Local Plan and the impact on the Neighbourhood Plan review and the need to keep in step with the Local Plan Review in order to adhere to policies in the Local Plan.

David felt that it was not the intention of the Government for groups to keep updating their Neighbourhood Plans every 2 years to keep Paragraph 14 protection.

Vaughan explained that as the Neighbourhood Plan consultant he would need to make sure the Neighbourhood Plan did not conflict with the emerging Local Plan and therefore was sound when going forward for examination.

i) Request for screening opinion for Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA)

Vaughan explained as the Plan will be allocating a site(s) there will be a requirement for an SEA and HRA.

David had enabled a draft screening opinion on the SEA, with a request being submitted to Natural England, the Environment Agency and Historic England, requesting comments within 5-6 weeks.

Vaughan explained that an SEA usually happens at the end of the draft Plan process but David had been helpful in providing a draft opinion to allow the application to Locality for Technical Support for AECOM to progress this week. The aim was to drip feed components of the updated policies etc to AECOM to undertake this piece of work during the coming months, whilst waiting for the housing elements to progress and this should speed up the whole process, rather than doing it all at the end and adding delays.

David explained that with regard to the HRA screening a draft plan would be required in order to do this. The first Plan did not need an HRA, which will be undertaken by Wiltshire Council, as the area does not have a lot of European sites or sensitive sites compared to other areas and only allocated a site for 18 houses. It was possible that an HRA would be required for the review Plan however if larger site/s had housing allocations.

j) Policy Review

Vaughan explained that following the Appeal hearing for the site to the rear of Townsend Farm, the Planning Inspectorate had noted that there was no specific buffer protection in place in any of the policy frameworks. Therefore, there was an opportunity in the Plan review to consider advancing a new

green buffer/green wedge policy to identify the areas of the rural environment between Melksham and its neighbouring settlements to ensure there is no coalescence or erosion of the green environment, which is part of local distinctiveness.

David agreed this would be a good idea, other Plans had done similar in order to prevent coalescence and would be considered a Landscape Gap policy. Members discussed examples of where the question of areas to be protected had arisen before; such as between Bowerhill and the canal, between Melksham and Beanacre, between Melksham and Shaw & Whitley; between Shaw and Whitley, between Melksham and Bowerhill, and between Melksham and Berryfield.

10. To review Programme Dates

Vaughan explained the group was on programme with all of the topics and explained that the meeting today had been picked as a logical date in the programme as a lot was happening with the evidence gathering exercises, which were coming to an end, or where Technical Support had been granted and various assessments were being undertaken and reports produced.

In the next 3 months the policies would start to be shaped, with the site assessment work running for a bit longer. Therefore, the housing allocation will be later in the programme and there will need to be further discussion with Wiltshire Council regarding the Local Plan to understand housing numbers and strategic sites.

The MWPC Clerk clarified that with regard to the Landscape Gap assessment work that this would be outside the current approved quote from Place; and therefore, required a resolution to take forward a request for additional funding from the parish and town council.

Vaughan explained such a policy would need to be based on a robust landscape assessment which would stand up to challenge by a landscape advocate for a developer. It would need to be defined on robust landscape grounds and assessed by a Chartered Landscape Architect. The work would take approximately 3-4 days' work. If this was based on the standard consultant daily rate of £500 (as this is the maximum rate that Locality accepted for such work, so a good baseline indicative figure) it would cost about £2,000-£3,000; this would provide an effective robust evidence base for a policy; to enable it to stand up against future challenge or scrutiny.

Councillor Pafford proposed this, which was seconded by Councillor Hubbard.

It was noted the costs of undertaking this work would have to be split between both councils, with the MTC Clerk expressing a concern the Town Council had already spent the budget set aside for the Neighbourhood Plan Review.

Resolved: To instruct a Chartered Landscape architect to undertake work in order to formulate a landscape gap policy, pending both Council's funding approval.

11. To approve latest invoices and note current financial report.

An invoice from Place for £5,540.46 (£6,648 including VAT) had been received and related to work undertaken on the Housing site selection and other work and included travel expenses. Apart from the travel expenses the rest of the invoice would come from the £10,000 Locality grant funding.

The MTC Clerk understood further Place invoices had been received earlier in the day, but would investigate.

The MWPC Clerk explained there had been 3 full page adverts in the Melksham News, which the Town Council should have received the invoices, which would come out of grant funding.

Vaughan stated the last invoice took over a month to be paid and as only a small company they were unable to carry such debt and therefore asked if payments could be paid within the 30 days payment period.

The MTC Clerk explained she would investigate why the payment had been late but hoped going forward this would not be the case, as the Town Council now had the capability to pay by BACS.

12. To receive update on Appeal APP/Y3940/W/21/3285428 for 20/07334/OUT - Semington Road, Melksham, SN12 6EF and next steps undertaken

David explained the approval of the plans was not what everyone had expected, including Wiltshire Council, with the appeal been won, as the developer had changed the allocation from market value housing to 100% affordable housing at Appeal stage. The Inspector had given great weight to the need for affordable housing in Wiltshire and therefore this swayed his opinion.

David explained that when looking at Paragraph 14 of the National Planning Policy Framework (NPPF), which gives areas with a Neighbourhood Plan protection for 2 years from speculative, not Plan led, development, the Inspector had said the Melksham Plan had met all four of the criteria, where there is a newly made neighbourhood plan and the adverse impacts are likely to significantly and demonstrably outweigh the benefits of the housing proposal.

David believed the original proposal, which was policy compliant with 30% affordable housing would not have been allowed at Appeal and from reading the Inspector's report did not think he had discussed the adverse impacts of having 50 affordable houses in one place as normally the policy is to spread affordable housing within a development.

Councillor Wood asked what lessons had been learnt from the outcome of the appeal.

David explained Wiltshire Council had refused the application and defended it at the hearing, as best they could. The decision was not based on the lack of 5-year housing supply and only need a 3-year land supply to afford Paragraph 14 protection.

Councillor Wood asked if another application for 50 affordable houses came along elsewhere would this be defensible.

David explained consideration would need to be given to the appeal decision and as a different site they would look at other impacts i.e. landscape, biodiversity etc and refuse on those reasons and defend those reasons at appeal.

Councillor Pafford asked if the developer were to come back with another application for market value housing on all or part of the site due to lack of viability what would be the response of Wiltshire Council.

David explained this could happen, and in all likelihood would be refused as the appeal was won as the application was changed to 100% affordable housing. Most developers would not put in an application for 100% affordable housing as it was not profitable. If a developer came forward with 60% or 70% affordable housing it would likely be refused given the fact the Neighbourhood Plan has recently been made. However, it could be appealed by the developer and Wiltshire Council would have to defend their decision.

David expressed frustration that officers' time was taken up in defending appeals, which are time consuming, as this meant their time was taken away from obtaining a 5-year land supply position.

Vaughan asked if there was any other course of action which could be taken in challenging the Inspector's decision, if considered to be unacceptable.

David explained a judicial review could be requested or Wiltshire Council could challenge the decision made. Wiltshire Council, as the Local Planning Authority, would have to request a judicial review but there are significant cost implications in doing this. It would also be hard for Wiltshire Council to put forward the

argument that Wiltshire does not need affordable housing and whether a Judge would dismiss the Inspector's decision on this.

Councillor Baines expressed concern at having affordable housing in one location.

Councillor Hubbard felt in the end it may have to be accepted that the Appeal was lost, despite an understanding that 100% affordable housing was against planning policy and hoped there would be officer support at Wiltshire Council to reject any subsequent plans which are submitted by the developer for a change in the scheme as the development is no longer viable.

Vaughan expressed concern that the Inspector had not taken account the Core Strategy's balanced community policy in arriving at his view on the balance of the benefits outweighing the harm. He felt it was not about whether the Inspector's view on 'balance' was right when it came to the appeal, but about whether he took account of a policy and whether his decision is sound and compliant.

David explained he had expressed his opinion and that of the Steering Group at a higher level in Wiltshire Council and he had proposed they look into getting legal advice into a legal challenge/judicial review. The 50 affordable houses will be of different tenures, with some social housing as well as First Homes and shared homes.

The MWPC Clerk explained that the Parish Council had written to Parvis Khansari (Wiltshire Council's Corporate Director of Place), to seek assurance of how officers in the future were going to treat any speculative development applications in the Melksham Neighbourhood Plan Area, bearing in mind it had met Paragraph 14 conditions, and secondly what would Wiltshire Council do if the applicant were to come back with a revised scheme using the viability argument.

Parvis Khansari had written back to say he had forwarded the Council's concerns to the Head of Planning to investigate.

The MWPC Clerk also explained that the Townsend Farm Residents Association had written to Michael Gove MP as head of the Department for Levelling Up, Housing and Communities, as well as their local MP, to express frustration at the decision, given all the hard work undertaken by the Neighbourhood Plan Steering Group. Michelle Donelan MP had responded to say she was looking into arranging a meeting with the Housing Minister, to discuss the concerns. The Parish Council had written back to Michelle Donelan MP to say the Council would support such discussions and would like to be part of that meeting.

David explained he hoped the Government would look at this, as most neighbourhood plan groups would wonder whether it was worth continuing.

The MWPC Clerk noted the development did not make any contribution to the canal in the s106 unilateral agreement, which was in the original report as a condition and felt it would be interesting to understand who and why this had been taken out of the new Unilateral Agreement.

Councillor Baines explained the developer had only put forward the first half of their land holding and would probably come back with the other half of the site, which is Grade 2 agricultural land and what the reaction would be from Wiltshire Council as this would be for market value housing presumably to make the whole site viable.

Resolved: To write to Parvis Khansari, Corporate Director Place to ask if Wiltshire Council are happy that the Planning Inspector took heed of the Wiltshire Council policies regarding balanced and inclusive communities on this Appeal decision, and if the impact of 50 affordable housing dwellings in one place was considered appropriately.

13. Latest WALPA (Wiltshire Area Localism Planning Alliance) update

The Steering Group noted the various reports and update from WALPA.

14. To agree date and venue of Next Meeting of Steering Group

Vaughan suggested as there was plenty of work for the various task groups to undertake that the next Steering Group meeting be held at the end of September in order the evidence collated could be presented.

