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Teresa Strange

From: Sam Gompels <sam@gompels.co.uk>
Sent: 23 January 2024 17:56
To: Teresa Strange; Sasha A'court
Subject: Re: Next Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Teresa

That sounds great. How about Wednesday 31st January at 4pm ? If that does not work for you then I can do most times on 31st and 1st Feb

Things are all up in the air but as you say, some early engagement is helpful

Thanks

Sam

On Tue, 23 Jan 2024 at 17:34, Teresa Strange <clerk@melkshamwithout-pc.gov.uk> wrote:

Hi Sam

Yes, of course, but might be more practical to hold a “pre app” meeting in closed session, without the public present.

We do present back to the notes from any such meetings in the public domain at the Planning meeting, but we have found it’s a better way to have a more frank discussion.

This can be during the day too.... as a matter of protocol we invite a member of the neighbouring town council and the Wiltshire Councillor too.

A link to our Pre-app Engagement Protocol is here
<https://www.melkshamneighbourhoodplan.org/developers>

Would you like to suggest some dates?

If next week, we could do Tues am, any time Weds, any time Thurs?

All the best, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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From: Sam Gompels <sam@gompels.co.uk>

Sent: 23 January 2024 17:28

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Sasha A'court

<sasha.acourt@gompels.co.uk>

Subject: Next Meeting

Teresa

I wonder if it would be possible to have a wee slot at your next meeting?

We have a few sites that we are looking at and the planners were keen that we had early engagement with the Parish. Unfortunately, it looks like the Air ambulance site is dead in the water so we are madly exploring other options around Melksham.

There is some debate as to whether it should be wedged into the Local plan or done under CP34.

Thanks

Sam

--

Sam Gompels

Gompels HealthCare Ltd

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Teresa Strange

From: Sasha A'court <sasha.acourt@gompels.co.uk>
Sent: 01 February 2024 13:35
To: Teresa Strange
Subject: Re: FW: Notice of the Regulation 14 consultation on the draft Semington Parish Neighbourhood Development Plan

Thanks Teresa.

Great to see you yesterday and thank you for arranging the meeting. Hopefully it was helpful for everyone in their understanding of the issues for local businesses and great to hear the support for expansion... wherever that may end up! I will send you over a rep for the NP shortly regarding the green wedge.

We will contact Semington to try and arrange a similar meeting if plans for the AA progress.

See you soon
Sasha

On Thu, 1 Feb 2024 at 13:04, Teresa Strange <clerk@melkshamwithout-pc.gov.uk> wrote:

Hi Sasha

Thankyou for your and Sam's time yesterday; the brownies have got us through an otherwise boring finance meeting this morning 😊

Please find below details of the Semington Neighbourhood Plan consultation which started today.

Other contacts are Roger Colman, the Clerk, and Bill Scott who is one of their councillors who particularly deals with Planning and their NHP.

William Scott wsws@me.com

Roger.coleman@semington-village.co.uk

With kind regards,

Teresa

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

www.melkshamwithout-pc.gov.uk

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From: reg14@semington.org.uk <reg14@semington.org.uk>

Sent: 01 February 2024 09:43

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

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

Semington Parish Council

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

Dear Statutory Consultee,

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

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

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

(*With personal information redacted).

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

Yours sincerely.

Semington Neighbourhood Development Plan Steering Group

on behalf of the Qualifying Body: Semington Parish Council

.....

GDPR

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

--

Sasha A'court
Operations Manager
07879 576727

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Teresa Strange

From: Sasha A'court <sasha.acourt@gompels.co.uk>
Sent: 01 February 2024 13:39
To: Teresa Strange; contact@melkshamneighbourhoodplan.org
Subject: NP2 consultation representation Green Wedges

The draft Neighbourhood Plan 2 identifies a number of green wedge areas to support the separate identity of the town and adjoining villages.

The extent of the Berryfield and Semington green wedge is of concern due to its proximity to the Hampton Park Industrial Estate. There are a number of large local employers located within the Hampton Park and Bowerhill Industrial Estates who are desperate for room to expand to secure their growth, the jobs of their employees, and provide additional local employment.

