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## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Monday 18<sup>th</sup> November 2024

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 25<sup>th</sup> November 2024 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

**TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.**

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVVVU54UW1YWWE4NkNrZz09&omn=81336728476>

Or go to [www.zoom.us](http://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-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,

Teresa Strange, Clerk



Serving rural communities around Melksham

## AGENDA

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

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications:**
  - [PL/2024/09727:](#) 39 Shaw Hill, Shaw, Melksham, SN12 8EY:** Proposed rear extension and new garage to the front of the property. Applicant: Mr. & Mrs Bensley. **(Comments by 4<sup>th</sup> December 2024)**
  
  - [PL/2024/09807:](#) Westlands Farm, Westlands Lane, Wiltshire, Whitley, SN12 7QG:** Erection of a golf protection net. Applicant: Melksham East Storage Ltd. **(Comments by 5<sup>th</sup> December 2024)**
  
  - [PL/2024/09782:](#) Unit 1 Lancaster House, Lancaster Park Industrial Estate, Lancaster Road, Bowerhill, Melksham, Wilts, SN12 6TT:** Proposed single storey extension to be used as office and/or showroom. Applicant: Dovetail Installers Ltd (Preston & Co) **(Comments by 5<sup>th</sup> December 2024)**
  
  - [PL/2024/09725:](#) Land off Corsham Road, Whitley, Melksham:** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works. Applicant: Mr. Clinton Dicks. **(Comments by: 10<sup>th</sup> December 2024)**
  
  - [PL/2024/09977:](#) Valldata House, Valldata, 2A Halifax Road, Bowerhill, SN12 6YY:** The office space to the north of the plot is to be enlarged, with the addition of a first-floor extension and a new two-storey space to the west side. The land to the north of the plot is to be adapted, providing new walkway access to the north pavement and the existing northeast



site access. Applicant: Mr Paul Darvill. (**Comments by: 10th December 2024**)

7. **To consider Street Trading consent application for Westinghouse Way, Bowerhill, Melksham, SN12 6SP:** To site a 16ft trailer between the times of Monday – Sunday inclusive from 3.30 p.m. – 11.00 p.m for the sale of food. (**Comments 21<sup>st</sup> November; extention requested**)
8. **To consider submitting a representation to the Premises Licence Application for the New Inn Public House, Semington Road, Berryfield, Melksham, SN12 6DT:** For ON and OFF Sales of Alcohol.
9. **To note parish council submitted response to public consultation for proposal for homes on land to the north of Berryfield Lane**
10. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
  - a) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
  - b) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application PL/2024/07097)** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works
  - c) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (Planning Application PL/2023/11188)** Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space
11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
  - a) **Land West of Semington Road, Melksham (Townsend Farm):**  
To note any update regarding unauthorised access to site
  - b) **Mobile Home** installation on Semington Road (near bus gate/Alan Joy Windows)
  - c) **Ex Chicken farm** on Berryfield Lane (to note concerns raised by resident to Environment Agency)
12. **Planning Policy**
  - a) **Melksham Neighbourhood Plan:**
    - i. To note that the Joint Melksham Neighbourhood Plan has been submitted to Wiltshire Council.
    - ii. To note the Melksham Neighbourhood Plan meeting minutes held of Wednesday 25<sup>th</sup> September 2024.
    - iii. To consider response from the NHS and local GP surgery to the Neighbourhood Plan consultation and consider following up requesting a meeting

13. **To note correspondence received from businesses on the Bowerhill Industrial Estate regarding lack of employment space and consider any parish council actions**
14. **S106 Agreements and Developer meetings: *(Standing Item)***
- a) **Updates on ongoing and new S106 Agreements**
- i) **Pathfinder Place:**
- To note any update on outstanding issues and consider way forward.
- ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- To note any updates and consider a way forward.
- iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
- To note any updates and consider a way forward.
- iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.
- vi) **To note any S106 decisions made under delegated powers**
- b) **Contact with developers:**
- i. To approve notes from meeting held with Tor & Co and Martin Grant Homes

**Copy to all Councillors**



# Joint Melksham Neighbourhood Plan

2020 - 2026

Referendum Version

AGENDA ITEM 06 - JMNP1 - Middle Farm policy



### Allocation of Land at Middle Farm, Corsham Road, Whitley

**This policy also helps meet objective 5:** Supporting sustainable development of new housing and associated facilities within settlements, and exceptionally, adjacent to settlements.

#### **Policy 7: Allocation of Land at Middle Farm, Corsham Road, Whitley**

**Land at Middle Farm, Corsham Road, Whitley (approximately 1.6 hectares, as identified in Figure 6) is allocated for development of approximately 18 (eighteen) dwellings.**

**Proposals will be expected to conform with the criteria below and relevant policies within the Development Plan.**

#### **Site requirements:**

- i. the development will deliver approximately 18 dwellings including affordable homes in conformity with Wiltshire Core Strategy Core Policy 43;**
- ii. proposals will be accompanied by a landscape conservation scheme that retains and secures the sustained management of existing hedgerow boundaries;**
- iii. the developable area will be contained within land south of the junction with Top Lane and a**

**c15m minimum landscaped buffer along the western and eastern boundary of the site incorporating new hedgerow and tree planting;**

- iv. incorporation of a Local Equipped Area for Play;**
- v. habitat creation that achieves an overall net enhancement to biodiversity on site;**
- vi. be of an appropriate layout, form, appearance and materials and landscape treatment that protects the amenity of neighbouring residents and enhances the form and character of Whitley, protects the setting of adjacent listed buildings and conserves the rural setting of the site;**
- vii. include appropriate mitigation measures to prevent any increase in flood risk within the site or elsewhere and provide multifunctional benefits of amenity and biodiversity;**
- viii. provide a single vehicular access to Corsham Road and enhanced pedestrian crossing facility across Corsham Road to an adoptable standard;**
- ix. retain and enhance the existing public right of way along the site's northern boundary, and incorporate accessible public green space to the north of the site, north of Top Lane.**



## The reason for the policy

4.8.1 Neighbourhood Plan consultation revealed that almost half of those who responded to the consultation (47%) supported more housing growth if the quantity, location and community benefits could be locally defined through the Neighbourhood Plan, with a further 34% answering “it depends”.

4.8.2 Consultation also recognised that the pressure for new development in the area appears certain to continue and the Neighbourhood Plan should therefore review the evidence on available sites. Consequently, potential sites for future development were assessed for allocation. Taking into account the emerging Wiltshire Local Plan Review, which may require a strategic approach to allocation through the Local Plan itself, the decision was taken to give no further consideration in this Plan to those sites adjacent to the settlement boundary of Melksham and Bowerhill.

4.8.3 Whitley and Shaw are distinct communities. Wiltshire Core Strategy (Policy 1) defines them together as a “large village” appropriate for housing development to meet local needs. Consistent with this, Whitley and Shaw’s housing needs will be addressed by the Neighbourhood Plan distinct from those related to Melksham Town. Since 2000 there has been little market housing and no affordable housing built within either settlement. This land

Figure 6: Middle Farm, Corsham Road, Whitley, Melksham Without Site Allocation Diagram



- Site boundary
- Developable area (approx. 0.9ha)
- ↔ Single site vehicle access
- Retained and enhanced public right of way

- Community open space and play area
- Landscaped buffer (min. 15m wide)
- Retained hedgerows

Base map Supplied by: Stanfords 26 Mar 2021  
 Licence: © Crown Copyright and database rights 2021 OS100035409  
 Order Licence Reference: O11462594  
 Centre coordinates: 388908 166456

allocation therefore redresses that shortcoming.

4.8.4 A call for housing sites was conducted as part of the JMNP process. Rural sites were amongst those put forward for assessment. No suitable sites within the Shaw and Whitley large village settlement boundary were made available. The site has been the subject of assessment both by AECOM and the Neighbourhood Plan's own design and landscape consultants<sup>12</sup>.

4.8.5 Whilst some constraints were identified, the Land at Middle Farm, Corsham Road, Whitley site was selected as viable and capable of development at a scale and density that complements Whitley's existing residential character. The proposed amount and density of development has been the subject of dialogue with the land owner and community input through the Regulation 14 consultation. These have raised no issues challenging the suitability or viability of the site.

4.8.6 To give greater assurance of the provision of affordable housing, the site has been allocated as a market housing development with an obligation to include affordable housing in accordance with Wiltshire Core Strategy Core Policies. There has also been a lack of market housing delivery within Shaw and Whitley. A mixed market and affordable housing development contributes towards addressing these shortfalls.

4.8.7 There are no public children's play facilities or any public areas of natural green space in Whitley. The nearest facilities are in neighbouring Shaw. In principle, the provision of these facilities within the allocated site, combined with enhancements to pedestrian crossing facilities and public footpath enhancements linking to the open countryside, introduces new green infrastructure facilities to the community. The precise amount and balance between natural open space and equipped children's play facilities will be informed by Wiltshire Council's play space standards.'

4.8.8 Applicants bringing forward development proposals for this site are strongly encouraged to follow the Community Engagement Protocol as included in **Appendix 1 on page 96**.





# Joint Melksham Neighbourhood Plan 2

2020 – 2038

Submission Plan September 2024

AGENDA ITEM 06 - JMNP2 - Middle Farm policy



### Land at Middle Farm, Corsham Road, Whitley

#### **Policy 7.5: Allocation of Land at Middle Farm, Corsham Road, Whitley**

The 3 hectare plot of land at Middle Farm, Corsham Road, Whitley as identified in figure 9a is allocated for development of about 55 dwellings including affordable and accessible housing and bungalows.

A single comprehensive masterplan, phasing and delivery strategy for the development must be prepared, and then approved by the Local Planning Authority in advance of any planning application being submitted for the whole or part of the allocated site. This must take account of the requirements of this policy and the principles shown within the concept plan. Detailed Planning applications must be in accordance with the approved masterplan.

Proposals should be prepared with early pre-application consultation.

Development proposals for the site will:

#### Heritage

1. Be informed by a proportionate heritage assessment approved by Wiltshire Council.
2. Protect the setting of neighbouring listed buildings, Whitley House and barn (Grade II), in conformity with JMNP2 Policy 21.
3. Investigate the presence and significance of archaeological remains and avoid high value remains where preservation in situ is to be required.

#### Landscape, Green and Blue Infrastructure and Biodiversity

4. Be informed by arboriculture, landscape and ecology surveys

and an approved management and construction management plan to secure the protection of existing and enhanced landscape features, priority species and ecology within the site.

5. Provide a scheme of site landscape, green and blue infrastructure and communal outdoor space of about 1 hectare that minimises impacts on rural openness and tranquillity, protects existing trees, contributes positively to resident health and wellbeing and increases on-site tree canopy cover by 20% in accordance with JMNP2 Policies 12, 14, 17 and 18.