Resolved: The next Steering Group meeting to be held on 28 September at 6.30pm (Venue TBC)

Meeting closed at 8.35pm

Signed
Chair, 28 September 2022

Lorraine McRandle

From: Teresa Strange
Sent: 01 September 2022 11:53
To: Lorraine McRandle
Cc: Patsy Clover (Patsy.Clover@melksham-tc.gov.uk); Linda Roberts (linda.roberts@melksham-tc.gov.uk)
Subject: FW: Melksham Green Gap Analysis

FOR THE PLANNING AGENDA – CLERK’S NOTES

MWPC have to date agreed their 30% of this cost, but at an estimate of £2-3000 total cost. This is to go back to the parish council for approval of the higher cost as per Vaughan’s email below.

Patsy and I have looked and the Town Council have not approved at all yet, so to go back to the Town Council for approval.

We tried getting it included in the AECOM design code work, but they checked and said it was out of the scope of works, BUT they are applying to Locality to see if they can get any additional funding for it. Vaughan is happy to send his brief for the quote to me to forward to them so they can apply; we have also said to AECOM to quote for the work too so we have a comparison, and it may sit better with them possibly if doing other work?. AECOM have warned that their rates are much higher when doing commercial work direct, and not through Locality.

I think for the agenda item, we just need an approval for a higher amount in principle, as do the Town Council (Patsy/Linda copied in for that reason as a reminder).

Teresa

From: Vaughan Thompson <vaughan@placestudio.com>
Sent: 24 August 2022 09:00
To: Teresa Strange <clerk@melkshamwithout.co.uk>; Linda Roberts <linda.roberts@melksham-tc.gov.uk>
Cc: Patsy Clover <Patsy.Clover@melksham-tc.gov.uk>
Subject: Melksham Green Gap Analysis

I sent a basic green gap analysis scoping and example methodology to our landscape architect colleague Charles Potterton and had a discussion with him last week towards getting a fee proposal and method.

He could do the work by the end of October, which fits our programme.

He is yet to refine a proposal, but suggested that a robust approach to this evidence could generate a fee of between £3K - £4K. He did say “a” job could be done for less, but it would not have the rigour of the method (formulated by Land Use Consultants) that has been more widely accepted as sound.

Please can we agree how JMNP2 would like to proceed.

NB We have approached other landscape practices for different work at Semington and are receiving reply’s they are too busy to tender. We could go through a similar process for the GG work though, if JMNP2 SG wishes to try to secure a lower fee.

Regards
Vaughan

Place Studio

Bristol and Exeter House

Lower Approach Road
Temple Meads
Bristol
BS1 6QA

T: 0117 930 4175
M: 07824 435104

Wiltshire Council

Wiltshire Council is changing the way people apply to join its social housing register, so people can receive the right advice and support at the earliest stage and help manage demand.

The new approach aims to resolve housing issues which lead people to apply and ensure people are considering all the options to find a new home if necessary or make their present home more suitable.

Often people applying have housing issues which would be better addressed by a conversation with a housing officer. Previously people seeking social housing applied online at the [Homes4Wiltshire website](#) without a conversation with a housing officer.

Visitors to the Homes4Wiltshire website, who want to make a new online housing application, now see a message asking them to call and speak to a housing officer for advice. The initiative will ensure people who have a housing need under the council's Allocation Policy are supported to apply, and people without a housing need receive support and timely advice to make informed decisions including how to ensure that they have a suitable and sustainable home.

Where customers have a housing need but are not eligible for social housing, they will receive support and advice about other options including private lets and low cost home ownership. The change is aligned with the council business plan to ensure services meet local need.

People previously registered on the website will continue to be able to bid in the normal way and, if they have any issues, can continue to call 0300 456 0104 during office hours. New prospective housing applicants can call and speak to a housing officer on 0300 456 0106 between 0900 and 1700 hours. Where people are homeless, for out of hours the emergency number is 0300 456 0100.

Cllr Phil Alford, Cabinet Member for Housing, said: "We've introduced these changes to improve the way the service works for everyone and provide a better service overall.

"Our council housing stock will always be available for those who have a clear need for this type of accommodation. There will be others where we will be able to offer them timely advice on other options so they can make informed decisions on the best way forward for them. We want to speak to people and give one to one advice."

Lorraine McRandle

From: Teresa Strange
Sent: 31 August 2022 18:22
To: Alan Baines; Mark Harris; David Pafford; John Glover; Mary Pile; Richard Wood; Terrence Chivers
Cc: Lorraine McRandle; Marianne Rossi
Subject: FW: Crossing at the Bloor roundabout site at The Spa
Attachments: CJL Temporary Push Button Crossing Spa Road..PNG; crossing.png

Dear Planning Committee
Again, just keeping you in the loop
Making sure there are safe walking routes to the schools.
Teresa

From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 31 August 2022 16:29
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Sankey, Mike <Mike.Sankey@wiltshire.gov.uk>; Patsy Clover (Patsy.Clover@melksham-tc.gov.uk) <Patsy.Clover@melksham-tc.gov.uk>; kevin.bassett@cjlconstruction.com; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Alex McNally <Alex.McNally@bloorhomes.com>
Subject: RE: Crossing at the Bloor roundabout site at The Spa

Hi Teresa,

As Julie has confirmed, I took the opportunity last week to speak with Kevin Bassett, CJL to request an additional temporary Crossing be installed where I've marked on the above Plan. It will be located in the position of the current 'Pedestrian Crossing Point' as the location of the existing/old Crossing is unsuitable as a Crossing Point due to being part of the 'new' carriageway. That area is cordoned off with Red & White Barriers and being used for 'live' traffic.

I'm aware that there is a ROW path leading into the Speedwell Close area, but I will try and get this closed as I don't want pedestrians/school children trying to access the area and crossing over to the upper section of Spa Road. The temporary footway leading around the Roundabout should be completed, CJL have now had the Streetlighting in the footway 'jointed' and I'm hopeful the jointing of the Mains Electricity will have been concluded also, this will allow the Path to connect with the existing path on the 'old spa road' If this is not the case I've requested and will ensure the grassed verge at the old spa road junction be replaced with a temporary tarmac surface, this hopefully will prevent pedestrians 'cutting through' the red & whites so they remain on a hard surface.

I'd be available to meet on site Friday morning if you'd like to 'walk through' the area, please let me know what time & location would suit you. I have a busy Calendar tomorrow, Thursday, best form of contact would be by mobile phone.

Kind Regards,

Andy.

Andy Thompson
Highways Technician
Section 38 & 278 Works
Local Highways
Highways and Transport
Mobile 07976 343887
Email Andy.Thompson@wiltshire.gov.uk

From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: 31 August 2022 15:16
To: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Sankey, Mike <Mike.Sankey@wiltshire.gov.uk>; Patsy Clover
<Patsy.Clover@melksham-tc.gov.uk> <Patsy.Clover@melksham-tc.gov.uk>
Subject: Crossing at the Bloor roundabout site at The Spa

Hi Andy

I have just had a quick chat with Julie Cleave and she said that you already had my query in hand..... so just wanted to double check, and confirm with you too as its been raised by both Melksham Without and the deputy Town Clerk today.

For all the children from Bowerhill walking to Aloeric, and all the children of Melksham walking to Melksham Oak.... How do they cross the road where I have marked with the Blue Cross?
Julie said that you had foreseen this issue, and were arranging for an additional temporary pedestrian crossing – as I say, just wanted to check that this was in place for Monday.
Many thanks,
All the best, Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS FROM MONDAY 1ST AUGUST:
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700

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Lorraine McRandle

From: Teresa Strange
Sent: 01 September 2022 09:26
To: Patsy Clover (Patsy.Clover@melksham-tc.gov.uk)
Cc: Nick.Holder@wiltshire.gov.uk; Sankey, Mike; Lorraine McRandle; Marianne Rossi
Subject: FW: Bloor Homes 278 Works Spa Road Roundabout Melksham

Importance: High

For info.....

From: Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Sent: 01 September 2022 08:48
To: Alex McNally <Alex.McNally@bloorhomes.com>
Cc: kevin.bassett@cjlconstruction.com; Teresa Strange <clerk@melkshamwithout.co.uk>; Lear, David <DavidLear.DavidLear@wiltshire.gov.uk>; Clark, Christopher <Christopher.Clark@wiltshire.gov.uk>; Creedy, Allan <allan.creedy@wiltshire.gov.uk>
Subject: Bloor Homes 278 Works Spa Road Roundabout Melksham
Importance: High

Hi Alex,

I hope you are well

Due to the 'hold ups' being caused by BT, I took the opportunity last week to speak with Kevin Bassett, CJL in requesting that due to the Spa Road Crossing being removed as part of the 278 Works and that the issue mirrors the dismal performance of Taylor Wimpey, who have now been instructed to install temporary Crossings in 4 locations around Western Way/Bath Road/ Pathfinder Way. The same problem is going to occur as School Children travel through your 278 Works. I'm particularly concerned with Children coming from the Champion Drive / Speedwell Close area and trying to cross where there is now no pedestrian crossing.

Having just spoken to Kevin, he informs me that he is unable to get a Crossing installed before Tuesday, when unfortunately School returns on Monday. I've asked Kevin if he could liaise with Amberon who are installing the Crossings for Taylor Wimpey on Saturday, hopefully they would be able to install 1 additional Crossing on behalf of the Consortium.

If this is not possible to achieve, I'd like to request that the Consortium provide 'Marshalls' during the morning & afternoon period when School Children will be actively moving through the 278 Works. I would suggest times between 07:45hrs & 08:45hrs & 14:45hrs to 15:45hrs

Kind Regards,

Andy.

Andy Thompson
Highways Technician
Section 38 & 278 Works
Local Highways
Highways and Transport
Mobile 07976 343887
Email Andy.Thompson@wiltshire.gov.uk

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Lorraine McRandle

From: Teresa Strange
Sent: 01 September 2022 11:58
To: Sam Sowden
Cc: Lee Mullens; Lorraine McRandle
Subject: RE: Public Open Space area outside new village hall at Bowood View, Melksham

Hi Sam

Thanks for this, we will mark up a plan on Monday evening (next time the council meet) and send through to you. On visiting site yesterday, we think we would probably still like it against the car park boundary.