The area to the south of the Hampton Park Estate and Air Ambulance Base would be an ideal location for the expansion of the Industrial area of Melksham. The green wedge would prohibit this and further constrain the options of local businesses looking for room to expand.

A reduced green wedge area, possibly following the track to Newtown Farm, would leave sufficient space for the expansion of the industrial estates and in turn protect jobs and provide additional local employment opportunities, but still protect the distinct identities of Melksham and Semington.

--

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Teresa Strange

From: Sasha A'court <sasha.acourt@gompels.co.uk>
Sent: 05 February 2024 15:00
To: Teresa Strange
Subject: Re: Leeks warehouse for sale

Hi Teresa

Yes, we've seen that thanks.

It's the warehouse to the left of the main Leekes buildings.

It's probably about the same size of the extension we will put on our existing building, so not really enough to scratch the surface unfortunately.

Sasha

On Mon, 5 Feb 2024 at 14:50, Teresa Strange <clerk@melkshamwithout-pc.gov.uk> wrote:

Hi Sasha

One of our councillors spotted a sign at Leekes, for a warehouse for sale, that said "not Leekes"

I know nothing more than that, and you may be already aware. Might be useful in the mix as a potential site? Or temporary solution.

Sorry I don't know more than that, they were driving at the time.

All the best, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

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Teresa Strange

From: Sasha A'court <sasha.acourt@gompels.co.uk>
Sent: 25 July 2024 16:55
To: Teresa Strange
Cc: Sam Gompels; Holder, Nick; Alford, Phil; Seed, Jonathon;
Roger.coleman@semington-village.co.uk
Subject: Re: Building work at Swift Way Bowerhill and on the railway down to the A350
Attachments: 20240708 Letter to residents builders starting.pdf

Hi Teresa

Just so you know, we did letter drop our nearest neighbours a couple of weeks ago. Those on the ends of Bader Park and Duxford Close that back onto us.

Copy attached if there is anyone else you want to share it with.

Thanks
Sasha

On Thu, 25 Jul 2024 at 16:47, Teresa Strange <clerk@melkshamwithout-pc.gov.uk> wrote:

Hi Sam

Thanks for the update..... it's appreciated.

We ran a Neighbourhood Plan drop in session on Tuesday evening at Bowerhill Village hall and that is the first time I heard that you had started work and the resident said it was the first they had heard of it (I explained it was a planning application and publicised in the usual way via the parish council networks).

Your feedback on the lack of available employment sites in the area has been fed back to the Neighbourhood Plan steering group.

Good luck with it all,

Kind regards, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

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01225 705700

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Upcoming leave: 9th to 16th August returning to work Monday 19th August 024

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From: Sam Gompels <sam@gompels.co.uk>

Sent: 25 July 2024 15:25

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Holder, Nick

<Nick.Holder@wiltshire.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Sasha A'court
<sasha.acourt@gompels.co.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>;
Roger.coleman@semington-village.co.uk

Subject: Building work at Swift Way Bowerhill and on the railway down to the A350

Just a little hello and to let you know that we have commenced building work, with associated earthworks on the old railway line to the East of the A350.

There has been quite a lot of camera use around the site so we are expecting some "feedback" to bounce around and possibly come your way.

At the moment we are just doing the reduce level dig and should start putting in concrete pads and erecting steel in August.

We are always very happy to see what we can do to keep everyone on side whilst accepting that anything new is not necessarily welcome.

As an aside, we have completely failed in our efforts to find a new site for the business after a 5 year search. We had hoped to avoid this extension as it is an expensive sticky plaster to tide us over.

Many thanks for all your help and support

Sam

--

Sam Gompels

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Teresa Strange

From: Teresa Strange
Sent: 16 October 2024 10:02
To: Sam Gompels
Cc: Holder, Nick; Sasha A'court
Subject: RE: Gompels Update

Thanks for the update Sam, I will update the parish council, confidentially, when they meet as a Planning Committee on Monday.