6. Deliver a minimum 10% net gain in on-site biodiversity.

#### Design

7. Be of a layout and form that minimises visual impacts and safeguards the amenities of neighbouring residents.

*continued overleaf*



**8. Provide a high standard of residential amenity and wellbeing by achieving design principles contained within recognised design guidance including "Buildings for a Healthy Life" (Homes England), and the Wiltshire Design Guide (2024).**

**9. Be of a distinctive high quality design, appearance and materials in conformity with JMNP2 Policy 20 and demonstrating a positive response to the Melksham Design Guide and Codes (2023).**

**10. Be resilient to and/or mitigate climate change and make proportionate contributions to Wiltshire Carbon Neutrality targets including potential significant use of renewable energy and sustainable construction methods in accordance with JMNP2 Policies 1 and 2.**

### Flood Risk

**11. Be supported by a proportionate flood risk assessment and strategy.**

**12. Include sustainable drainage to manage the discharge of surface**

**water to mitigate flood risk within the site and prevent and where possible reduce flood risk to neighbouring land where it relates to the allocation site.**

### Access and Movement

**13. Provide a vehicular, pedestrian and cycle access from Corsham Road.**

**14. Provide safe and convenient walking and wheeling connections to existing pavements in Corsham Road and the existing Public Right of Way through the site.**

**15. Fund a new pedestrian crossing of Corsham Road to adoptable standard.**

**16. Protect and enhance the existing Public Right of Way along the site's Northern boundary with connections to on-site public open space provision in conformity with JMNP2 Policy 11.**

**17. Implement residential and employee vehicle and cycle parking in conformity with adopted Wiltshire**

**Council parking standards.**

**18. Provide ultra-low emission vehicle (ULEV) charging infrastructure in line with JMNP2 policy 4.**

### Infrastructure

**19. Make appropriate and relevant financial contributions to infrastructure, which may include proportionate contributions to:**

- **Early years, primary and secondary education.**
- **Off-site healthcare capacity to meet the needs created by the development.**
- **Measures to positively support walking, wheeling and public transport use.**

### Land at Middle Farm, Corsham Road, Whitley

#### The reason for the policy

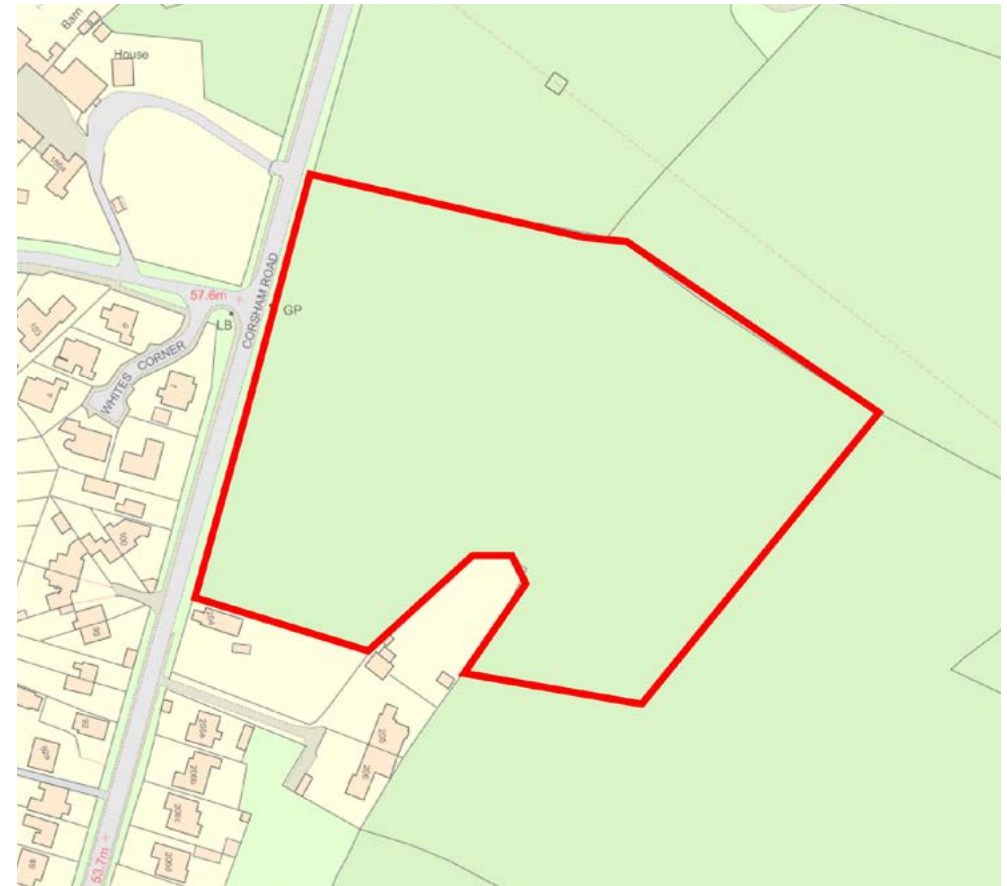
4.8.48 JMNP1 allocated 1.6 hectares of land at Middle Farm (Plot A) for development of about 18 dwellings immediately to the north east of Whitley settlement boundary. The JMNP1 allocation is replaced and updated with a new allocation site of around 3 hectares. This incorporates all of the previously allocated c1.6 hectares of land (Plot A) and adds a c1.5 hectare area to its east (western part of Plot B). The allocation provides capacity for approximately 55 dwellings and 1 hectare of buffer landscape and open space.

4.8.49 The overall allocated area is confined to the redline area in order to minimise landscape and visual impacts that were given significant weight in the assessment of suitability of the site.

4.8.50 33% of the allocation site is to be retained as green infrastructure and buffer landscape. This will significantly reduce the extent of housing development and soften views from the countryside, also strengthening the visual separation between Whitley and the nearby electricity sub-station and provide enhanced biodiversity and amenity for residents.

4.8.51 The allocation site is well-located to enable walking and cycling to local facilities and public transport stops and will utilise

Figure 9a: Land at Middle Farm Plan (approximate area / not to scale)



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a single access point onto Corsham Road, together with providing new pedestrian facilities on the busy road as part of the allocation requirements. Coordinated planning of both sites enables local housing needs to be met within an efficient use of the site. Single ownership of both sites enables this coordinated approach.

4.8.52 The site is allocated for the development of two, three and four bedroom dwellings, addressing identified housing needs within an efficient use of the site. This reflects the character of smaller houses similar to existing development in Whitley.

4.8.53 In conformity with adopted Wiltshire Development Plan policy, housing will include at least 16 Affordable Homes. Housing types will be required to meet the specific local housing needs of Shaw and Whitley. In particular it will provide smaller and accessible homes and bungalows. The site owner has committed to providing bungalows within the housing mix and 10% of the market housing designed to be accessible to wheelchair users, above emerging Local Plan standards.

4.8.54 The updated allocation continues to require the provision of a new pedestrian crossing facility and footway connections to link into the existing pavement along Corsham Road.

# Wiltshire Council

(<https://www.wiltshire.gov.uk/>)

## Comment

### Rights of Way's comment

|                                      |         |
|--------------------------------------|---------|
| Planning Application                 | Stance  |
| <a href="#">PL/2024/09725 (/p...</a> | Comment |

- [Details \(?tabset-ae70b...](#)
- [Files \(?tabset-ae70b=2\)](#)

### Information

**Web Comment Name**  
Rights of Way's comment

**Comment Number**  
WC-24-11-317632

**Text**

Thank you for the opportunity to comment on this application. MELW85 runs through the North of this site, previously the path has been fenced into a narrow corridor against the fence line although the stile and old maps indicate that it was perhaps located a little further South (up to 15 meters from the hedge) The Location of the roadside stile gives a good indication as to the starting point of MELW85. This concrete stile needs to be removed and a 2-meter gap created. A 2-

meter hoggin path should be constructed through the open space. A new boundary is going to be created across MELW85 if stock is going to be present in the field to the East of this development, then a pedestrian gate or medium mobility kissing gate will need to be installed. A section 147 application will need to be completed to authorise the gate this will need to be filled in by the owner of the field as it will be their livestock that will need to be contained.

MELW85 will be used by the residents of this development, two stiles are located at Grid Reference ST 89171 66386 working on the presumption that both are still required for stock control I would like to request a contribution of £1,800 to cover the cost of installing 2 x medium mobility Kissing gate.

MELW85 also needs some improvements at Grid Reference ST89370 66292 I'm expecting this to cost about £2,000 to sort out the drainage and raise the path through the gate way.

This development has a good connection to the Public Rights of Way Network via MELW85 this could be further enhanced by the dedication of an addition Public Right of Way through two fields to the north of this development which I believe to be within the same ownership. If a Public Right of Way could be dedicated coming out opposite 193 Westlands Lane SN12 7QQ then that would only leave a short section of highway verge to traverse

before you would be able to join MELW87A. This would then provide access to Lacock and the wider Public Rights of Way network.

It would also provide the properties here with a safer way to access Whitley.

I would suggest that the current footway is extended from where it currently ends outside 204 Corsham Road all the way to Westlands Lane (rather than as proposed just to the entrance of the development). This would have the benefit of linking this development to the school via the footway without the need for the residents of the proposed development to have to cross the road.

MELW85 where it meets Corsham Road or a (little bit closer to Top lane) should have a dropped kerb so that it is easier for users of the path to cross the road. I would also request that the 30MPH zone is extended so that it starts North of the Westlands lane Corsham Road junction. A culvert over the ditch may be required.

Paul Millard

Countryside Access Development Officer

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#### **Date Created**

15/11/2024

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# Wiltshire Council

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## Comment

### Archaeology's comment

**Planning Application**[PL/2024/09725 \(/p...](#)**Stance****Object**[Details \(?tabset-ae70b...](#)[Files \(?tabset-ae70b=2\)](#)

## Information

### Web Comment Name

Archaeology's comment

### Comment Number

WC-24-11-317125

### Text

Dear Ms Wise,

Thank you for your consultation. The Wiltshire Historic Environment Record contains extensive evidence for Romano-British and medieval settlement, as well as the remains of former field systems, in the area surrounding this site. A medieval settlement has been recorded around 150 metres to the west, while a further medieval settlement has recently been found some 450 metres to the east. Traces

of Romano-British settlement have also been recorded in the general area, while a previously unknown Roman town was discovered during pre-application works in the early 2020s around 1.3km to the north-east.

I would therefore advise that the site needs to be investigated prior to the determination of this application. This investigation should consist of a geophysical survey of the land, followed by an archaeological trial trench evaluation. Once these two pieces of work have been carried out and reports prepared on their results, I will then be in a position to offer you a fully-informed opinion on the archaeological potential of the site, the likely impact of the proposed development upon that potential, and the need (or not) for any further work that may be required in order to mitigate any such impact.

I would therefore advise the applicant to engage the services of an archaeological contractor in order to carry out the geophysical survey and the trial trench evaluation at the earliest possible opportunity. The work is to be carried out by qualified archaeologists following the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

If you have any queries in regard to this response, then please do not hesitate to contact me.



Yours sincerely,

Neil J. Adam BA AIFA  
Assistant County Archaeologist  
Wiltshire Council

CWI23939

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**Date Created**

12/11/2024

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[Contact \(https://www.wiltshire.gov.uk/contact\)](https://www.wiltshire.gov.uk/contact)

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## **CASE OFFICER'S REPORT**

**Application Reference:** PL/2024/04498

**Application Type:** Full planning permission

**Consultation ends:** 28/06/2024

**Case officer:** Russell Brown

**Site Address:** 2a Valldata House, Valldata, Halifax Road, Bowerhill, SN12 6YY

**Proposal:** Enlargement of the office space to the North of the plot, with the addition of a first-floor extension and a new two-storey space to the West side. Adaptation of the land to the North of the plot to provide 23 new parking spaces, facilitated by new vehicular access to the adjacent road (Lancaster Road).

**Recommendation:** Refuse

### **1.0 POLICIES**

The Wiltshire Core Strategy (WCS) - The following Core Policies (CP) are relevant when assessing this application: CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP3 (Infrastructure Requirements), CP15 (Melksham Area Strategy), CP57 (Ensuring High Quality Design and Place Shaping), CP60 (Sustainable Transport), CP61 (Transport and Development), CP62 (Development Impacts on the Transport Network), CP64 (Demand Management), CP67 (Flood Risk).