Regards, Teresa



From: Sam Sowden <sam.sowden@bellway.co.uk>
Sent: 24 August 2022 16:40
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Cc: Lee Mullens <Lee.Mullens@bellway.co.uk>
Subject: Re: Public Open Space area outside new village hall at Bowood View, Melksham

Hi Teresa

What we can do is move the proposed hedging to the bottom of the area you would like to patio. Can you mark up a plan and I will pass onto our site team. Yes that's correct

Thanks

Sam Sowden
Land Director

01454 451960
Mob: 07747473011

Bellway Homes Limited (South West)

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2540 The Quadrant
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On 24 Aug 2022, at 13:52, Teresa Strange <clerk@melkshamwithout.co.uk> wrote:

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Hi Sam

Thanks for your email,

The parish council have taken away the fence to the boundary with your POS so its open to the POS, (and where hopefully the patio will be!) so is there still a requirement for a hedge.

In terms of seeding, do you mean you are seeding the POS and so we don't need to seed the bit on your land?

Many thanks,

Teresa

From: Sam Sowden <sam.sowden@bellway.co.uk>

Sent: 18 August 2022 14:34

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

Subject: RE: Public Open Space area outside new village hall at Bowood View, Melksham

Hi Teresa

Thanks for your email. The attached landscaping layout indicates amenity lawn but more importantly a new hedge is to be planted at the Village Hall Boundary, this will be planted in Nov/Dec. The seeding will be carried out by Bellway in September.

I trust this clarifies matters.

Thanks

Sam Sowden
Land Director

01454 451960

Mob: 07747473011

Bellway Homes Limited (South West)

1st Floor
2540 The Quadrant
Aztec West
Almondsbury

Lorraine McRandle

Subject: FW: Remedials, play area at Bowood View Melksham. plan app 16/00497

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

Sent: 31 August 2022 18:20

To: Alan Baines <alan.baines@melkshamwithout.co.uk>; Mark Harris <mark.harris@melkshamwithout.co.uk>; David Pafford <david.pafford@melkshamwithout.co.uk>; John Glover <john.glover@melkshamwithout.co.uk>; Mary Pile <mary.pile@melkshamwithout.co.uk>; Richard Wood <richard.wood@melkshamwithout.co.uk>; Terrence Chivers <terry.chivers@melkshamwithout.co.uk>

Cc: Shona Holt <shona.holt@melkshamwithout.co.uk>; Marianne Rossi <admin@melkshamwithout.co.uk>; Lorraine McRandle <office@melkshamwithout.co.uk>

Subject: FW: Remedials, play area at Bowood View Melksham. plan app 16/00497

Dear Planning Committee

Just to keep you in the loop... Bellway are offering a tarmac path to the play area at Bowood View, but as you will see from below, it still doesn't look great. What do you think to the tarmac path – I think it's a yes, but pushing for the rest of it too!

Melksham News want to run a story on it (they have seen it play out on the Bowood View facebook page, where I put the photos below in the end as the parish council are being asked what the hold up is! A picture tells a thousand words.

Regards, Teresa

From: Teresa Strange

Sent: 31 August 2022 17:29

To: 'Bethan Powell' <bethan.powell@bellway.co.uk>; Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>

Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Simon Mcelroy <Simon.Mcelroy@bellway.co.uk>; Bailey Croome <Bailey.Croome@bellway.co.uk>; Lee Mullens <Lee.Mullens@bellway.co.uk>; Michael Lye <michael.lye@bellway.co.uk>

Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

Hi Bethan

Thankyou for this....

Just to be clear, will it be like the one recently installed at the same time by Proludic in the neighbouring Taylor Wimpey development? – photo below. Just want to be sure before putting to the council.

In addition, the parish council asked Bellway (meeting with Rhian Powell and Dan Holland 7th Feb 2018, see minutes page 2 <https://www.melkshamwithout-pc.gov.uk/assets/minutes/2018/PLANNING%20MINUTES%2019th%20%20February%202018%20APV.pdf> for the safety surfacing to extend past the fencing line. Again, for ease of illustration, please find attached two further photos, the one with the extension at the Taylor Wimpey development up the road, and the one I took at Bowood View this morning, you will see the difference! And why we asked. Can this also be addressed please? In particular, because its surrounded by a sloped bank, any rain means that the soil is washed down onto the play area.

We are still seeing posts on the Bowood View facebook page, with emails from Bellway saying that the parish council have changed the specification and it is their fault that the play area has not been adopted, we are not aware of what this change in specification is? I have cut and paste from facebook, see below.

Regards, Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS FROM MONDAY 1ST AUGUST:

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire

SN12 6ES

01225 705700









10:56



2 Messages

< All Inboxes Automatic reply: B...



Dear Jamie,

Thank you for your email.

I do not have an answer regarding bins, I will enquire with our technical department.

Regarding the children's park, our site team have advised that while they have completed the park to standard, unfortunately the parish are refusing to take the park over as they wish to change some aspects of the park, despite being completed to agreed specifications. I would advise raising this to the council, as Bellway are unable to open the playpark without their consent.

The area where the attenuation ponds are, opposite your property, are wildflower and wild grass meadows and we can only landscape these biannually in line with our planning consent. All other communal areas will be visited by the landscaping company this week, to return the development to a good standard.

As soon as I have further information, I will



From: Bethan Powell <bethan.powell@bellway.co.uk>
Sent: 30 August 2022 15:30
To: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout.co.uk>
Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Simon Mcelroy <Simon.Mcelroy@bellway.co.uk>; Bailey Croome <Bailey.Croome@bellway.co.uk>; Lee Mullens <Lee.Mullens@bellway.co.uk>; Michael Lye <michael.lye@bellway.co.uk>
Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

Afternoon,

Yes – just inside the red fencing, gate to gate, it will connect onto the hoggin path external to the play area fencing which is being left as is.

Thanks,

Bethan Powell
Managing Surveyor

01454 451960
Bellway Homes Limited (South West)
1st Floor
2540 The Quadrant
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Almondsbury
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From: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>
Sent: 30 August 2022 14:42
To: Bethan Powell <bethan.powell@bellway.co.uk>; 'Teresa Strange' <clerk@melkshamwithout.co.uk>
Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Simon Mcelroy <Simon.Mcelroy@bellway.co.uk>; Bailey Croome <Bailey.Croome@bellway.co.uk>; Lee Mullens <Lee.Mullens@bellway.co.uk>; Michael Lye <michael.lye@bellway.co.uk>
Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

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Afternoon Bethan.

Thank you for the update .

So the new tarmac path will run through the play area replacing the hoggin path from single gate to double gates ?

Teresa what are your thoughts on the proposals mentioned below ?

Thanks Steve.

From: Bethan Powell <bethan.powell@bellway.co.uk>
Sent: 30 August 2022 14:09

To: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>; 'Teresa Strange' <clerk@melkshamwithout.co.uk>
Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Simon Mcelroy <Simon.Mcelroy@bellway.co.uk>; Bailey Croome <Bailey.Croome@bellway.co.uk>; Lee Mullens <Lee.Mullens@bellway.co.uk>; Michael Lye <michael.lye@bellway.co.uk>
Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

Good Afternoon All,

We have now provided the inspection report, as attached, and Technical are working on providing you the documents as set out in the S106.

On visiting site 26/8/22 it was noted that the play area side of the hoggin path is without timber edging whereas the grass side has this installed correctly – which is our construction error.

We are happy to put this in, to achieve handover, as this is then installed correct to drawing and our obligations are cleared. However – we can sympathise with what will be your ongoing issue of gravel spread from the hoggin path.

Due to this we are prepared to offer a tarmac path is put in at our cost instead of the agreed hogging path, this will stretch from play area gate to play area gate only and needs to be accepted by yourselves as final works to the area before we go ahead.

This can be finished with concrete edgings, however due to grading off of the wet pour there may be a slight change in levels from wet pour to path – which again will need your agreement before we go ahead.

We have remedial works, including tarmac, mid to end of September 2022 in line with Andy Thompson WCC snagging list and so can carry this out at the same time as a goodwill gesture. We are not keen on a return visit for such a small area of tarmac due to additional expense to ourselves so a quick decision either way would be much appreciated.

Thank you,

Bethan Powell
Managing Surveyor

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From: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>

Sent: 23 August 2022 15:18

To: Bailey Croome <Bailey.Croome@bellway.co.uk>

Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; 'Teresa Strange' <clerk@melkshamwithout.co.uk>; Bethan Powell <bethan.powell@bellway.co.uk>; Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Simon Mcelroy <Simon.Mcelroy@bellway.co.uk>

Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

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Afternoon Bailey,

Thanks you for the information, have the items identified in the safety report been rectified ?
When the remaining works have been completed we can arrange a site visit that suits all to look at the finished article and how to move forward .

Thanks Steve.

From: Bailey Croome <Bailey.Croome@bellway.co.uk>
Sent: 23 August 2022 14:50
To: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>
Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; 'Teresa Strange' <clerk@melkshamwithout.co.uk>; Bethan Powell <bethan.powell@bellway.co.uk>; Andrew Woodward <Andrew.Woodward@bellway.co.uk>; Simon Mcelroy <Simon.Mcelroy@bellway.co.uk>
Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

You don't often get email from bailey.croome@bellway.co.uk. [Learn why this is important](#)

Hi Steve,

Please see attached post installation report from the play inspection company certifying the play area installed by Proludic. I am currently reviewing the other items and will respond to these in due course.

Many thanks,

Bailey Croome
Trainee Quantity Surveyor

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Almondsbury
Bristol
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From: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>
Sent: 10 August 2022 15:39
To: Bailey Croome <Bailey.Croome@bellway.co.uk>
Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; 'Teresa Strange' <clerk@melkshamwithout.co.uk>
Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

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Good Afternoon Bailey.

There are a few query's that I would like clarified.

1-You have supplied a Abacus wet pour Lab certificate with the critical safe fall heights indicated for various thickness of wet pour surface EN1177 and dated 24/7/2019 before the play surface was installed ,this does not confirm that is as fitted ,merely a lab test of each thickness. My question is have the relevant thicknesses been taken on site to determine that the area of concern that appeared to be rather more solid that its surrounding is a safe thickness and complies with the stated depth required in that situation ?

2-Can you supply warranty's/guarantees for the play equipment and the safety surface as fitted.