All the best, Teresa

PS: I am sad [REDACTED] has left too!

From: Sam Gompels <sam@gompels.co.uk>
Sent: 09 October 2024 11:02
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Sasha A'court <sasha.acourt@gompels.co.uk>
Subject: Gompels Update

Teresa

Just in case you are wondering what is happening at this end of the Parish.....

New site - all the focus is now on our 21 acres near Turnpike and we have a meeting with Nic Thomas and Parvis in December to try and flush out the issues. All the other options have returned a blank. On Tuesday night I met and had a positive meeting with Seend Parish to bring them up to speed.

Building works - probably about half way there. No complaints yet have come our way. We did at the request of one neighbour ([REDACTED]) clear some of the Southern end of the bund so that the sun would shine in [REDACTED] garden. The other neighbour then complained that they could see the building. Might not come your way, but we tried and failed miserably !

I think that is all, although we are sad to be losing [REDACTED] from the warehouse.

Hope all is well with you

Sam

--

Sam Gompels
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Teresa Strange

From: Sasha A'court <sasha.acourt@gompels.co.uk>
Sent: 14 November 2024 12:27
To: Teresa Strange
Subject: Fwd: NP2 consultation representation Green Wedges

Thanks Teresa! Yes, I saw this, really appreciate the support and flexibility of the NPSG on that one.

The issue of lack of space for business expansion seems to be growing, we keep hearing of more businesses who want expansion space. Us, KB, HM, C&P, only last week we spoke to Broughton Transport who are in a similar boat, and thats just the ones we know of!

Hopefully the AA site will come back to life, as it provides the most potential to resolve issues for more of us, but in the meantime, we continue to work towards putting in an Outline Application for the turnpike site, and we have a meeting with Councillors and WC officers, including Parvis Khansari and Nic Thomas in early Dec to further highlight the plight for all of us.

On a separate note, looks like Lime Down are on track for a 2nd consultation in Feb / March - they have tried to book the village hall for their consultation event.

Sasha

On Wed, 13 Nov 2024 at 18:07, JMNP 2

<contact@melkshamneighbourhoodplan.org> wrote:

>

> Hi Sasha

> To save you wading through the documentation to find the comments that you submitted, and the response, the Green Wedge policy has been updated to say that proposals for development in a Green Wedge will be supported where they:

> b. demonstrate deliver of economic, community and/or environmental benefits which outweighs any harm to the role or function of the Green Wedge (individually or cumulatively) as set out in section 1 of this policy.....

> This is in response to the comments that you submitted.

> Kind regards, Teresa

>

> On Thu, Feb 1, 2024 at 1:39 PM Sasha A'court <sasha.acourt@gompels.co.uk> wrote:

>>

>> The draft Neighbourhood Plan 2 identifies a number of green wedge areas to support the separate identity of the town and adjoining villages.

>>

>> The extent of the Berryfield and Semington green wedge is of concern due to its proximity to the Hampton Park Industrial Estate. There are a number of large local employers located within the Hampton Park and Bowerhill Industrial Estates who are desperate for room to expand to secure their growth, the jobs of their employees, and provide additional local employment.

>>

>> The area to the south of the Hampton Park Estate and Air Ambulance Base would be an ideal location for the expansion of the Industrial area of Melksham. The green wedge would prohibit this and further constrain the options of local businesses looking for room to expand.

>>

>> A reduced green wedge area, possibly following the track to Newtown Farm, would leave sufficient space for the expansion of the industrial estates and in turn protect jobs and provide additional local employment opportunities, but still protect the distinct identities of Melksham and Semington.

>>
>> --
>> Sasha A'court
>> Operations Manager
>> 07879 576727
>>
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>>

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Sasha A'court
Operations Manager
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Teresa Strange

From: Sasha A'court <sasha.acourt@gompels.co.uk>
Sent: 27 November 2024 17:01
To: Teresa Strange
Subject: Letter to MP
Attachments: Letter to Brian Mathew MP.pdf

Hi Teresa

Here is a copy of the letter we have just sent to Brian Mathew MP.