When adopting the WCS, some policies remain saved from the West Wiltshire District Local Plan (1st Alteration) (WWDLP). Those which are relevant to this application include: U1a (Foul Drainage/sewerage treatment)

Wiltshire Waste Core Strategy - WCS6 (Waste Audit)

The following document list also merits due consideration:

Wiltshire's Community Infrastructure Levy – Planning Obligations Supplementary Planning Document (Planning Obligations SPD)

Wiltshire's Community Infrastructure Levy - Charging Schedule (Charging Schedule)

Wiltshire's Community Infrastructure Levy - Regulation 123 List (123 List)

Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

### **2.0 CONSULTATION RESPONSES**

#### **2.1 Parish Council:**

“In its present format, the parish council object to the proposed additional entrance off of Lancaster Road from a highway safety point of view and ask that the additional parking is accessed from the existing parking provision for the building via the access on Halifax Road.

“Given the loss of green space, the parish council ask that additional planting is placed around the car park boundary with Lancaster Road, in order to provide a green space between the road and the car park. They also ask that EV charging provision is also installed commensurate to the size of the proposed additional parking.

“If Wiltshire Council are minded to approve the application this Council ask that additional

planting is provided between the parking and Lancaster Road in order to soften the landscape.

“For context please see below comments made during debating this application:

“Whilst improvements were being made to the building, the following concerns were raised:

- The loss of the grassed areas to the front of the property which provides a scenic layout to the entrance of Bowerhill Industrial Estate.
- The proposed biodiversity net gain in planting 5 trees against the loss of a large green area is not adequate.
- The proposed new entrance is opposite one of the busiest areas on Bowerhill Industrial Estate and also opposite the only late-night post box for the area, which is used by businesses on Bowerhill Industrial Estate, with people often pulling in to park opposite the proposed new entrance to use it.
- Road safety concerns, particularly as vehicles often come around the roundabout onto Lancaster Road at high speeds.
- The lack of EV charging points.”

## 2.2 Archaeology:

No objection

## 2.3 Highways:

### **“Access**

“No information has been provided for the proposed access location. There are concerns relating to the proximity to the roundabout, whether turning is achievable and can occur without impact on the wider junction operation.

“No visibility splays or other assessments are presented.

“It should be noted that aside from requiring slightly more internal alterations that the site benefits from an access on Halifax Road that can support the entire site and the requirement for a new access point is not wholly understood.

### **“Parking**

“No justification for the additional parking spaces has been provided. A new office floor is proposed, with other areas of ancillary meeting space. The proposed increase in employees is only 7 staff members so the requirement for 23 new parking spaces is not understood.

“Given the whole site it would be reasonable for an assessment based on parking standards, known staff levels, parking numbers and staff travel plan to assist in understanding.

“Parking spaces should be 2.5m wide by 5m long with clear aisle widths of 6m to allow for movement and turning into bays. A plan with dimensions is required.

“There is a concern with the proposed parking layout that the site will not provide a suitable area for service vehicles and turning.

“Parking also needs to consider disabled and EV provision.

### **“Sustainable in Transport Terms**

“The location of the site as part of a wider business park, directly adjacent to bus services in Bowerhill would be considered as a suitable location based on the current presence of similar activities.

“Given the location there would be a reasonable expectation that car use was no more than expected for a site of this type. There appears to be no reason why sustainable mode use could not be greater than average, given the opportunities for walking, cycling and public transport.

“There is a concern based on the lack of information that the site is currently resulting in higher trips by car than would be expected for site with sustainable travel opportunities. Therefore, further parking without evidence cannot be supported.

### **“Highways Position**

“Further Information

“The applicant should address the following:

“Access – visibility to edge of carriageway and any appropriate assessments or evidence to support matters not to standards.

“Parking Layout – appears to be too constrained and concerns in terms of multiple movements and servicing.

“Parking Numbers – requirement to be evidenced.

“Travel Plan – Site will require a travel plan, particularly if further information demonstrates a higher level of car use than expected for a site of this nature in a sustainable location.”

## **3.0 REPRESENTATIONS**

One letter has been received from members of the public, making the following points:

“We feel that the proposed new vehicular access on Lancaster Road is far too near the roundabout, and also too near our access off of Lancaster Road. It is already difficult pulling out of our access at times, with cars coming off the roundabout. With the proposed new vehicular access, this will be even harder. Also we feel the proposed new car parking adjacent to Lancaster Road could affect our field of vision.”

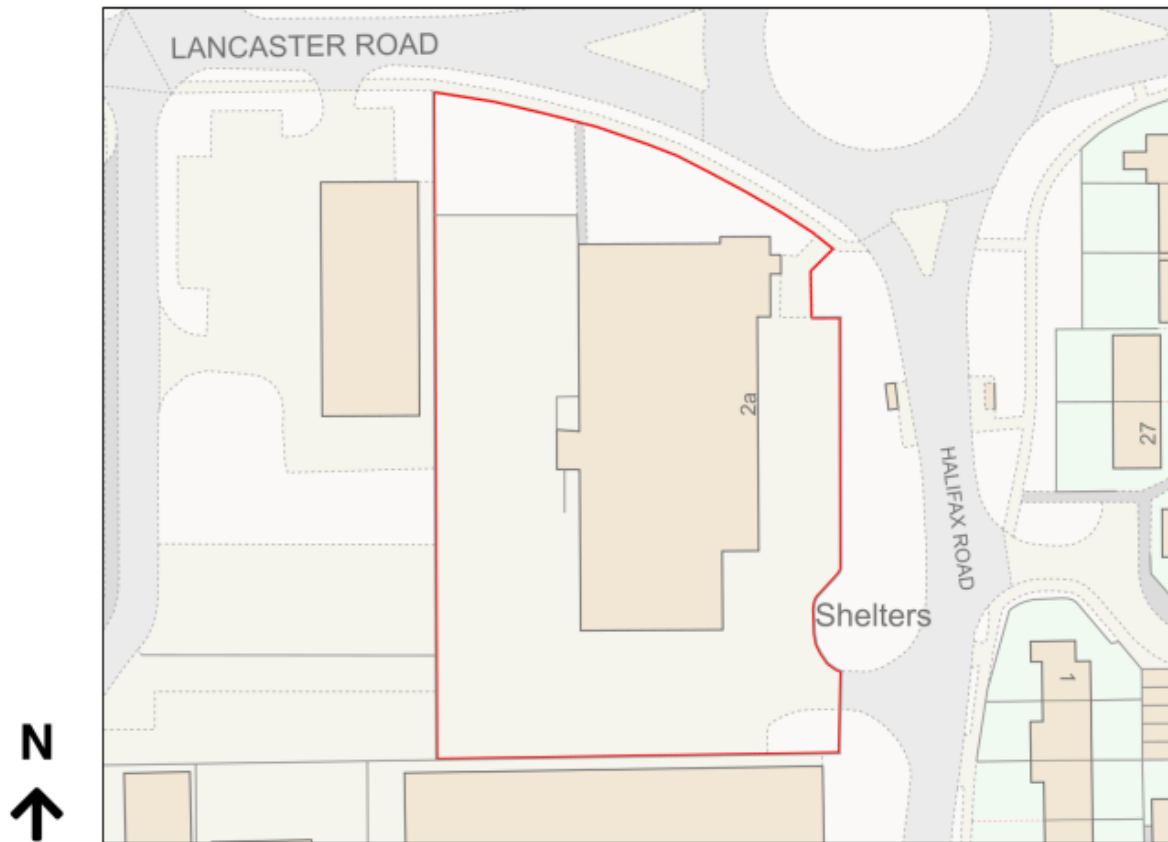
## **4.0 ASSESSMENT**

4.0.1 The application has been called to Planning Committee if the recommendation is for approval. The reasons given for the call-in are the visual impact on the surrounding area and for environmental/highway impact. The application is being recommended for refusal and therefore the decision can be made under delegated powers.

### **4.1 Site and Proposal**

4.1.1 The site is situated within the Bowerhill Industrial Estate, on a corner site at the roundabout between Halifax Road and Lancaster Road.

Fig 1: Location Plan

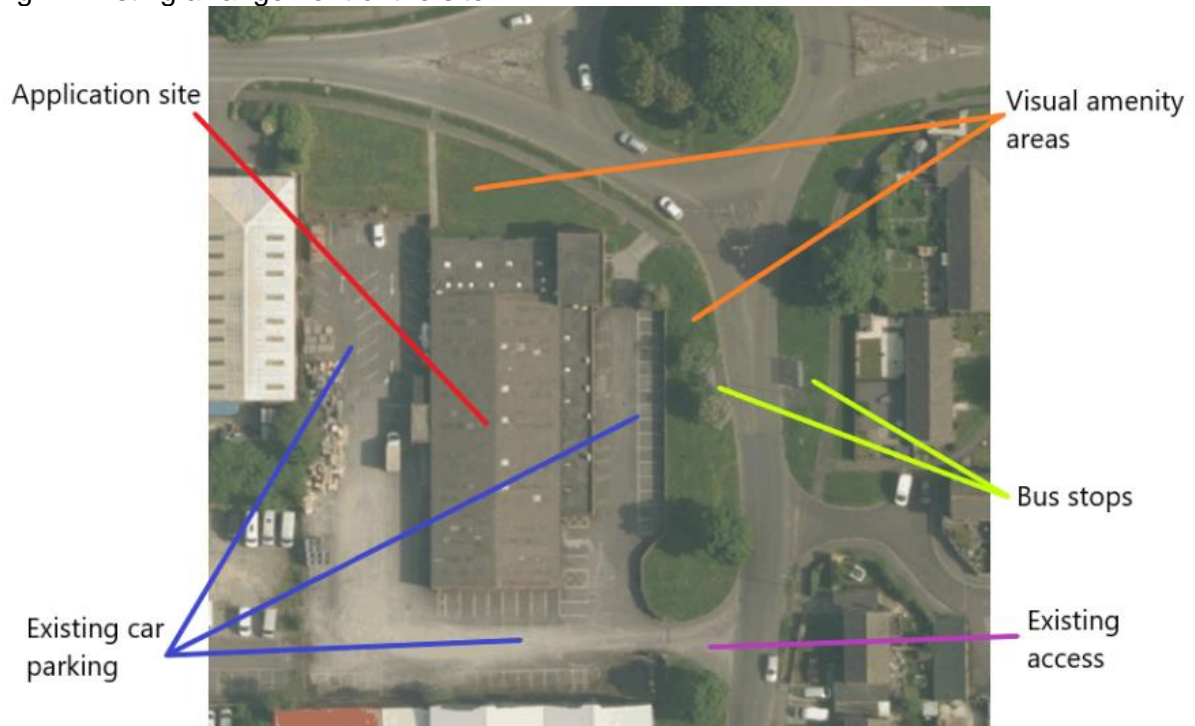


4.1.2 The building is a red brick single and two storey commercial building. The building has an existing access from Halifax Road leading to the existing car park which extends from the west of the building, around the south and to the east. The existing car park provides 122 parking spaces.