3- Thanks there did not appear to be a timber or concrete kerb between the gravel path and the rubber safety surface.

Can you provide copies of the play area documents as mentioned in the Section S106 page 42 ,item 13 .

Look forward to checking the remedial works when all complete .

Thanks Steve.

From: Bailey Croome <Bailey.Croome@bellway.co.uk>

Sent: 09 August 2022 11:35

To: Hawkins, StephenK <StephenK.Hawkins@wiltshire.gov.uk>

Cc: Holloway, Sarah <Sarah.Holloway@wiltshire.gov.uk>; 'Teresa Strange' <clerk@melkshamwithout.co.uk>

Subject: RE: Remedials, play area at Bowood View Melksham. plan app 16/00497

Good morning,

Is there any updates on the below? As we are trying to finalise the play area asap.

Many thanks,

Bailey Croome

Trainee Quantity Surveyor

01454 451960

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Bellway



From: Bailey Croome

Sent: 29 July 2022 09:22

To: StephenK.Hawkins@wiltshire.gov.uk

Lorraine McRandle

From: Teresa Strange
Sent: 01 September 2022 14:13
To: Lorraine McRandle
Subject: FW: Remedials at Pathfinder Way Melksham plan app-16/01123/out

From: Philip Court - TW Bristol <Philip.Court@taylorwimpey.com>
Sent: 26 August 2022 12:29
To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Cc: Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>; Hannah Hart - TW Head Office <Hannah.Hart@taylorwimpey.com>; Teresa Strange <clerk@melkshamwithout.co.uk>; Susan Beaton - TW Bristol <Susan.Beaton@taylorwimpey.com>
Subject: Remedials at Pathfinder Way Melksham plan app-16/01123/out

Dear Nick,

Please find below a concise action list. All entries are retained but I have amalgamated and significantly reduced the text to reflect just the latest position for each item to keep the notes succinct and focused on delivery aspects. Hope this approach is welcome as I felt the various exchanges were getting a little verbose at the expense of clarity and ease of reference. We can easily revisit matters as needed. Moreover, I have only provided a high level overview for each item and not provided infinite detail relating to each matter for brevity.

1. Siemens are booked to commission the four **permanent pedestrian crossings** by Friday 2nd Sep subject to their programmer completing the recently requested site specific configuration of the lights. All other remaining supporting works are being undertaken next week in readiness for the commissioning. This will complete the first part of the two stage commissioning. The second stage will be undertaken once the remote monitoring equipment is ready for installation. We are currently seeking confirmation of the date this second stage can be completed.
2. Four **temporary pedestrian crossings** have been arranged as a fallback position if the permanent solution covered in 1 above cannot be commissioned in time. These have been arranged to be installed if necessary on Saturday 3rd September in readiness for the school children starting the new school term on Monday 5th September.
3. The remaining works to the **installed streetlights** have been instructed to ensure all lights are operational. We are currently seeking confirmation of when all of these remaining works will be completed.
4. All bar two **temporary streetlights** can now be removed as the majority of the permanent scheme is operational. We are chasing confirmation of when these will be removed.
5. In order to advance the **final section of streetlights** we have liaised with the necessary parties and will now feed the lighting columns from the south therefore avoiding the need to secure a feed from the Bloor Homes works to the North. We are currently securing pricing for the installation via this alternative routing and will confirm when the lights will be installed and energised once we have received confirmation of same from the three parties involved.
6. Instruction has been given to **remove the redundant streetlights**. We are seeking confirmation from them when this will be completed.

7. We have received confirmation that the **boundary post and rail fence** is programmed in to be installed by Friday 2nd September in readiness for the completion of either 1 or 2 above.
8. The preparation and re-painting of the delaminated sections of paint on the **bus shelters** is being investigated with the necessary parties. We will continue to advance this matter and confirm when the remedial works will be undertaken in due course.
9. The replacement **bench** to Pathfinder Way has been ordered and installation will be arranged once we have a delivery date the location of which will be agreed with the Parish Council in advance.
10. The remaining **remedial works to the play area** are programmed in to be undertaken by Friday 2nd September subject to the delivery of some materials following which we will seek to complete the final inspection with the Parish Council and Wiltshire Council prior to advancing the transfer of the area to the Parish.
11. The **Parish Notice Board** to the top of the art feature in the LAP is being arranged by the Parish. We can facilitate the access for the installation once we have received a proposed fitting data.
12. New and replacement **tree planting** will be undertaken by Taylor Wimpey this coming autumn / winter planting season. Specific planting dates yet to be established with the contractor.

I'll keep you updated as matters progress.

If you have any questions or if I have missed anything, please let me know.

Kind Regards,
Philip
Tel. 07775 663 210 - Mobile

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Teresa Strange

From: Teresa Strange
Sent: 23 August 2022 20:01
To: Alan Baines; Cllr Mark Harris; David Pafford; John Glover; Mary Pile; 'Richard Wood'; Terry Chivers
Cc: Lorraine McRandle
Subject: FW: Pathfinder Place - lots of anti social behaviour and police prescence

Dear Planning Committee

Following the recent planning meeting when residents raised issues about the continued police presence, I did follow it up with the police.

Here is there response.....

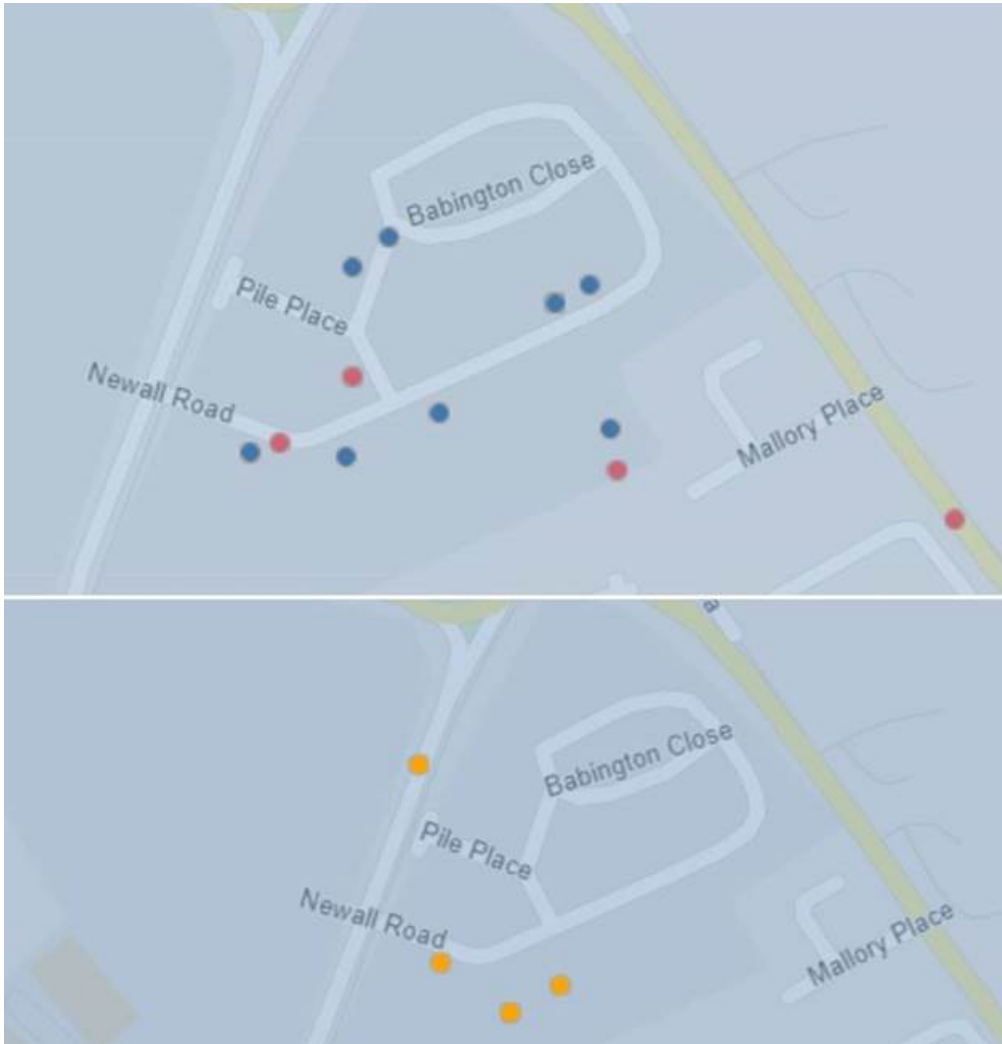
I will put as feedback at the next planning committee meeting, to see if you think any further action needs to take place.

Kind regards, Teresa

From: James Twyford <james.twyford@wiltshire.police.uk>
Sent: 19 August 2022 11:09
To: Teresa Strange <clerk@melkshamwithout.co.uk>
Cc: Nick.Holder@wiltshire.gov.uk
Subject: RE: Pathfinder Place - lots of anti social behaviour and police prescence

Hello mate,

I'd say that it's not quite as bad as you've heard, but we have been spending a bit of time on the new estate. I certainly wouldn't say it's disproportionately more than we'd usually spend in a small development though. This is the map for the last 3 months' worth of Crimes (Red) / Incidents (Blue) / Logs (Orange). When you zoom out to look at the whole Town, it doesn't stand out as a 'hotspot'.



The Crimes and Incidents are mostly one-off's and "Private Place" incidents, although there was one particular Household that was causing more than its fair share of demand. I had a sense of humour failure with them last weekend and arrested two teenagers, since which we've put something in place and a Youth has been relocated to another family member, to try and break a cycle of behaviour (and poor choices of company). That ought to deal with a good proportion of the ASB-type issues because there won't be any more weekend parties there (Mum was quite 'pro' and very embarrassed by the last incident).

We've not seen anything related to Dealing or Theft at all, so if you've got people saying they're victims of those offences, could you just gently nudge them to report it please.

There is one Log for Pile Place, where someone reported a Motorcycle using the footpath. There was a lot of speculation around this, but the favourite rumour is that "The Ninja" has bought a Motorcycle to replace his e-scooter, so it wouldn't be a huge leap to hypothesise that it might've been him taking a shortcut. That's a little back-burner project we've got on.