Sasha

--

Sasha A'court
Operations Manager
07879 576727

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Brian Mathew MP
House of Commons
London
SW1A 0AA

27th November 2024

Dear Brian Mathew MP

Gompels Healthcare Ltd has proudly served Melksham for over 50 years. Originally established as D&M Gompels, we began as a pharmacy—still a fixture on the High Street today. Twenty-five years ago, Gompels Healthcare Ltd branched out from the pharmacy to become a leading supplier of care home and early years essentials across the country. We are a proud family business, employing over 100 staff locally, and have even had the privilege of employing three generations from the same families.

Our current distribution centre, located on Swift Way in the Bowerhill Industrial Estate, has grown through four phases of expansion since 2005. However, our site has now reached full capacity, with the latest extension using up all remaining available space. Since 2019, we have been actively searching for a new location in Melksham to accommodate our continued growth. The pandemic significantly accelerated our expansion, doubling our turnover almost overnight—a turnover that has been sustained post-Covid and continues to grow at around 20% a year. This success, while welcome, has created a pressing challenge: we are running out of space, with no clear options for further expansion.

Over the past five years, we have engaged in numerous discussions with Wiltshire Council to explore potential new sites, but each effort has met with obstacles. The most obvious option, land south of our current site, is tied up in an option agreement with Gladman Developments Ltd for residential development, making it unavailable despite several discussions. We have identified and proposed 5–6 alternative sites around Melksham that appear viable and could be delivered within a short timeframe. However, all were promptly ruled out by Wiltshire Council planners. One particularly promising site, for which we invested thousands of pounds in progressing a pre-application and initially received positive feedback, is no longer available due to an unresolved family dispute.

A move to an industrial area near the motorway or one of the industrial hubs in the Midlands might seem like a straightforward solution at first glance. However, we estimate that such a relocation would result in the loss of 98% of our current employees. This would strip us of our competitive



advantage, as we would lose the dedicated team who have been instrumental in building and growing the business over the past decade. Their expertise and deep understanding of our operations are critical to sustaining our growth and ensuring the ongoing success of Gompels Healthcare Ltd.

We do own a site on the outskirts of Melksham that could accommodate our expansion needs. However, this land comes with challenges, with part of it earmarked for the Melksham Bypass. Despite its potential, planners at Wiltshire Council have expressed strong opposition to commercial development on this site, deeming it unsuitable. Yet, this truly represents a last-chance opportunity to secure hundreds of local jobs. It is the only immediately deliverable option for our expansion and, without it, our growth—and the livelihoods of our employees—are at risk.

This issue extends beyond our business. There is substantial demand for additional commercial land from other businesses on the Bowerhill Industrial Estate. Many, like us, face restricted growth and risk job losses due to the lack of space. For instance, our neighbours Knorr-Bremse, who employ over 500 people, have expressed interest in expanding onto our site if we relocate. In a survey of the larger employers on the Bowerhill Industrial Estate, there was an immediate need for 60 acres + of commercial land. This is just for existing businesses looking to expand. The total number of direct jobs will be over 1000 and many more if you include indirect jobs. Given the current and expected house building and the desire to not let Melksham and Devizes be dormitory towns, local businesses really need some support to bring local jobs to the area.

Unfortunately, the Wiltshire Local Plan review, soon to be submitted to the Planning Inspectorate, allocates just 4 acres of employment land in a mixed-use site east of Melksham. This allocation is entirely inadequate in size and poorly located for the needs of businesses on Bowerhill desperate for expansion opportunities.

We would like to invite you to visit our current site on Bowerhill to witness our challenges first-hand and discuss what can be done to support not just our business but the many others in similar positions locally. We sincerely hope you can assist in lobbying Wiltshire Council, the government, and developers tied up in restrictive land option agreements to unlock a solution. Together, we can save thousands of jobs and ensure the continued prosperity of Melksham.

Yours Sincerely

Sam Gompels
Managing Director