4.1.3 There are bus stops immediately to the east of the building.

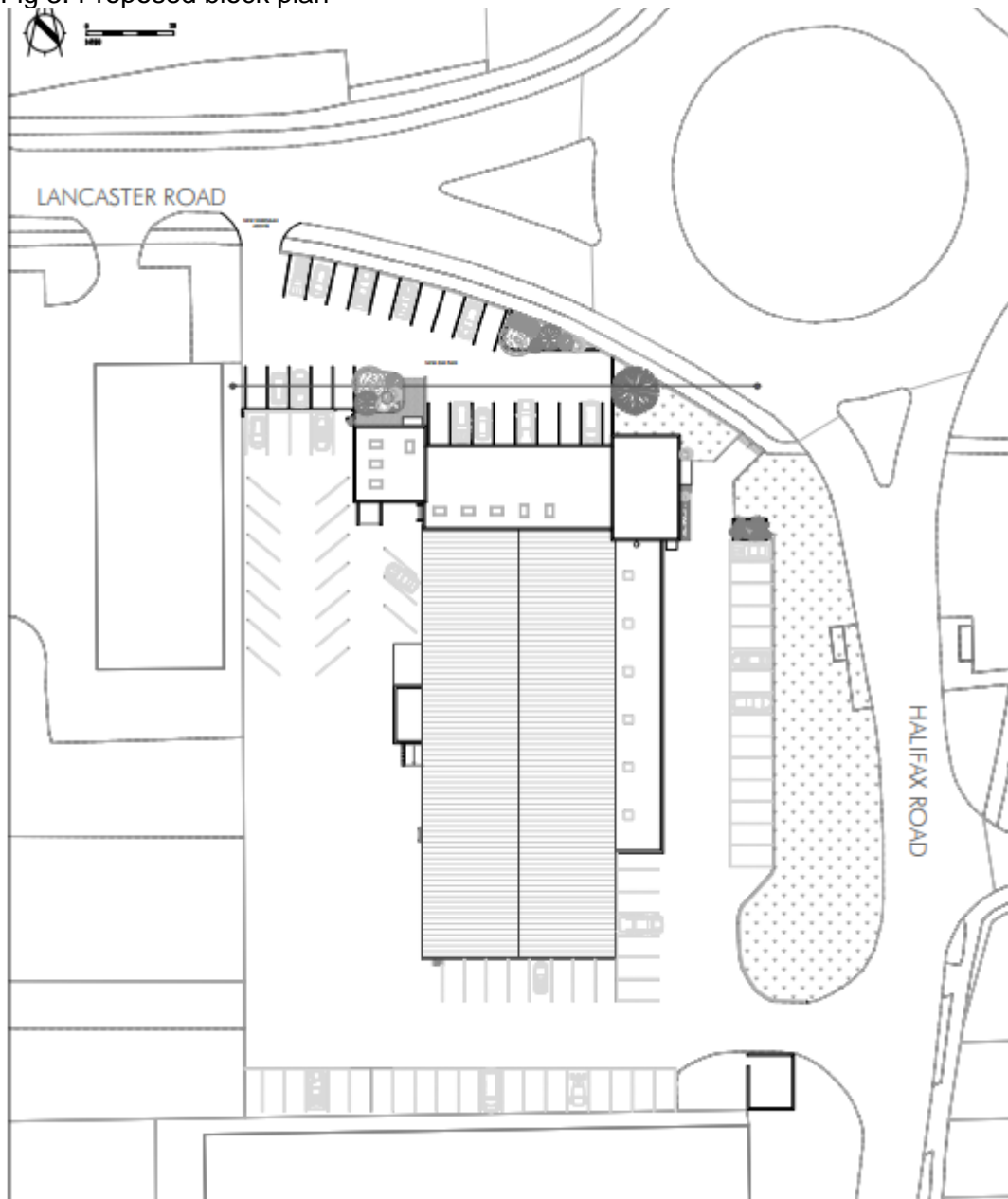
4.1.4 There are green swaths to the north and east of the building, part of the designed landscaping of the roundabout junction and the wider industrial estate. The roundabout is the first major junction upon entering the industrial estate and therefore holds great significance for visual amenity.

Fig 2: Existing arrangement of the site



- 4.1.5 The proposal seeks to extend the building to provide more office space and facilities. The proposal seeks to accommodate seven additional staff members.
- 4.1.6 The other part of the proposal is for a new access that would be located approximately 33 metres from the roundabout to the east. The parking area would provide an additional 15 car parking spaces.

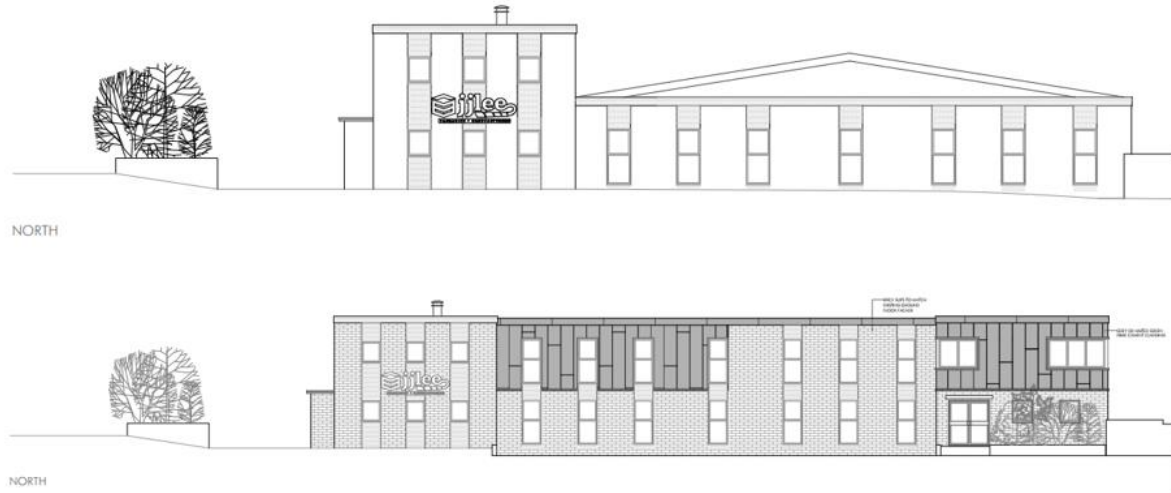
Fig 3: Proposed block plan



#### 4.2 Extension of the building

- 4.2.1 Core Policy 57 of the Wiltshire Core Strategy states: “A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire ...”
- 4.2.2 The proposal to extend the building is considered to be acceptable and in accordance with CP57 of the WCS. The design and use of materials would help bring the existing building to a more modern appearance whilst still fitting in with the local context.

Fig 4: Existing (top) and proposed (bottom) elevations



4.2.3 The proposed extension would not, by itself, result in harm to visual amenity or to neighbouring amenity given that there would be no increase in noise levels over the existing levels. The site being within an industrial estate also means that the extension of the building would be fully within the context of the area.

4.2.4 The expansion of the business is supported. However, there are a number of issues related to the proposed new access and parking area which will be explored below.

#### 4.3 Impact of proposed parking area on amenity

4.3.1 Returning to Core Policy 57 of the Wiltshire Core Strategy which states: “Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- ...
- ii. the retention and enhancement of existing important landscaping and natural features, ...
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, ... building line, plot size, ... streetscape ... to effectively integrate the building into its setting
- ...
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself ... ”

4.3.2 The area for the proposed parking area forms part of the designed amenity area for the industrial estate. The roundabout is the principal route into the estate and the green swaths on the corners are integral to the wider designed estate and its landscaping. The loss of this important green space is not acceptable due to the harm to visual amenity.



Fig 5: Existing green space



- 4.3.3 The images in Fig 5 show the proposed parking area. The green space to the north of the building and bounding the corner at the roundabout junction provides an important element of the original design of the estate.
- 4.3.4 The industrial estate contains mostly hard surfaces and utilitarian and functional buildings. This increases the significance and importance of the green spaces that were designed into the landscaping scheme. The green spaces soften the visual impact of the otherwise utilitarian buildings.
- 4.3.5 The proposed parking area (Fig 3) would turn the green space between the building and the highway into hard surfacing for a car park.
- 4.3.6 The hard surfacing would destroy this element of the designed landscape and result in harm to visual amenity of the area. The hard surfacing would remove the verdant swath and increase the utilitarian nature of the site, which the original landscaping sought to reduce.
- 4.3.7 The parking of cars in this area would exacerbate the harmful impact of the loss of green space.
- 4.3.8 The proposed replacement planting in two small areas is not considered to be mitigate the harm that would be caused by the proposal.
- 4.3.9 Therefore, the proposal parking area would not comply with CP57 of the WCS.
- 4.4 Impact of proposed access and parking on highway safety

- 4.4.1 We have had objections raised regarding the proximity of the access to the roundabout, and the layout of the new parking being constrained.
- 4.4.2 The application submission provides no technical information regarding the new access and its impact on the roundabout junction. The proposed new access would be close, 33 metres away, to the roundabout junction.
- 4.4.3 The Highway Authority have concerns about whether turning into and out of the access would be achievable without impacting the wider operation of the junction.
- 4.4.4 Regarding the proposed parking, there is no justification within the submission to explain why an additional seven new staff members would result in the need for an additional 23 parking spaces. There is also concern that the proposed parking layout would not provide achievable turning space within.
- 4.4.5 The Highway Authority consider that the existing access on Halifax Road, and the existing parking (with some minor internal alterations), could support the entire site and that the requirement for a new access point is not wholly understood. Given the harm to highway safety that would likely arise from the proposed new access, there is considered to be no justification for such a new access in that position.
- 4.4.6 The location of the site as part of a wider industrial estate, directly adjacent to bus services in Bowerhill would indicate that more sustainable forms of transport for commuting and visiting would be entirely possible and should be actively encouraged. The scheme is therefore contrary to CP60 and CP61 of the WCS which aims to reduce the need to travel by private car.
- 4.4.7 There is a concern based on the lack of information that the site is currently resulting in higher trips by car than would be expected for site with sustainable travel opportunities. Therefore, further parking without evidence cannot be supported.

#### 4.5 Other matters

- 4.5.1 The agent for the application was contacted by the Council requesting that the proposed access and parking area be withdrawn from the scheme, due to the above objections, which would allow the extension to the building to be recommended for approval. The agent did not respond to the email, sent 22 days prior to the determination date. Accordingly, the application is being recommended for refusal for the above reasons.

### **5.0 CONCLUSION**

- 5.0.1 The proposed access and parking area would remove the green swath of landscaping to the north of the building which would result in harm to visual amenity of the immediate and wider area, given that this is a primary gateway into the industrial estate.
- 5.0.2 The additional parking has not been justified and it is considered by the Highway Authority that there would be insufficient turning space within the parking area. Moreover, the proposed new access would result in harm to highway safety due to the close proximity to the roundabout and the insufficient turning ability.

### **6.0 RECOMMENDATION**

Refuse

Reasons:

The proposed access and parking area would remove the green swath of landscaping to the north of the building (which was part of the designed landscaping of the industrial estate and contributes to its character which the Council considers merits retention) and the loss would result in material harm to visual amenity of the immediate and wider area, diminishing the character of the primary gateway into the industrial estate, contrary to CP57 of the Wiltshire Core Strategy and section 12 of the NPPF.

The Council is also not satisfied in that no justification for the additional parking spaces has been provided. The proposed increase in employees has been calculated as about seven additional staff members which does not equate to a need for 23 additional parking spaces. The additional parking would have insufficient turning space within the parking area and the proposed new access would result in harm to highway safety due to the close proximity to the roundabout. Therefore, the scheme is also contrary to CP60 and CP61 of the Wiltshire Core Strategy as well as paragraph 115 of the NPPF.