In terms of things that the Council might be able to do; the only thing would be to look at the Estate's "thoroughfare" nature and see whether it'd be proportionate to close off the footpath and send people round the main road. I'm not sure whether this limited reporting would be sufficient evidence to justify that kind of investment though?

Hopefully that helps? Let me know if there's anything else you need.

J

James Twyford 2448

A/Inspector

CPT Neighbourhoods – Trowbridge, Melksham and Bradford on Avon
Trowbridge Police Station, Polebarn Road, Trowbridge. BA14 7EP

Email: James.twyford@wiltshire.police.uk

Phone: 01722 547242

Mobile: 07833 436039



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From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: 17 August 2022 16:40
To: James Twyford <james.twyford@wiltshire.police.uk>
Cc: Nick.Holder@wiltshire.gov.uk
Subject: Pathfinder Place - lots of anti social behaviour and police prescence

Hi James

Hope all is well.....

We had some residents from Pathfinder Place, the new development at Bowerhill, come to a parish council meeting on Monday evening.

One of the things that they raised as a concern is a constant stream of anti-social behaviour, of thefts from driveways, drug dealing, dirt bikes riding through the estate, pupils from Melksham Oak trailing through the development. The parish council asked if these concerns had been raised with the police and they said it had been and every Saturday night there are blue lights flashing on the development.

This was news to the parish council, those ward members who live in Bowerhill, to Wiltshire Councillor Nick Holder and so I just wanted to check in with you to see if there is a problem there, and if there is anything we can do to assist?

With kind regards,

Teresa

Teresa Strange

Clerk

PLEASE NOTE THE NEW ADDRESS FROM MONDAY 1ST AUGUST:

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place

Melksham

Wiltshire

SN12 6ES

01225 705700

Lorraine McRandle

From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 16 August 2022 16:47
To: John Glover
Cc: Teresa Strange
Subject: A Couple of things

Importance: High

1. Do either of you want to attend another site meeting with TW with the WC Highways team tomorrow at 10.00am, meet at Newall Road again. The issue of safe walking routes to schools has been brought up.
2. Have just had an update ref the new primary school and this is the latest information ref timings:
 - WC procurement currently looking at the specification
 - Architects appointed end 2022
 - Design consultation Jan 23 – May 23
 - Planning submitted June/July 23
 - Technical design signed off Jan 24
 - On site March – May 24
 - Completion and Opening for September 25

These are best guess at this stage.

Nick

Nick Holder
Councillor for Bowerhill
Deputy Chair Melksham Area Board
Portfolio Holder for Adults
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

Wiltshire Council

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Teresa Strange

From: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Sent: 23 August 2022 14:11
To: Holder, Nick; Thompson, Andy
Cc: Teresa Strange
Subject: RE: Pathfinder Way 23rd August

Hello Cllr Holder,

I can confirm that Andy and I are working closely with Clive and Flynn's to meet the return-to-school target date for the pedestrians crossings to be functioning / temporary crossings to be installed.

Kind regards,

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

Wiltshire Council

Tel: 01225 713463
Email: Julie.Cleave@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Sent: 23 August 2022 10:52
To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>
Cc: clerk@melkshamwithout.co.uk
Subject: RE: Pathfinder Way 23rd August

Hi Julie and Andy,
Sorry to chase but wondered if there has been any update from Clive on behalf of TW since last week?
Thanks

Nick Holder
Councillor for Bowerhill
Deputy Chair Melksham Area Board
Portfolio Holder for Adults
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN

Wiltshire Council

Tel: 07931 905520

Email: nick.holder@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Holder, Nick

Sent: 18 August 2022 16:58

To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>

Cc: clerk@melkshamwithout.co.uk

Subject: RE: Pathfinder Way

Hi Julie, and Andy,

Thank you for the update. Just so you know I have been contacted by the Melksham News today about this issue and have filled them in on the latest information. I have laid the blame clearly at TW's door and have explained to them that the Highways Team have been as flexible as possible.

Please let me know if there is another meeting planned before the next fortnightly update.

Regards,

Nick

Nick Holder

Councillor for Bowerhill

Deputy Chair Melksham Area Board

Portfolio Holder for Adults

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



Tel: 07931 905520

Email: nick.holder@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>

Sent: 18 August 2022 15:56

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

Cc: clerk@melkshamwithout.co.uk

Subject: RE: Pathfinder Way

Hello Cllr Holder,

Thank you for attending the meeting yesterday. By way of an update I have copied below the email I have sent today to Clive Aveyard:-

Clive, thanks for meeting with us yesterday. It is apparent that the situation with the lack of operational pedestrian crossings has reached a point where it needs to be resolved as matter of absolute priority. I remind you/ Taylor

Wimpey that there is a S106 obligation for the crossings to be in and working prior to occupation, an obligation which has clearly been breached.

As discussed there needs to be a safe route for pedestrians from the residential development at Pathfinder Place to the local schools. Melksham Oak Secondary School is situated to the east on Bath Road and there are primary schools to the north, closer to the town centre, as well as other local facilities, shops etc. Therefore, a means to safely cross the A365 is necessary and must be in place prior to the return to school (which we believe to be 5th Sept). It is therefore reasonable to expect this work to be completed by Fri 2nd Sept, although earlier is preferred to meet with the request of the Parish Council.

I have checked the TRO for the speed limits and the signage plan, see attached. There should be National Speed Limit / 40mph limit signs on Western Way, it looks like the poles are there but the signs are missing. **This is critical and needs to be in place before the temporary crossings i.e. before 1st Sept – please order signs and install ASAP.**

I have received the report from Andy Balloch (Atkins Signals) which I shall forward to you shortly. I just need to check the requirement for High Friction Surface (I believe it is not required). I understand you have booked in Siemens to attend site on 30th August to check connections and complete remedials. White-lining has been booked for early Sept? However, given the timescales involved it is highly unlikely that the signals will be switched on and operational by the 1st / 2nd Sept and therefore temporary crossings will be required.

Please can you make the necessary preparations for the temporary crossings at every crossing point. Andy Thompson was going to contact Streetworks and advise you on the required forms for completion. Andy – if necessary perhaps we could arrange to meet Streetworks (Colin Rivett?) at the earliest opportunity on-site to discuss requirements.

As discussed, it would be a good idea to put signs up to warn motorists that the signals are functioning, albeit on a temporary basis.

Andy has highlighted some necessary footway remedial work which I believe he will discuss further with you and Anthony.

For info, it looks like the footpath link from the crossing on Western Way to Burnet Close was intended to be upgraded by WC using S106 money from TW (the contribution has been received and I have asked my Transportation colleague for an update).

Please can you keep me updated with the planned course of action to meet the start of the school term deadline. We are due to meet again in a fortnight but it might be worth a quick catch-up meeting next week to see how work is progressing.

Regards,

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

Wiltshire Council

Tel: 01225 713463
Email: Julie.Cleave@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Sent: 17 August 2022 14:47

To: Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>

Cc: clerk@melkshamwithout.co.uk

Subject: Pathfinder Way

Hi there,

Thank you both for your time this morning and sorry I had to rush off. Would you be able to let me have a copy of the actions agreed. Hopefully we will have some crossings operational on 1st September.

Regards,

Nick

Nick Holder

Councillor for Bowerhill

Deputy Chair Melksham Area Board

Portfolio Holder for Adults

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

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Lorraine McRandle

Subject: FW: PL/2022/02749 Reserved Matters 140 dwellings Semington Road

From: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Sent: 22 August 2022 17:00
To: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>
Cc: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Subject: Re: PL/2022/02749 Reserved Matters 140 dwellings Semington Road

Andrew

Thank you.

Joanthon

Jonathon Seed
Wiltshire Councillor for Melksham Without West and Rural
07770774463

From: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>
Sent: Monday, August 22, 2022 4:58:53 PM
To: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Cc: Sims, Steven <Steven.Sims@wiltshire.gov.uk>
Subject: RE: PL/2022/02749 Reserved Matters 140 dwellings Semington Road

Hi Cllr Seed –

In view of the nature of this application we will accept your 'call-in' request, notwithstanding that it is a little late. The case officer, Steve Sims, will keep you updated on progress. You will be aware that there have been objections, and in view of these there may well be amendments and re-consultations.

Regards,
Andrew Guest

From: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Sent: 16 August 2022 16:00
To: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>
Subject: FW: PL/2022/02749 Reserved Matters 140 dwellings Semington Road

Dear Andrew

I wish to call the application below to committee.

I need your agreement, please.

Regards

Jonathon

From: Seed, Jonathon
Sent: 16 August 2022 15:57

To: Sims, Steven <Steven.Sims@wiltshire.gov.uk>

Subject: PL/2022/02749 Reserved Matters 140 dwellings Semington Road

Dear Steven

I wish to apply to the Development Control Manager to call the above application for a Committee decision should you be minded to approve it. My main points of concern are:

- Lack of school access or places, particularly primary school places
- Inappropriate design – too many cul-de-sacs off a single spine road.
- Poor mix of housing and not as stated in outline permission
- Inappropriate placing of affordable housing
- Lack of access to community facilities – there must be a footbridge with lights to cross the ditch and allow easy access to Berryfield Village Hall

In my opinion this application needs a total redesign.

Regards

Jonathon



Jonathon Seed
Wiltshire Councillor for Melksham Without West and Rural
Tel: 07770 774463

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The Town and Country Planning Act 1990
Approval of Outline Planning Permission (Some Matters Reserved)
with Conditions

Application Reference Number: 20/01938/OUT

Decision Date: 10 September 2021

Applicant: Hollins Strategic Land LLP
c/o Nexus Planning, Eastgate, 2 Castle Street, Castlefield,
Manchester, M34LZ

Particulars of Development: Outline planning permission for up to 144 dwellings with informal and formal open space, associated landscaping and vehicular and pedestrian accesses off Semington Road. All matters reserved except for principal means of access.

At: Land at Semington Road, Melksham, Wilts

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:

Conditions: (22)

- 1 The development hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 and to ensure the prompt delivery of the site in order to meet the need for housing land supply that has justified the granting of planning permission on this occasion.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site.The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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

Location Plan scale 1:1250 dwg no. LoC001 rev 01 Sketch Layout scale 1:2000 dwg no. 001 rev L Parameters Plan scale 1:2000 dwg no. 002 rev B Proposed Site Access Plan scale 1:1000 dwg no. 1979-F01 rev G

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

- 5 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be first occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details.

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 roads are laid out and constructed in a satisfactory manner.

- 6 The roads, including footpaths and turning spaces, shall be constructed so

as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

- 7 No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8 No development shall commence until a Travel Plan based on the submitted Framework Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied prior to the implementation of the Travel Plan, (or implementation of those parts capable of being implemented prior to occupation). Those parts identified for implementation after occupation shall be implemented in accordance with the timetable contained therein, and shall continue to be implemented as long as any part of the development is occupied.

REASON: In the interests of reducing the amount of private car movements to and from the development.

- 9 Prior to first occupation the access shall have been provided, including 2 metre wide footways to either side of the access, all as detailed on plan number 1979-F01 rev G, including visibility splays of 2.4 x 43 metres in each direction to the nearside at a height not exceeding 600mm above carriageway level.

REASON: In the interests of safe and convenient access to the development.

- 10 Prior to first occupation the existing narrow bus layby on Old Semington Road just north of the access position shall have been removed over its entire length and replaced by footway incorporating raised bus stop kerbs, a new bus stop flag sign, and new bus stop markings, all in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of safe and convenient access to the development.

- 11 Prior to occupation of the 50th dwelling the northbound bus layby on Old Semington Road, near to the development shall have been improved by the provision of a cantilever bus shelter including perch seat and bus stop sign flagpole, adjustments to the footway width to enable provision of the shelter, incorporation of raised bus stop kerbs, and new bus stop markings, all in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing safe and convenient access to public transport for occupiers of the development.

- 12 Prior to occupation of the 50th dwelling the existing zebra crossing on Old Semington Road near to the development shall have been improved by replacement road markings, and new LED belisha beacons all in accordance with details to be first submitted to and approved by the Local Planning Authority.

REASON: In the interests of improving pedestrian accessibility in the area of the development.

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

REASON: To ensure that the development can be adequately drained without increasing flood risk to others.

- 14 No commencement of clearance or construction works development shall take place, including demolition, ground works, vegetation clearance until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:
- a. Measures which will be used to avoid or reduce impacts during construction on reptiles and amphibians, birds, water vole, otter and hedgehogs etc.
 - b. The location and timing of sensitive works to avoid causing harm to biodiversity features.
 - c. The times during construction when specialist ecologists including Ecological Clerk of Works, will be present on site to oversee works
 - d. The Location of "Biodiversity Protection Zones" and protective fences, exclusion barriers and warning signs,
 - e. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of

construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats in accordance with submitted ecological reports.

- 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) and will include specific prescriptions that will protect and enhance habitat for great crested newts, reptiles, water voles, otter, nesting birds and hedgehog. Enhancements should consist of new features and habitat to benefit these species/ groups. In terms of habitats particular focus should be given to habitat adjacent to Berryfield Brook, hedgerows, attenuation ponds and areas provided to benefit target species including the Habitat Protection Area (H) and Green Wildlife Corridor (G). The plan must include a table of those responsible for management, together with mechanisms for monitoring and for altering individual management prescriptions that are shown to be ineffective. It should also include a site plan annotated with management prescriptions for each habitat type or retained/created feature within the site.

REASON: To ensure adequate protection and mitigation for protected species and to secure net biodiversity gain in accordance with NPPF.

- 16 Prior to construction commencing, a lighting strategy for the site will be submitted for approval, including a lux plot that shows that a level of 0.5 lux can be achieved at the edge of any sensitive habitat area, specially hedgerows, trees and the riparian vegetation within 10 metre of the top of the river bank.

REASON: Many species active at night (bats, badgers, otters) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

- 17 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the

following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment;
- i) hours of construction, including deliveries.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 18 If evidence of contamination is found on site, a detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

If the report submitted indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: In order that the development is undertaken in an acceptable manner, to ensure that land contamination can be dealt with adequately.

- 19 Before the development hereby approved is occupied the recommendations of the Noise Impact Assessment dated February 2020 by E3P (section 5

and 6) shall be implemented in full.

REASON: To ensure a satisfactory standard of amenity.

- 20 No development shall commence above ground floor slab level until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained.

REASON: Development proposals will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

- 21 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.

- 22 No development shall commence on site until:
- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, including a long-term management plan for Area 4 (page 6 'An Archaeological Desk Based Assessment' dated February 2020 by SLR) that clearly sets out a strategy for protecting this part of the site during development has been submitted to and approved by the Local Planning Authority, and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: 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 enable the recording of any matters of archaeological

interest.

Informatives: (5)

23 INFORMATIVE TO APPLICANT:

Wessex Water:

The developer states in their response that 10% allowance for urban creep has been added to the calculations. However, this wasn't clear from the calculations provided. Developer to confirm how urban creep has been applied to the calculations.

The applicant should note that new Sewerage Sector Guidance (published 1st April 2020) enables Water Companies to adopt SuDS features as part of the surface water drainage network. Policies and Guidance on this can be found at <https://www.wessexwater.co.uk/services/building-and-developing/sector-guidance-on-sewerage-and-water-adoption-agreements>. If the intention is to offer the drainage scheme up for adoption the applicant will need to consult with Wessex Water, prior to the submission of any drainage scheme details to the local planning authority, to ensure compliance under the new adoption codes and to formally commence the adoption process. Applicants should contact Wessex Water through planning.liaison@wessexwater.co.uk for further information/ discussion.

In order to discharge the condition 10 the developer needs to provide the following: The exceedance overload flows on the plan provided are currently showing in some locations that the flows are directed towards the buildings e.g. plot 121, 49. We recognise that the developer stated that the finished floor levels will be higher than 37.25mAOD, however we cannot confirm that this is sufficient to discharge the comment. The developer needs to ensure that finished floor levels and the proposed gradients are away from the building towards the roads to ensure properties are not affected during large storms over the capacity of the proposed drainage system.

24 INFORMATIVE TO APPLICANT:

Environment Agency:

Whilst we note that your application is in flood zone 1, the proposal has failed to put the finished floor levels at an appropriate height. These should be amended to be above the 1 in 100 plus an appropriate level of climate change.

Flood Risk Activity Permit

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission and it should not be assumed a permit will be for. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-riskactivities-environmental-permits>. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity. Please contact Blandford.frap@environment-agency.gov.uk with details of permitted works and include the planning application reference.

- 25 **INFORMATIVE TO APPLICANT:**
The long-term archaeological management plan for Area 4 (condition 22) should state clearly that this part of the site will not be subject to any ground working, will be fenced off from all plant movement during development and will continue to remain as open ground following the completion of the development.
- 26 **INFORMATIVE TO APPLICANT:**
This Scheme shall be informed by and designed in accordance with a clearly-defined 'Urban Design & Landscape Framework Plan' (or Strategy) which should be submitted with the reserved matters design/landscaping application.
- 27 **INFORMATIVE TO APPLICANT**
The Council as local planning authority seek to promote connectivity between developments for pedestrians and cyclists to provide safer alternatives to the use of the car. With this in mind, the Council request that prior to the submission of a reserved matters submission, the possibility of providing a pedestrian/cycle link through to the adjacent housing site to the north should be explored, and if feasible, included as part of the layout submitted for approval of reserved matters.

Sam Fox - Director Economic Development & Planning

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.
 - 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>).

**LORRAINE MCRANDLE, MWPC PARISH OFFICER NOTES FROM MELKSHAM TOWN COUNCIL
ECONOMIC DEVELOPMENT MEETING HELD ON 29 NOVEMBER 2021 AT 7.00PM AT THE
TOWN HALL**

In attendance from MWPC: Councillor John Glover (Chair)
Lorraine McRandle (Parish Officer)

In attendance from MTC: Councillor Jon Hubbard (Mayor and Chair)
Councillor Colin Goodhind (Deputy Mayor)
Councillor Gary Cooke (Vice Chair)
Councillor Pat Aves
Councillor Simon Crundell
Councillor Louisa Lewis
Councillor Sue Mortimer
Councillor Jack Oakley
Councillor Saffi Rabey
Patsy Clover, Acting Deputy Town Clerk
Christine Hunter, Committee Clerk

1. PlanningSphere Limited Presentation on a Proposed Development at the former Countrywide Site, off Bradford Road, Melksham

Chris Beaver, PlanningSphere explained AB Dynamics had brought the site, following the closure of Countrywide, as they were looking to expand their Bradford On Avon business. However, following Covid had reviewed their plans and decided to consolidate their business on one site in Bradford on Avon.

L2 Property have now brought the site. However, due to its proximity to a sewerage works and in Flood Zone 2, the site is not suitable for use as office space etc. Therefore, proposals are for:

- Builders merchants with proposed new access from Bradford Road.
- MOT Centre/Tyre Exhaust Centre (National Chain) with access via current entrance just off Farmers' roundabout
- Improved landscaping, particularly on boundary adjacent to Bradford Road.

It is hoped to submit plans early in the New Year. Chris Beaver explained he was happy to attend a future Planning meeting of Melksham Town Council to go through the plans

2. Stantonbury Building and Development Company Presentation on a Proposed Development at Station Yard (between Dunch Lane and Bath Road), Melksham (none as Upside Business Park)

Two representatives from Stantonbury were in attendance, along with their agent Joseph Baum from MPC.

- Various surveys were currently being undertaken, including flood reports/modelling, particularly as South Brook, which runs through the site is subject to flooding and therefore limits the use of the site. Therefore, only propose to use current scrap metal yard site, which is not in a flood plain. Proposals include:
 - 100: 2/3 bedroom homes (not including flat and will be mixed tenure, including affordable in line with Wiltshire Council policy).
 - Care home for specialist care
 - Flexible office space.
 - Large area of public open space to include cycleways/footpaths connecting Bath Road with Dunch Lane) (mainly in Flood Zone 3).
- Pro Alloy Wheels will not be affected by proposals and will remain on site.
- Contaminated land cleared.
- Public Consultation has already taken place with local residents on-line following leaflet drop, also met with Councillor Phil Alford.
- Public Open Space. They are looking to hand this over to either Wiltshire Council, the Town Council or the developer to managed.
- Waste Transfer Licence. Whilst this will be surrendered, there has been a lot of interest from others to take this on, if the site is not developed as proposed, the scrap metal yard business will continue.
- Allotments. Those allotments in Southbrook Road will remain, they do not form part of the proposed site.
- Sustainability of Housing. It is proposed the homes will include PVs panels on the roof, be insulated and have heat source heating.
- Discharge of surface water/Flooding. Understand will not be able to discharge surface water into Southbrook. As part of Management Plan will make sure the brook and two culverts are this site are cleared of debris.