Informative:

The development hereby refused has been considered with reference to the following submitted plans and documents:

Application Forms, Location Plan, E100-01 Rev A, E100-02 Rev A, E100-03 Rev A, E200-01 Rev A, P100-01 Rev A, P100-02 Rev A, P100-03 Rev A, P100-04 Rev A, P200-01 Rev A, P300-01 Rev A received on 15<sup>th</sup> May 2024

## **Criteria for determining applications**

The Authorised officer will assess applications for Street Trading Consents against the following criteria:

- **Site safety.** The location should not present a substantial risk to the public in terms of road safety, obstruction or fire hazard. Observations from council officers will be taken into consideration.
- **Public order.** The street trading activity should not present a risk to public order in the locality in which it is situated. Observations from Wiltshire police and council officers will be taken into consideration.
- **Avoidance of nuisance.** The street trading activity should not present a substantial risk of nuisance from noise, smells, fumes, litter or the discharge of fluids to households or businesses in the vicinity of the proposed street trading site. Observations from council officers, residents and businesses will be taken into consideration.
- **Consultees' observations.** Consideration will be given to written objections from consultees. Objections and recommendations will be assessed by the Authorised officer for reasonableness and appropriateness before they are taken into consideration.
- **Permitted trading hours.** In town centres street trading hours will normally mirror those of shops in the immediate vicinity. However, the council will consider each application on its merits before agreeing permitted trading times. The council retains the right to specify permitted trading hours that are less than those applied for. Any trading involving hot food between 11pm and 5 am will also require a separate application under the Licensing Act 2003.
- **Suitability of the applicant.** The council may take relevant unspent convictions, complaints received about the applicant's previous street trading activity and any previous revocation or surrender of a Street Trading Consent into account.
- **Proximity to schools and colleges.** No Street Trading Consents will be granted for trading at locations within a 200 metre walk using the public highway of a school or sixth form college, unless otherwise agreed in writing by Wiltshire Council.
- **Proximity to existing consent holders.** Consideration will be given to the number of existing consent holders in the area.

## **Objections**

The consultees listed will be asked to respond in writing **within 30 days**.

Officers will assess the reasonableness and appropriateness of all objections before they are taken into consideration.

## Marianne Rossi

---

**From:** Teresa Strange  
**Sent:** 12 November 2024 14:20  
**To:** Jackie.Beves@wiltshire.gov.uk  
**Cc:** Marianne Rossi; Holder, Nick  
**Subject:** FW: Street Trading application - Westinghouse Way, Bowerhill, Melksham SN12 6SP  
**Attachments:** Final application form.pdf; Location plan.pdf; Criteria for determining applications.pdf; Location plan.pdf

Dear Jackie

We are just in receipt of this street trading application, as it was sent to Melksham Town Council in error, this is in the parish of Melksham Without.

It has therefore missed our Planning Committee meeting last week, and our Full Council meeting last night.

It will be considered on Monday 25<sup>th</sup> November, and so our comments will be a couple of days late. Can you please arrange an extension under the circumstances.

The parish council will definitely want to comment from the perspective of the owners of the sports field and Pavilion on Westinghouse Way as well as from a Planning/Highway perspective.

I will now send to the few large businesses that operate with large HGV vehicles from Swift Way that access via Westinghouse Way, and users of the football field and facilities and advertise locally in Bowerhill – do I need to redact the application form?

With many thanks,

Teresa

Teresa Strange  
Clerk & Responsible Financial Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
01225 705700  
[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

**Wellbeing Statement** I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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---

**From:** Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>  
**Sent:** 12 November 2024 14:00  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Subject:** FW: Street Trading application - Westinghouse Way, Bowerhill, Melksham SN12 6SP

Marianne Rossi  
Finance and Amenities Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
SN12 6ES  
01225 705700  
[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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**From:** Committee Clerk <[committee.clerk@melksham-tc.gov.uk](mailto:committee.clerk@melksham-tc.gov.uk)>  
**Sent:** 12 November 2024 13:59  
**To:** Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>  
**Subject:** FW: Street Trading application - Westinghouse Way, Bowerhill, Melksham SN12 6SP

As discussed.

Andrew Meacham  
**Committee Clerk**

T: (01225) 704187  
E: [committee.clerk@melksham-tc.gov.uk](mailto:committee.clerk@melksham-tc.gov.uk)  
I: [www.melksham-tc.gov.uk](http://www.melksham-tc.gov.uk)

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**From:** Town Hall <[towncouncil@melksham-tc.gov.uk](mailto:towncouncil@melksham-tc.gov.uk)>  
**Sent:** 21 October 2024 12:42  
**To:** Committee Clerk <[committee.clerk@melksham-tc.gov.uk](mailto:committee.clerk@melksham-tc.gov.uk)>  
**Subject:** FW: Street Trading application - Westinghouse Way, Bowerhill, Melksham SN12 6SP

Hello,

Tracy says this should be added to the next planning agenda.- 19/11/2024. I have saved to the relevant agendas and minutes folder.

Kind regards

Sarah Askew  
(She/Her)

**Communications Officer**

T: (01225) 704 187

E: [sarah.askew@melksham-tc.gov.uk](mailto:sarah.askew@melksham-tc.gov.uk)

I: [www.melksham-tc.gov.uk](http://www.melksham-tc.gov.uk)



**Melksham**  
Town Council

---

**From:** Beves, Jackie <[Jackie.Beves@wiltshire.gov.uk](mailto:Jackie.Beves@wiltshire.gov.uk)>  
**Sent:** 21 October 2024 09:54  
**To:** PublicprotectionNorth <[PublicprotectionNorth@wiltshire.gov.uk](mailto:PublicprotectionNorth@wiltshire.gov.uk)>; Parking Services <[ParkingServices@wiltshire.gov.uk](mailto:ParkingServices@wiltshire.gov.uk)>; Integrated Transport <[Integrated.Transport@wiltshire.gov.uk](mailto:Integrated.Transport@wiltshire.gov.uk)>; Police Enquiry Office <[PoliceEnquiryOffice@wiltshire.gov.uk](mailto:PoliceEnquiryOffice@wiltshire.gov.uk)>; Clark, Christopher <[Christopher.Clark@wiltshire.gov.uk](mailto:Christopher.Clark@wiltshire.gov.uk)>; Arnup, David <[David.Arnup@wiltshire.gov.uk](mailto:David.Arnup@wiltshire.gov.uk)>; [businessfiresafety@dwfire.org.uk](mailto:businessfiresafety@dwfire.org.uk); Town Hall <[towncouncil@melksham-tc.gov.uk](mailto:towncouncil@melksham-tc.gov.uk)>; Nott, Denise <[Denise.Nott@wiltshire.gov.uk](mailto:Denise.Nott@wiltshire.gov.uk)>; Cook, Martin <[martin.cook@wiltshire.gov.uk](mailto:martin.cook@wiltshire.gov.uk)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** White, Peter <[Peter.White@wiltshire.gov.uk](mailto:Peter.White@wiltshire.gov.uk)>; Ince, Tom <[Thomas.Ince@wiltshire.gov.uk](mailto:Thomas.Ince@wiltshire.gov.uk)>; Oliver, Kevin <[kevin.oliver@wiltshire.gov.uk](mailto:kevin.oliver@wiltshire.gov.uk)>  
**Subject:** Street Trading application - Westinghouse Way, Bowerhill, Melksham SN12 6SP

Dear Sir/Madam,

**Re: Local Government (Miscellaneous Provisions) Act 1982**

**Application for Street Trading Consent**

I have received the below application for a street trading consent which I forward to you for consultation. Please pass on this information to any other interested parties that may wish to make representation within this 30 day public consultation. Please note that any objections must be within the framework of the Criteria for Determining Applications, any objections outside this cannot be taken into account. I attach a copy of the criteria for your information.



**Trading Name:** Diamond

**Articles for sale:** Burgers, kebabs, chicken, fries, hot and cold drinks.

**Trading Location:** Westinghouse Way, Bowerhill, Melksham SN12 6SP

**Trading Times:** Monday – Sunday inclusive from 3.30 p.m. – 11.00 p.m.

**Description of Stall:** 16ft trailer

Please send your response via email by **21 November 2024** to [streettrading@wiltshire.gov.uk](mailto:streettrading@wiltshire.gov.uk) stating whether or not you wish to make any representations which must be relevant and specific.

If you have any queries regarding the above please do not hesitate to contact me on 07766777634

Kind regards,

**Jackie Beves**

*Markets Officer*

Enforcement

Highways & Environment

Wiltshire Council

Tel: 03004560100

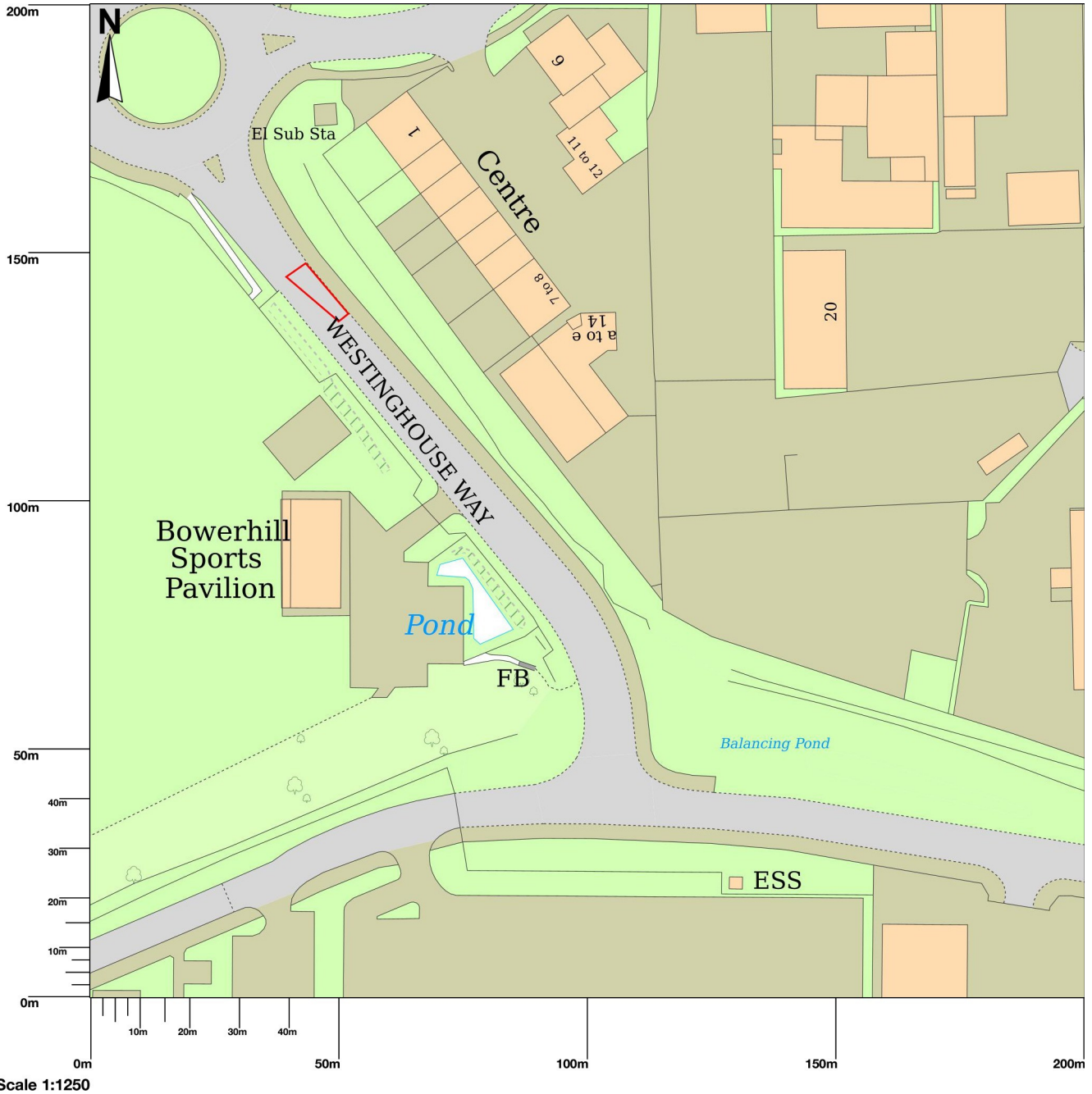
Mob: 07766777634

**Wiltshire Council**

Email: [jackie.beves@wiltshire.gov.uk](mailto:jackie.beves@wiltshire.gov.uk)



## Westinghouse road



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**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982**  
**APPLICATION FOR A STREET TRADING CONSENT**

| 1. APPLICANT DETAILS   |   |
|--|---|
| Full Name:   | <div style="border: 2px solid black; height: 20px; width: 100%;"></div> |
| Current Residential Address:   |   |
| Telephone Number:  |   |
| Mobile Number (optional):  |   |
| Email: (optional)  |   |
| Date of Birth: (DD/MM/YYYY)  |   |
| National Insurance Number:   |   |
| Do you have any unspent convictions?<br>If yes please state details:                                       | Yes/No <input checked="" type="radio"/>                                 |
| Have you previously had any Street Trading Consent revoked or surrendered?<br>If yes please state details: | Yes/No <input checked="" type="radio"/>                                 |

| 2. TRADING DETAILS   |   |
|--|---|
| Trading Name:<br>(if applicable)   | DIAMOND   |
| Address of the precise location of where you wish to Trade: (Please include names of streets)  | Westinghouse way, Bowerhill, Melksham, SN126SP  |
| Do you have permission from the owner of the land where you wish to trade?<br><br><b>If yes please ensure that you submit a copy of the written permission</b> | Yes/No<br><br>N/A   |
| Please provide contact details for the owner of the land:<br>(please include name, address and telephone number)   | N/A   |
| Please provide details of the articles which you wish to sell:   | Burgers, Kebabs, Chicken, Fries, Drinks   |
| Please provide a description of the stall, vehicle and equipment you wish to use:<br>(size, trailer, gas and electrical appliances, generators, etc)           | 16ft Trailer with Fryer, griddle, bain-marie, Doner machine, display fridge and chest freezer are the main appliances which will run on electric and gas appliances runs with gas cylinder bottles and generator. |
| Full address of location where the stall or container will be stored when not in use:  | XXXXX Chippenham, Wiltshire, SN15XXX  |

| 3. TYPE OF CONSENT BEING APPLIED FOR   |   |
|--|---|
| Please state which type of street trading consent you wish to apply for:<br>(please note that first time applications for Annual & Daily Street Trading Consents will take a <b>maximum of 60 days</b> to be determined) | Annual Street Trading Consent <input checked="" type="checkbox"/> |
|  | Daily Street Trading Consent <input type="checkbox"/>             |
|  | Block Street Trading Consent <input type="checkbox"/>             |
| Are there any other consent holders in the vicinity?<br><br>If yes please give further details:  | Yes <input checked="" type="radio"/> No <input type="radio"/>     |

| 4. TRADING DATES AND TIMES  | DAY        | TIMES From/To |
|---|------------|---------------|
| Please give details of days and times in which you wish to trade: | Monday:    | 3:30pm - 11pm |
|   | Tuesday:   | 3:30pm - 11pm |
|   | Wednesday: | 3:30pm - 11pm |
|   | Thursday:  | 3:30pm - 11pm |
|   | Friday:    | 3:30pm - 11pm |
|   | Saturday:  | 3:30pm - 11pm |
|   | Sunday:    | 3:30pm - 11pm |

Trading after 11pm up to 5 AM will require an additional premises licence issued by the Licensing department. Information available at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) or from the Licensing department.

| 5. Administration Fee   |   |
|---|---|
| 10% Administration fee<br><br>(See attached notes for fees payable) | £<br><br>The full payment is required within 21 days of written acceptance from Wiltshire Council. The Street Trading Consent will not be issued until fee has been paid in full. |

**6. ADDITIONAL DOCUMENTATION**

To apply for a Street Trading Consent you **MUST** submit the following documents to support your application:

- 10% of the full fee to cover administration costs.
- Copy of Ordnance survey map of at least 1:1250 scale, clearly showing the proposed site position by marking the site boundary line with a red line. Available online including from [www.planningportal.gov.uk/planning/applications/plans](http://www.planningportal.gov.uk/planning/applications/plans) (Google or bing style maps are not acceptable.)
- Written permission from the land owner (if applicable, private land)
- Proof of Food Registration (if applicable) Information available at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)
- Late Night licence if trading after 11pm

**7. DECLARATION**

The Local Government (Miscellaneous Provisions) Act 1982 offences are as follows:

‘A person who engages in street trading in a consent street without being authorised to do so, or being authorised by a consent, trades in that street

(i) from a van, cart, barrow or other vehicle, or

(ii) from a portable stall,


without first having been granted permission to do so contravenes a condition imposed shall be guilty of an offence.

It shall be a defence for a person charged with such an offence to prove that he took all reasonable precautions and exercised due diligence to avoid commission of the offence.

Any person who in connection with an application for a consent makes a false statement which he knows to be false in any material respect, or which he does not have reason to believe to be true, shall be guilty of an offence.

**I declare that I have read and understood the Standard Conditions and any additional conditions which may apply. I believe that all of the above particulars are correct to the best of my knowledge.**

**I understand that the administration fee I pay is non refundable and if the application I submit is incomplete or rejected for any reason my administration fee will be lost and I will be required to restart the application process.**

Applicant Signature: ..  ..

Print Name: ..... Bilal Demir ..... Date:..... 13.10.2024 .....

## GENERAL

Where an application has been approved the following also will be required prior to the issue of Street Trading Consent:

- **An original copy of a certificate of insurance covering the street trading activity for third party and public liability risks up to £5 million**  
**A Basic Disclosure certificate from Disclosure Scotland issued within the last 3 months.**
- **This can be obtained from Disclosure Scotland, PO Box 250, Glasgow, G51 1YU. Telephone: 0870 609 6006, Website:www.disclosurescotland.co.uk. A Basic Disclosure is the lowest level of disclosure and checks the Police National Computer (PNC) for details of all current criminal convictions (convictions considered unspent under the Rehabilitation of Offenders Act 1974**
- **Copies of gas, electric safety certificates. Periodic inspection reports BS7671.**

The Street Trading Consent will specify the location, times and days for which it is valid and the type of goods to be sold. Consent Holders must follow the terms of their Street Trading Consent. Failure to do so may result in the Street Trading Consent being revoked or not renewed, or in a prosecution.

The granting of a Street Trading Consent does not in any circumstances exempt the Consent Holder from the need to obtain any other licence or permission that may be required or from obligation to comply with all other general or local legislation. There may be additional costs involved in obtaining these additional licences or complying with other legal requirements.

It is the obligation of the Consent Holder to familiarise themselves and their employees with this legislation. The council may revoke a Street Trading Consent for any failure to comply with any other general or local legislation.

A Consent Holder shall not assign, underlet or part with his interest or possession of a Street Trading Consent, but it may be surrendered to the council at any time.

The council reserves the right to revoke a Street Trading Consent at any time without compensation, although some fees will be reimbursed.

Please send completed applications to:

Environment Services  
Wiltshire Council  
Kennet House  
Devizes  
Wiltshire  
SN10 2ET

**Jackie Beves – North area 01380 826346**  
**Lisa McKee – Central area 01380 826339**  
**Tracey Morris – South area 01225 713280**

[streettrading@wiltshire.gov.uk](mailto:streettrading@wiltshire.gov.uk)

## Street Trading Fees

### Town traders

| Type of Street Trading Consent  | Full Fee         | 10% Admin Fee  |
|---|------------------|----------------|
| <b>Annual Street Trading Consent</b> – all days of the year, including all bank holidays.   | £ 4133.00        | £413.30        |
| <b>Daily Street Trading Consent- All days of the week</b> including bank holidays where these fall on the days included in the consent. | £ 52.00 per day  | £5.20 per day  |
| <b>Block Street Trading Consent</b>   | £ 281.00 per day | £28.10 Per day |

### All other traders

| Type of Street Trading Consent  | Full Fee       | 10% Admin Fee  |
|---|----------------|----------------|
| <b>Annual Street Trading Consent</b> – all days of the year, including all bank holidays. | £2206.1500     | £220.61        |
| <b>Daily Street Trading Consent- all week days</b> including bank holidays                | £23.95 per day | £2.40 per day  |
| <b>Block Street Trading Consent</b>   | £281.00        | £28.10 per day |

Fees can be paid by cheque, debit or credit card:

- By telephone on 0300 456 0100
- In person to the Environment Service at County hall, Trowbridge (Call for appointment)

#### **APPLICATION CHECKLIST**

- Signed Street trading Application Form
- Administration Fee, (Cheque's made payable to Wiltshire Council)
- Copy of a map, site position by marked by red line
- Permission from the land owner (if applicable)
- Food Registration (if you are selling food)
- Late night licence if you want to trade after 11pm

## **DATA SUBJECTS' INFORMATION – Markets, Street Trading and Street Collection Service**

**To be provided to the data subject at the time of obtaining personal data from them**

### **1. Data Controller**

Wiltshire Council is registered as a data controller with the Information Commissioner's Office. Full details of the registration are available at [ICO register of data controllers](#).

### **2. Data Controller Contact Details**

We can be contacted by [phone, in person, or in writing](#)

### **3. Data Protection Officer**

Our DPO may be contacted as above or online at [dataprotection@wiltshire.gov.uk](mailto:dataprotection@wiltshire.gov.uk)

### **4. Purpose of processing**

The Market Service will process your personal information for the following purposes:

- maintaining our own accounts and records
- promoting the services we provide
- marketing our local tourism
- managing our property
- providing leisure and cultural services
- carrying out surveys
- administering the assessment and collection of taxes and other revenue including benefits and grants
- licensing and regulatory activities
- local fraud initiatives
- crime prevention and prosecution offenders including the use of CCTV
- corporate administration and all activities we are required to carry out as a data controller and public authority
- undertaking research
- the provision of all commercial services including the administration and enforcement of parking regulations and restrictions
- internal financial support and corporate functions
- managing archived records for historical and research reasons
- data matching under local and national fraud initiatives

### **5. Legal basis for processing**

Our processing shall be lawful because at least one of the following will apply:



- (a) the data subject has given consent to the Council for processing of their personal data for one or more specific purposes;
- (b) processing is necessary for the performance of a contract to which the data subject is party or in order to take steps at the request of the data subject prior to entering into a contract;
- (c) processing is necessary for compliance with a legal obligation to which the Council is subject;
- (d) processing is necessary in order to protect the vital interests of the data subject or of another natural person;
- (e) processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the Council;
- (f) processing is necessary for the purposes of the legitimate interests pursued by the controller or by a third party, except where such interests are overridden by the interests or fundamental rights and freedoms of the data subject which require protection of personal data, in particular where the data subject is a child.

If your special category data is processed, in addition to one of the above, processing will be necessary because at least one of the following shall also apply:

- (a) the data subject has given explicit consent to the processing of those personal data for one or more specified purposes,
- (b) to protect the vital interests of the data subject or of another natural person where the data subject is physically or legally incapable of giving consent;
- (c) processing relates to personal data which are manifestly made public by the data subject;
- (d) for the establishment, exercise or defence of legal claims or whenever courts are acting in their judicial capacity;
- (e) processing is necessary for reasons of substantial public interest,
- (f) for archiving purposes in the public interest, scientific or historical research purposes or statistical purposes

## **6. Recipients or categories of recipients**

Where necessary and lawful, or when required by legal obligation, we may share information with:

- debt collection and tracing agencies
- service providers
- local and central government
- ombudsman and regulatory authorities
- courts and tribunals
- police forces
- housing associations and landlords

- voluntary and charitable organisations
- other police forces, non-home office police forces
- regulatory bodies
- courts, prisons
- customs and excise
- international law enforcement agencies and bodies
- partner agencies, approved organisations and individuals working with the police,
- licensing authorities
- service providers
- law enforcement and prosecuting authorities
- legal representatives, defence solicitors
- police complaints authority
- the disclosure and barring service

## **7. Retention Period**

Wiltshire Council will process your personal data for the above purposes for no longer than necessary. Retention periods have been determined for different categories of information. The information processed for the above purposes will be kept for Seven (7) years from the date of the last recording about you.