Flood alleviation will be clearer, as the scheme progressing and it was intended to engage with Danny Everett, Principal Drainage Engineer, Wiltshire Council.

Councillor Glover noted the proposed site for development was in Flood Zones 1 and 2 and asked what measures would be put in place to alleviate flooding further upstream in Shaw and Shurnhold Fields, which both suffer from flooding, with flood alleviation works having been carried out, with further improvements proposed.

Councillor Glover also noted the site was classed as Principal Employment Land in both the Core Strategy and the Neighbourhood Plan. Stantonbury responded to say the site had been marketed for commercial use previously and plans submitted several years ago, however, the site was not commercially viable given its location and site constraints, including contaminated land, which would have to be removed.

Concern was expressed by Councillor Hubbard there was not enough information available, such as indicative layout plans of the site. Stantonbury responded they were at the very early stages of pre consultation.

Councillor Gary Cooke expressed disappointment in the loss of employment land.

Stantonbury explained with regard to the Neighbourhood Plan, as they had only acquired the site recently they were only able to make a representation at the final stage of the plan and had stated the site should come forward for housing.

Pre-Application Meeting Held Remotely on Monday, 20 January 2021 at 2.00pm
Re: Station Yard (Upside Business Park), Bath Road, Melksham

Present: Joseph Baum from MPC
Alexander Hamley, Stantonbury
Jonathan Hamley, Stantonbury
Councillor Richard Wood, Melksham Without (Chair of Planning Committee)
Councillor Mark Harris (arrived late due to technical difficulties)
Teresa Strange, Clerk, Melksham Without Parish Council
Patsy Clover, Acting Deputy Town Clerk, Melksham Town Council (left at 3.00pm to attend another meeting)

Jonathan explained Stantonbury were a family run local business and after consulting with Melksham Town Council and members of the public had re-looked at proposals and provided a rough layout sketch of the scheme.

The site includes the hard standing area and the scrap yard. Pro Alloy Wheels will not be affected by proposals and will remain on site.

Proposals include:

- Mixture of housing (Approx. 100 dwellings).
- 60 bed care home.
- Employment uses.
- Community electric charging points.
- A Linear Park to provide a link between Dunch Lane and Bath Road, which will also enhance the biodiversity and ecology network located on the site.
- Removal of contamination on the site caused by previous uses of the scrapyard, which was a former railway siding.
- Maintain potency of South Brook through the maintenance of the Linear Park to ensure debris does not build up in the culverts under Bath Road or Dunch Lane or anywhere else on the site.
- Solar panels provided on homes.
- Efficient boilers
- Also looking at possibility of installing air source heat pumps
- Will relinquish waste licence if obtain planning permission

Public Consultation has already taken place with local residents and a series of one-to-one meetings held if requested. Several residents had asked if a bridge from Southbrook Road/Roundponds could be provided to the site to access the linear park. However, discussions needed to take place with the landowner on the other side of the brook in the first instance.

The meeting was then opened up for questions.

The Acting Deputy Clerk, Melksham Town Council stated that at a recent Economic Development meeting when this scheme was presented that Members had raised

concerns at the loss of employment opportunities on the site. This was because it was allocated as such and therefore sought clarification on what employment opportunities would be available, as indicated earlier in the meeting, as this was not mentioned at the recent presentation.

A: There will be a number of starter units and shared office space provided on the site. The exact number is unknown at present, there will also be employment opportunities in the care home.

The viability of the site is dependent on getting the proportion of housing right in order to trade off against the costs of clearing the contaminated land. Having a care home will help towards the costs of clearing the contamination.

Councillor Wood raised the following:

1. Flooding. South Brook often floods, affecting parts of Shaw and Whitley, with a pinch point under Bath Road which needs resolving with the provision of a bigger pipe. If this development were approved, would Stantonbury contribute towards such works to resolve this issue?

A: Flooding issues have been looked at extensively and modelling done by Hydrock, one of the leading consultants in the South West, on the Bath Road culvert. They have looked at upgrading the culvert, however, investigations are still ongoing.

There is a problem with the potential from storm surges from a 1:30, 1:100 and 1:1000 year events backing up from the Avon, baffled by the culvert in the South Brook and if it allowed water to pass through the site could cause issues elsewhere further downstream.

There has to be a balance between water flow and retaining some degree of water on the site, through the Bath Road culvert.

Discussions have taken place with both Wiltshire Council and the Environment Agency to try and come up with a collaborative solution for the problem, as they do not wish to make the problem worse than it already is.

Building works will be outside the area which would cause an issue with regard to a 1:1000 year flooding event, so they are proposing only building on the hard standing area, which includes the scrap metal yard. Currently the scrap yard causes an issue with surface water which runs off quickly and drains in South Brook, however, this will be alleviated through the provision of soft areas in the proposed scheme, there will also be some soakaways and through retention to hold back the surface water to ebb away when South Brook is not so high.

2. Loss of Employment Land. The land is contaminated, why can't the site be used for economic development, as there is a shortage of employment land in Melksham at present?

A: The contamination of the site is an issue. The current operation of the scrap yard is no longer going to continue. However, if planning permission is not forthcoming, they understand from the landowner that there is interest from other larger scrap yard businesses to take this on.

There will be some employment use, as well as housing on the site. A Statement of Community Engagement will be submitted as part of any planning application and will include feedback from local residents, who during the consultation had stated they would prefer to see housing on the site, rather than what it is used for at present.

Councillor Wood stated if people were asked if they would prefer to see either houses or a big national waste disposal business on the site, they would obviously say they would prefer to see housing, however, if it was stated light commercial units were proposed, the answer may be different.

A: Unfortunately, given the value of light commercial units, these would not pay for the contamination on the site to be dealt with. The site is also above a secondary aquifer and needs to be removed. They have tried to deliver a scheme which improves employment etc and provide a much better use for the site.

3. Development is contrary to the Neighbourhood Plan. Melksham has met its housing figures up to 2026 and beyond and there is a 3-year housing supply.
4. Not ideal location for housing, given sites location and access onto Bath Road after the hump back bridge.

A: The current employment on the site is mainly via the scrap yard, however, this is not an ideal location for this either, being close to the train station, there is an under pass into town and therefore they see the site as being well connected for residents wishing to access the town.

Regarding the junction onto Bath Road: Hydrock's Transport Department have investigated this and undertaken some modelling and come up with a junction design which will work effectively.

The Clerk raised the following:

- With regard to flooding concerns in the area, there is a wider scheme costed via Atkins for Wiltshire Council to alleviate flooding in Shaw and Whitley, where surface water comes off the Neston Estate and downhill and across the Corsham Road. The volunteer flood wardens have to regularly sandbag the Vicarage and Shaw School. The scheme includes the provision of a wider culvert under Corsham Road, Whitley. However, the reason this has not been done as yet, is that the culvert under the railway bridge on Bath Road needs to be done first and whilst this is not mitigation for the scheme proposed, maybe there is on

opportunity for discussions to be held with the Drainage Team at Wiltshire Council on possible assistance towards this scheme.

A: Consultants have already started discussions with Danny Everett, Principal Drainage Engineer and the Drainage Team at Wiltshire Council. It is hoped to meet Danny on site to go through the proposals and what can be done.

- Both the Parish and the Town Council are involved in the Shurnhold Fields project, which is nearby. It is hoped to install swales on the site to alleviate the wider flood issues of Shaw, Whitley and Shurnhold and Dunch Lane and maybe there could be an opportunity to assist with this scheme when diggers were on site?

A: Yes, very happy to assist with works on Shurnhold Fields.

- The Pre-App Protocol has already been sent to you, and to emphasise that any discussions/requests here today don't mean the Parish Council approve proposals for the site, if the application were approved, the Parish Council would like to see some mitigation and community benefit which has been 'honed' through the Joint Melksham Neighbourhood Plan process.
- An application for 240 houses with a 70-bed care home for I South of Western Way has recently been turned down by Wiltshire Council for various reasons, including the Neighbourhood Plan being made and that Melksham has already met it's housing allocation.

With regards to the 70-bed care home, the NHS in their response had stated they did not have provision within the GP practices in Melksham to cope with the wide-ranging needs of such a facility. The lead GP for Melksham/Bradford on Avon GPs surgeries also raised a concern at the impact the care home would have on the delivery of health care in the town, given the complex needs associated with a care home. GPs are already struggling to cope with the patient numbers they have, which is circa 25,000+ patients.

- Where will children be going to school as the site is cut off from the town centre by the bridge and the A350. Shaw Primary School which is the nearest primary school is already full?
- Where will secondary children/and early years provision be provided?
- Would like to see the provision of a pedestrian/cycle link from Roundponds across the brook and the same with Foundry Close with a bridge.
- There is no convenience store/pharmacy for this area.
- Could additional parking be provided on site for those wishing to drive there to use the Linear Park and therefore not encourage people to park nearby and cause issues for existing residents in Roundponds/Duch Lane etc.

The Clerk explained in responding to every large housing development application, the parish council always asks for the following:

- Circular pedestrian walks be provided.
- Benches and bins installed. Difficult to have these included later once a management company maintenance contract has been let.
- Shared spaces need to be easily identifiable with clear delineation between roads and pedestrian spaces.
- Connectively with existing housing.
- Practical art contribution with the Town Council (in this instance) being involved in discussions.
- Contribution towards improving bus services which would serve the development.
- Implementation of 20 mph speed limit which are self-enforcing.
- Trees are not planted on boundaries to properties in the public open space, so as not to cause issues in years to come with overshadowing and subsidence.
- Development is tenant blind.
- The layout is such that rear gardens of proposed new dwellings are back-to-back with any existing dwellings to give a sense of space.
- Any bus shelters provided are suitable for real time information in the future and have means of connectivity and are of a suitable height.
- The road layout is such there are no straight runs to encourage speeding and also no dead ends, which make it difficult for larger vehicles, such as refuse lorries to manoeuvre.