## **8. Your rights**

Your rights are set out in Articles 13 to 22 of the [General Data Protection Regulation 2016](#) and include:

- The right to access your personal information, to request rectification or erasure of certain personal information and to object to processing in certain circumstances.
- The right to withdraw any consent you may have given to process your personal information.
- The right to complain to the [Information Commissioner](#) if you feel we are processing your personal information unlawfully.
- The right to restrict processing activity in certain circumstances.
- The right to object to certain types of processing activity

## **9. Contracts**

The information you are giving us is a statutory or contractual requirement; or a requirement necessary to enter into a contract.

You are obliged to provide this information.

Failure to provide us with the information may result in your application not being processed.

## **10. Automated Decision Making**

Wiltshire Council does not use automated decision making in respect to your personal information. We will provide you with an explanation of the decision-making criteria and significance or likely consequences of such data processing.

## Teresa Strange

---

**From:** Dawn Lovelock <Dawn.L@thedeltagroup.com>  
**Sent:** 19 November 2024 16:45  
**To:** streettrading@wiltshire.gov.uk  
**Cc:** Teresa Strange  
**Subject:** Objection to Street Trader Application - Westinghouse Way - Trading Name Diamon - Burger Van Trading Times Mon-Sun 3.30pm - 11.00pm  
**Attachments:** APPLICATION FOR A STREET TRADING CONSENT for Westinghouse Way- Site location map.pdf; Redacted APPLICATION FOR A STREET TRADING CONSENT for Westinghouse Way.pdf; Criteria for determining street trading applications.pdf

Dear Sir or Madam

As a large and long-standing employee on the Bowerhill Trading Estate, we have recently become aware of an application for a Street Trading Consent concerning a Burger van along Westinghouse Way.

We wish object to the application on the following basis:-

The proposed site is subject to high levels of parking and traffic along Westinghouse Way, including heavy goods vehicles, and we believe that the food van would put further strain on parking in the area.

In addition, we are concerned about the potential of additional litter generated in the area. There is significant Gull problems in the breeding season, on the estate, with their mess and dive-bombing, which is already an environmental health issue. If the litter is not controlled the situation will become even more intolerable for businesses and their employees on the estate.

There is also the additional safety risk to pedestrians wishing to use this proposed burger van, as it is a busy route during normal business hours.

Yours faithfully

**Working Hours:Office Hours: 08.30 to 17.00 Mon-Thurs, 08.30 to 12.30 Fri**



**Dawn Lovelock**

Compliance Manager

**E:** Dawn.L@thedeltagroup.com

**M:** +44(0)7799 836 944

**T:** +441225898341

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A: 34 Hercules Way, Bowerhill, Melksham SN12 6TS



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## Teresa Strange

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**From:** Sasha A'court <sasha.acourt@gompels.co.uk>  
**Sent:** 18 November 2024 14:18  
**To:** streettrading@wiltshire.gov.uk  
**Cc:** Teresa Strange  
**Subject:** Westinghouse Way SN12 6SP Street Trading Application

Good Afternoon

I have recently been made aware of the above referenced street trading application through Melksham Without Parish Council, which is located in close proximity to Gompels Healthcare Ltd. Our medical and janitorial distribution business operates from Swift Way, just around the corner from the proposed trading site. Having reviewed this application, we have significant concerns about its potential approval, as it poses a serious risk of exacerbating existing access issues and further compromising highway safety on Westinghouse Way and Swift Way.

To give some context, Gompels Healthcare Ltd relies on the daily movement of approximately 15-20 articulated lorries which arrive and depart from our premises during the operational window of the application - 3pm to 7.30pm. This is not including the associated lorry and vehicle movements of our neighbours on Swift Way. These lorries are integral to our business, facilitating next-day deliveries across the UK. Currently, the state of parking and traffic flow on Westinghouse Way and its surrounding areas is already precarious. Industrial estate workers park their vehicles along both sides of Westinghouse Way on weekdays, leading to a narrow passageway that significantly restricts large vehicle movement. This problem escalates during the football season when the local playing fields are in use for club activities, further increasing traffic density. On these occasions, vehicles are often parked unsafely on pavements, verges, and even blocking the roundabout, creating a hazardous environment.

This problematic situation creates two pressing concerns:

1. **Restricted Access and Severe Traffic Congestion:** The presence of cars lining both Westinghouse Way and Swift Way, including vehicles parked on pavements and corners, severely restricts the movement of articulated lorries accessing Swift Way. When this occurs, lorries often become stuck either on the roundabout or along Westinghouse Way itself unable to pass oncoming vehicles, or unable to gain the required space needed to make the turning around the corner. This not only halts their passage but also causes major gridlock that impacts surrounding traffic. In such instances, the congestion often requires intervention from staff or other motorists to direct traffic and alleviate the standstill.
2. **Heightened Highway Safety Risks:** There is a very real concern for the safety of pedestrians, especially children crossing the road to reach the playing fields. They frequently cross from between parked cars, a situation that severely limits visibility for both the children and approaching drivers. Given the density of parked vehicles, it is not difficult to foresee an incident occurring, resulting in injury or worse.

Approval of a street food stall in this location would undoubtedly compound these issues. The introduction of such a stall would further reduce the limited parking capacity, creating even greater congestion as more vehicles visit the area. This would lead to increased blockages and hinder lorry movement further, resulting in more frequent and severe traffic standstills. Furthermore, a street food stall would attract additional pedestrians to the already congested and hazardous area, further reducing highway safety for all road users and placing pedestrians, especially children, at greater risk.

In conclusion, we believe the approval of this street trading application would be highly detrimental to both the functionality of this industrial area and to the safety of all users of Westinghouse Way and Swift Way.

Kind Regards

Sasha

--

Sasha A'court  
Operations Manager  
07879 576727

## **Gompels HealthCare Ltd**

[www.gompels.co.uk](http://www.gompels.co.uk)

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## Teresa Strange

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**From:** Hyde, Emma <Emma.Hyde@wiltshire.gov.uk>  
**Sent:** 20 November 2024 10:46  
**To:** Teresa Strange  
**Subject:** RE: New premise licence application - The New Inn, Semington Road, Melksham, SN12 6DT

Good morning Teresa,

The reason for the amendments to the licence were that the applicant is seeking a premise that focuses more as a restaurant, and therefore no longer wished to have any regulated entertainment on the licence.

You are correct with your findings below. Under the 2015 deregulations licenses are not required for the following;

**Licence Exemptions:-**

**The following activities no longer require a licence from 6th April 2015:- Live Music: (no licence required for):-**

- A performance of unamplified live music between 08:00 and 23:00 on any day, on any premises
- A performance of amplified live music between 08:00 and 23:00 on any day on premises licensed to sell alcohol ON the premises, provided that the audience does not exceed 500
- A performance of amplified live music between 08:00 and 23:00 on any day, in a workplace that is not licensed to sell alcohol on the premises, provided that the audience does not exceed 500.

**Recorded Music: (no licence required for):-**

- Any playing of recorded music between 08:00 and 23:00 on any day on a premises that is licensed to sell alcohol ON the premises, provided that the audience does not exceed 500

**Plays:-**

- Performances between 08:00 and 23:00 on any day, provided that the audience does not exceed 500

**Dance:-**

- Performances between 08:00 and 23:00 on any day provided that the audience does not exceed 500

**Indoor sporting event:-**

- an event that takes place between 08:00 and 23:00 on any day provided that those present do not exceed 1000.

**Boxing or Wrestling entertainment:-**

- a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08:00 – 23:00 on any day, provided that the audience does not exceed 1000.

Consultation for the application ends on 1<sup>st</sup> December, should we receive no valid objections then the licence will be granted and they will be able to trade, however, if an objection is received and considered valid a hearing may be required which will need to take place within 20 working days after the date of consultation. If this should happen there is the option for the applicant to apply for Temporary Event Notices to enable them to open.

I hope that this helps.

Kind regards  
Emma Hyde  
Public Protection Officer – Licensing



T. 01249 706414

[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) | [Follow Public Protection](#)

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

**Sent:** 19 November 2024 12:11

**To:** Hyde, Emma <Emma.Hyde@wiltshire.gov.uk>

**Subject:** FW: New premise licence application - The New Inn, Semington Road, Melksham, SN12 6DT

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

Hi Emma

Are you able to confirm a couple of things please, ahead of the parish council considering this application when they meet on Monday 25<sup>th</sup> November.

1. With a big of digging on the WC website (and by residents), is it that the bits that have been removed from the application are because they are already covered by the following, just checking we have the right info:

#### **Live music**

Live amplified music in on-licensed premises authorised and open for the sale of alcohol does not require a licence for audiences up to 500 until 11pm. This includes beer gardens and terraces if they are included in the licensed premises. If a beer garden is not shown on the licensed plans then it is likely to be a workplace which benefits from a similar exemption. Karaoke is considered live music.

Live unamplified music does not need a licence anywhere and with no audience limit between 8am to 11pm.

#### **Recorded music**

Recorded music in on-licensed premises benefits from the same exemption as live music, with the same audience limit of up to 500 and covers DJs and discos. Up until now most recorded music above background level has been licensable under the act. There is no equivalent "workplace" exemption.

Background live and recorded music continues to be exempt.

#### **Performance of plays, indoor sporting events and performances of dance**

'Plays' could include school performances but also a themed story with paid actors at a pub. 'Performances of dance' includes any dancing that is intended to entertain an audience. For audiences up to 500 (and in the case of indoor sporting events, up to 1,000) from 8am until 11pm none of these activities require authorisation under the act.

2. The New Inn are widely publicising that they are reopening on Tues 3<sup>rd</sup> December – presumably that is pending them being given a licence?

Many thanks, Teresa

Teresa Strange  
Clerk & Responsible Financial Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
01225 705700  
[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

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Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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**From:** Emma Hyde <[emma.hyde@wiltshire.gov.uk](mailto:emma.hyde@wiltshire.gov.uk)>

**Sent:** 15 November 2024 10:09

**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Subject:** Re: New premise licence application - The New Inn, Semington Road, Melksham, SN12 6DT

Good afternoon,

The Licensing Authority has received an amended application for The New Inn, Semington Road, Melksham, SN12 6DT

The application is for the following licensable activities:

ON and OFF Sales of Alcohol

Live & recorded music, along with performance of dance have been removed from the application.

I have attached a copy of the amended application.

Any written representations against/for the application must be received in writing no later than 1st December 2024

If you require any further information please contact me.

Kind regards

Emma Hyde

On Tue, 05 Nov 2024 09:03:33 GMT, Emma Hyde wrote:

Good Morning,

The Licensing Authority has received a New Premises Licence application for The New Inn, Semington Road, Melksham, SN12 6DT

The application is for the following licensable activities:

ON and OFF Sales of Alcohol

Live and Recorded Music Indoors

Performance of Dance Indoors

I have attached a copy of the application and plan for your persual.

Any written representations against/for the application must be received in writing no later than 1st December 2024

If you require any further information please contact me.