With regard to the requests above, the developers answered as follows:

Impact of care home on GP services

They are currently in discussions with a care provider of specialist care who seem to think there is a need for such a facility in the area and have their own appraisal system, when looking for suitable locations.

They will contact them to ascertain if they have researched GP provision in the town and how they might mitigate against any concerns and will be in touch with a response.

Access to education/early years provision

This will be assessed by Wiltshire Council, through a Section 106 process. However, more than happy to work through this process with them to make sure any issues arising can be worked through.

The Clerk explained that it was understood all primary schools in Melksham were full. In the case of Shaw Primary School, there was no further opportunity for the school to extend, over and above what it already has. There is part funding available for a new primary school in Bowerhill via a developer, however, this is the wrong side of town to be easily accessible in the future by residents of this site.

Impact on the Highway

Discussions currently taking place with Alan Creedy, Wiltshire Council looking at connectivity, the road junction with Bath Road and cyclist/pedestrian access. A Transport Assessment will be undertaken and will include how to make sure there are adequate pedestrian links between existing housing the other side of South Brook and into town.

With regards to Foundry Close, they understand from Councillor Phil Alford there was a link reserved to the station. Hopefully they can link this at least to the station or underpass. Difficult to link over the railway. However, can have further discussions with Councillor Alford on this.

Circular Walks

Yes, good idea, will forward to MacGregor Smith, Landscape Architect to investigate including these in the scheme.

Provision of Bins

Will pass this on to make sure they are included.

Trees

Will pass on and make sure any proposed trees are planted centrally in the public open space and not adjacent to houses, they appreciate the concerns with overshadowing and potential for subsidence further down the line.

Will forward information on proposed tree planting scheme to the Clerk.

Councillor Wood asked if tree/hedge planting could be native and of a variety to encourage wildlife.

A: It is anticipated to make the linear park a haven for wildlife. There will be a maintenance plan to make sure the area is well maintained and to a standard to encourage wildlife.

Delineation of road markings

Appreciate concerns, not keen on this type of design, very hard for people to understand the different areas.

Speed Limit

The scheme will be designed with a speed limit below 20mph and use parking to create buffer zones, the highway consultants are currently looking at this, and to provide adequate turning space for refuge collection.

Lack of Convenience store

Would like to include one and looked at potential providers, however, as yet it has not generated much interest. However, will investigate again to see if there is any interest.

Outpost pharmacies have been provided elsewhere by the prospective care home provider and maybe this is something which could be looked at providing.

Parking to access the linear park

It was envisaged the park was more to connect communities and hadn't realised the potential as a destination place for people to visit, walk their dogs. Therefore, they need to talk to both architect and landscape architects on this issue and the potential to add additional parking, as well as dog bins.

Looking at visitor parking provision for the estate itself, this will exceed current parking standards.

Public Art

Yes, will be looking at putting something in the site and happy to talk to the Town Council on this matter.

On another development the railings around the LEAP will be created by a local blacksmith, which tells the history of the town. Something similar has been done at another development in Coleford and they happy to show members what has been installed on this site.

Development is Tenant blind

They never build affordable/social housing different to private housing in order that housing blends in.

Bus services/Shelters

Again, something to look at and could form part of Section 106 discussions.

Realtime information. Will pass on to the transport consultants to investigate.

Existing dwellings back-to-back

No existing dwellings on the site, but trying to make houses blend in well with existing housing in Foundry Close and Southbrook Road etc.

Road layout

Swept Pass Analysis is being undertaken as part of the Transport Assessment and trying to create generous turning heads throughout the site.

The agent sought any further questions and invited the developers to provide further information on the scheme.

Public Open Space (POS)

The developers explained that ideally they would like to pass the POS areas on to the Town Council to maintain rather than a management company, as Councils were usually more proactive in managing such areas and were happy to have discussions with the Town Council on this and how the area should be managed.

Sustainability of Site

Councillor Wood raised a concern at the sustainability of the site, given the lack of accessibility to education close by and the need to rely on a vehicle to access it elsewhere in town, including the proposed new primary school in Bowerhill.

Councillor Harris supported these comments and stated Melksham Oak secondary school would be oversubscribed in 18 months-2 years' time.

Councillor Harris also reiterated the impact the development, particularly a care home, would have on the existing GP services and that NHS dentists in the town not taking on patients.

A: Appreciate the standpoint, however, the site is currently a disused site which could have something high quality built on it, which would enhance the area and the town. Believe can have something which would be a flagship for the company on the site.

With regard to connectivity, the site is ideally located, given the close proximity to the train station and the underpass to access facilities in the town, which makes the site sustainable.

With regard to dentists in town not taking on any more NHS patients, they can look at the possibility of providing one on the site.

The Acting Deputy Town Clerk, Melksham Town Council explained most people in Melksham did not like using the underpass for various reasons.

The Clerk reiterated the opportunity to speak to Danny Everett, Principal Drainage Engineer, Wiltshire Council regarding the wider flood risk in the area and the need to slow down water as it came down the hill off the Fullers/Neston Estate.

A: Happy to explore issue of flooding off site and what could be done.

With regard to play equipment, the Clerk asked if a play area would be provided on the site, including equipment for teenagers.

A: A LEAP and a LAP is included in the scheme and will be located where it is overlooked, so as to alleviate concerns with regard to anti-social behaviour.

The Clerk explained the notes of the meeting would be written up and presented at the next Planning meeting on 17 January and included in the minutes and published on the website and also shared with the Town Council.

Joseph, Jonathan and Alex thanked the Parish Council for their time and explained they would be happy to come back to a future meeting to continue discussions.

Lorraine McRandle

From: Botterill, Nick <Nick.Botterill@wiltshire.gov.uk>
Sent: 29 August 2022 14:38
To: Teresa Strange
Cc: Holder, Nick; Seed, Jonathon; Alford, Phil; Khansari, Parvis; Dawson, Carol
Subject: RE: Request for meeting with Melksham Without Parish Council re s106 issues

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Teresa

Thanks for your email. I have been in touch with Parvis and it would make sense to meet to discuss the matters you raise. I would suggest maybe up to 3 representatives of the PC to come to County Hall sometime in the second half of September. I have copied in Carol Dawson who will be able to make the arrangements for the meeting.

Kind regards

Cllr Nick Botterill

From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: 24 August 2022 5:44 PM
To: Botterill, Nick <Nick.Botterill@wiltshire.gov.uk>; Khansari, Parvis <Parvis.Khansari@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Subject: Request for meeting with Melksham Without Parish Council re s106 issues

Dear Cllr Botterill

We were recently introduced by Cllr Phil Alford in the lobby of the new Melksham Community Campus when you were looking around, and I took the opportunity to express the frustration we are currently experiencing with several housing developers and the limitations of current s106 agreements. At the time you commented that it would be useful if Parvis had been part of the conversation.....

I write now to request on behalf of Melksham Without Parish Council a meeting with yourself and Mr Khansari, to discuss this further. We are experiencing real issues on the ground at our local level, which are causing health and safety concerns, the impact of sizeable additional costs to the parish council which should have been borne by the developers and much frustration in the delay in provision of infrastructure and services for months, if not years, after the trigger points in the legal agreement have passed. We have some real, live examples we wish to highlight to you, which our Wiltshire Councillors are working hard to assist with.

We would like to discuss a way forward on the following issues:

1. **Ineffectual s106 agreements** – developers quoting back to us that the s106 did not give them a time requirement to do something by, or a specific instruction to supply/provide something (eg: *Bellway delaying land transfer to the parish council for the new village hall at Bowood View, costing an additional £21k in increased build costs, and £40k for utility connections as these were not explicitly set out in the s106*)
2. **Lack of enforcement by Wiltshire Council on s106 agreements** - the reluctance of officers to engage with the discussion of withholding the bond when items have not been undertaken (eg: *Taylor Wimpey still have not got operational pedestrian crossings and highway lighting at Pathfinder Place, which should have been done before occupation, with close to 200 dwellings now occupied and causing a real concern for the walking routes to schools; no play areas adopted – Taylor Wimpey site, Bellway site, Bloor site*).

3. **S106 not backing up/detailing agreements with 3rd Party organisations** – with more and more parish and town councils adopting play areas, village hall contributions etc, there is a disconnect between what is agreed with the parish council and the developer and what Wiltshire Council write in the s106 agreement (*eg LEAP specifications, request for conditions and contributions*)
4. **Lack of detail on what happens between occupation and adoption** – there is a time period between the occupation of houses and the adoption/transfer to a management company with little or no service being provided for lengthy periods of time (*eg: grasscutting, bin emptying, inspecting play areas, poor Public Open Space provision*)
5. **Lack of consistency across developments** – these should be tailored to the developments specific needs and mitigation required of course, but how can there be such a different approach by Wiltshire Council to a parish council taking on a LEAP with a management contribution, every single agreement is completely different on this sort of thing
6. **Lack of response by Wiltshire Council when they hold the s106 funding** – either in passing on funds to the relevant 3rd party (*£425k has been sat in Wiltshire Council's bank account since October that is for transfer to the parish council for a new village hall;*
Or lack of action when it's a WC project (*eg. lack of the footpath to the rear of Melksham Oak school, the parish council have been asking for two years for the design work on this to be done so that it can be ready to be implemented asap to remove the safety concern of school pupils overspilling the pavements end route to school, to be told recently told that some ecology investigations need to be undertaken in November; no checking that what has been requested by WC officers actually fits, eg bus shelters requested for roads with no pavements*)

We welcome meeting with yourself, Parvis, and any appropriate officers to try and find a way forward to ensure that these s106 agreements can be improved in the future, and the enforcement backing them up. The draft Local Plan Review last year indicated some 2,500 houses to be built in the Melksham area over the coming years, as well as housing allocations in the review of the Melksham Neighbourhood Plan, so we can see that the housing developments will be continuing in the next few years and this is the opportunity to make sure that they really benefit the existing communities and new residents moving into them, and actually mitigate the impact that they create.

We look forward to hearing from you. We are obviously happy to meet at County Hall, but equally happy to host at our new office and meeting space at the Melksham Campus.

With kind regards,
Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS:
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700

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