Kind regards

Emma Hyde

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**Premises licence Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Terence Milne  
*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises details**

|   |          |                 |          |
|---|----------|-----------------|----------|
| Postal address of premises or, if none, ordnance survey map reference or description<br>The New Inn<br>Semington Road |          |                 |          |
| <b>Post town</b>  | Melksham | <b>Postcode</b> | SN12 6DT |

|   |              |
|---|--------------|
| Telephone number at premises (if any)   | 01225 793916 |
| Non-domestic rateable value of premises | £7,500.00.   |

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- a) an individual or individuals \* please complete section (A)
- b) a person other than an individual \*
  - i as a limited company/limited liability partnership please complete section (B)
  - ii as a partnership (other than limited liability) please complete section (B)
  - iii as an unincorporated association or please complete section (B)
  - iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)

- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or  
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

|  |                           |                               |                               |   |         |
|--|---------------------------|-------------------------------|-------------------------------|---|---------|
| <input checked="" type="radio"/> Mr  | <input type="radio"/> Mrs | <input type="radio"/> Miss    | <input type="radio"/> Ms      | Other Title (for example, Rev)                      |         |
| <b>Surname</b><br>Milne  |                           |                               | <b>First names</b><br>Terence |   |         |
| <b>Date of birth</b> 25.06.1957  |                           | I am 18 years old or over     |                               | Please tick yes <input checked="" type="checkbox"/> |         |
| <b>Nationality</b>   |                           | British                       |                               |   |         |
| Current residential address if different from premises address   |                           | 1 Brook Villas<br>West Street |                               |   |         |
| Post town  | Havant                    |                               |                               | Postcode  | PO9 1LH |
| <b>Daytime contact telephone number</b>  |                           |                               | 07825661694                   |   |         |
| <b>E-mail address (optional)</b>   |                           | milne625@aol.com              |                               |   |         |
| Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information) |                           |                               |                               |   |         |



|  |
|--|
|  |
|--|

**SECOND INDIVIDUAL APPLICANT (if applicable)**

|   |     |                           |                    |                                |  |
|---|-----|---------------------------|--------------------|--------------------------------|--|
| Mr  | Mrs | Miss                      | Ms                 | Other Title (for example, Rev) |  |
| <b>Surname</b>  |     |                           | <b>First names</b> |                                |  |
| <b>Date of birth</b>  |     | I am 18 years old or over |                    | Please tick yes                |  |
| <b>Nationality</b>  |     |                           |                    |                                |  |
| Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information) |     |                           |                    |                                |  |
| Current residential address if different from premises address  |     |                           |                    |                                |  |
| Post town   |     |                           |                    | Postcode                       |  |
| <b>Daytime contact telephone number</b>   |     |                           |                    |                                |  |
| <b>E-mail address (optional)</b>  |     |                           |                    |                                |  |

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

|                                      |
|--------------------------------------|
| Name                                 |
| Address                              |
| Registered number (where applicable) |

|   |
|---|
| Description of applicant (for example, partnership, company, unincorporated association etc.) |
| Telephone number (if any)   |
| E-mail address (optional)   |

**Part 3 Operating Schedule**

When do you want the premises licence to start?

|    |    |      |
|----|----|------|
| DD | MM | YYYY |
| 02 | 12 | 2024 |

If you wish the licence to be valid only for a limited period, when do you want it to end?

|    |    |      |
|----|----|------|
| DD | MM | YYYY |
|    |    |      |

|  |
|--|
| <p>Please give a general description of the premises (please read guidance note 1)</p> <p>Public House</p> |
|--|

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

|  |
|--|
|  |
|--|

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)



- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)  
(if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J) ✓

**In all cases complete boxes K, L and M**

**A**

| Plays<br>Standard days and timings (please read guidance note 7) |       |        | Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)  | Indoors  |  |
|--|-------|--------|---|----------|--|
|  |       |        |   | Outdoors |  |
| Day  | Start | Finish |   | Both     |  |
| Mon  |       |        | <b><u>Please give further details here</u></b> (please read guidance note 4)  |          |  |
|  | ----- | -----  |   |          |  |
| Tue  |       |        |   |          |  |
|  | ----- | -----  |   |          |  |
| Wed  |       |        | <b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)  |          |  |
|  | ----- | -----  |   |          |  |
| Thur   |       |        |   |          |  |
|  | ----- | -----  |   |          |  |
| Fri  |       |        | <b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |          |  |
|  | ----- | -----  |   |          |  |
| Sat  |       |        |   |          |  |
|  | ----- | -----  |   |          |  |
| Sun  |       |        |   |          |  |
|  | ----- | -----  |   |          |  |

**B**

|   |       |        |  |          |  |
|---|-------|--------|--|----------|--|
| <b>Films</b><br>Standard days and timings (please read guidance note 7) |       |        | <b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b><br>(please read guidance note 3)   | Indoors  |  |
|   |       |        |  | Outdoors |  |
| Day   | Start | Finish |  | Both     |  |
| Mon   |       |        | <b><u>Please give further details here</u></b> (please read guidance note 4)   |          |  |
| Tue   |       |        |  |          |  |
| Wed   |       |        | <b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)  |          |  |
| Thur  |       |        |  |          |  |
| Fri   |       |        | <b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |          |  |
| Sat   |       |        |  |          |  |
| Sun   |       |        |  |          |  |

**C**

|  |       |        |   |
|--|-------|--------|---|
| <b>Indoor sporting events</b><br>Standard days and timings (please read guidance note 7) |       |        | <b><u>Please give further details</u></b> (please read guidance note 4)   |
| Day  | Start | Finish |   |
| Mon  |       |        | <b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)  |
| Tue  |       |        |   |
| Wed  |       |        |   |
| Thur   |       |        | <b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |
| Fri  |       |        |   |
| Sat  |       |        |   |
| Sun  |       |        |   |
|  |       |        |   |

**D**

|  |       |        |  |          |  |
|--|-------|--------|--|----------|--|
| <b>Boxing or wrestling entertainments</b><br>Standard days and timings (please read guidance note 7) |       |        | <b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)  | Indoors  |  |
|  |       |        |  | Outdoors |  |
| Day  | Start | Finish |  | Both     |  |
| Mon  |       |        | <b><u>Please give further details here</u></b> (please read guidance note 4)   |          |  |
| Tue  |       |        |  |          |  |
| Wed  |       |        | <b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)  |          |  |
| Thur   |       |        |  |          |  |
| Fri  |       |        | <b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |          |  |
| Sat  |       |        |  |          |  |
| Sun  |       |        |  |          |  |

**E**

|  |       |        |  |          |  |
|--|-------|--------|--|----------|--|
| <b>Live music</b><br>Standard days and timings (please read guidance note 7) |       |        | <b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b><br>(please read guidance note 3)   | Indoors  |  |
|  |       |        |  | Outdoors |  |
|  |       |        |  | Both     |  |
| Day  | Start | Finish |  |          |  |
| Mon  |       |        | <b><u>Please give further details here</u></b> (please read guidance note 4)   |          |  |
|  | ----- | -----  |  |          |  |
| Tue  |       |        |  |          |  |
|  | ----- | -----  |  |          |  |
| Wed  |       |        | <b><u>State any seasonal variations for the performance of live music</u></b><br>(please read guidance note 5)   |          |  |
|  | ----- | -----  |  |          |  |
| Thur   |       |        |  |          |  |
|  | ----- | -----  |  |          |  |
| Fri  |       |        | <b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |          |  |
|  | ----- | -----  |  |          |  |
| Sat  |       |        |  |          |  |
|  | ----- | -----  |  |          |  |
| Sun  |       |        |  |          |  |
|  | ----- | -----  |  |          |  |



**F**

|  |       |        |   |          |  |
|--|-------|--------|---|----------|--|
| <b>Recorded music</b><br>Standard days and timings (please read guidance note 7) |       |        | <b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b><br>(please read guidance note 3)   | Indoors  |  |
|  |       |        |   | Outdoors |  |
|  |       |        |   | Both     |  |
| Day  | Start | Finish | <b>Please give further details here</b> (please read guidance note 4)   |          |  |
| Mon  |       |        |   |          |  |
| Tue  |       |        | <b>State any seasonal variations for the playing of recorded music</b><br>(please read guidance note 5)   |          |  |
| Wed  |       |        |   |          |  |
| Thur   |       |        | <b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 6) |          |  |
| Fri  |       |        |   |          |  |
| Sat  |       |        |   |          |  |
| Sun  |       |        |   |          |  |



**G**

|   |       |        |   |          |  |
|---|-------|--------|---|----------|--|
| <b>Performances of dance</b><br>Standard days and timings (please read guidance note 7) |       |        | <b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b><br>(please read guidance note 3)   | Indoors  |  |
|   |       |        |   | Outdoors |  |
| Day   | Start | Finish |   | Both     |  |
| Mon   |       |        | <b><u>Please give further details here</u></b> (please read guidance note 4)  |          |  |
| Tue   |       |        |   |          |  |
| Wed   |       |        | <b><u>State any seasonal variations for the performance of dance</u></b><br>(please read guidance note 5)   |          |  |
| Thur  |       |        |   |          |  |
| Fri   |       |        | <b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |          |  |
| Sat   |       |        |   |          |  |
| Sun   |       |        |   |          |  |

## H

|  |       |        |  |          |  |
|--|-------|--------|--|----------|--|
| <b>Anything of a similar description to that falling within (e), (f) or (g)</b><br>Standard days and timings (please read guidance note 7) |       |        | Please give a description of the type of entertainment you will be providing   |          |  |
| Day  | Start | Finish | <b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)   | Indoors  |  |
| Mon  |       |        |  | Outdoors |  |
|  |       |        |  | Both     |  |
| Tue  |       |        | <b><u>Please give further details here</u></b> (please read guidance note 4)   |          |  |
| Wed  |       |        |  |          |  |
| Thur   |       |        |  |          |  |
| Fri  |       |        | <b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)  |          |  |
| Sat  |       |        |  |          |  |
| Sun  |       |        |  |          |  |
|  |       |        | <b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6) |          |  |

**I**

| <b>Late night refreshment</b><br>Standard days and timings (please read guidance note 7) |       |        | <b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)  | Indoors  |      |
|--|-------|--------|---|--|------|
| Day  | Start | Finish |   | Outdoors   |      |
| Mon  |       |        |   | <b><u>Please give further details here</u></b> (please read guidance note 4) | Both |
| Tue  |       |        |   |  |      |
| Wed  |       |        | <b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)   |  |      |
| Thur   |       |        |   |  |      |
| Fri  |       |        | <b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6) |  |      |
| Sat  |       |        |   |  |      |
| Sun  |       |        |   |  |      |

**J**

|   |       |        |   |                  |   |
|---|-------|--------|---|------------------|---|
| <b>Supply of alcohol</b><br>Standard days and timings (please read guidance note 7) |       |        | <b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)  | On the premises  |   |
|   |       |        |   | Off the premises |   |
| Day   | Start | Finish |   | Both             | X |
| Mon   | 11:00 | 23:00  | <b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)  |                  |   |
| Tue   | 11:00 | 23:00  |   |                  |   |
| Wed   | 11:00 | 23:00  |   |                  |   |
| Thur  | 11:00 | 23:00  | <b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)   |                  |   |
| Fri   | 11:00 | 00:00  | <b>An additional hour for alcohol on Sunday and Monday of a Bank Holiday Weekend, St George's &amp; St Patrick's Days and 11.00 on New Year's Eve to Midnight on 1st January</b><br><br><b>An additional hour on Sunday and Monday of a Bank Holiday Weekend, St George's &amp; St Patrick's Days and 10.00 to 00:00 on New Year's Eve - Confirmed with applicant</b> |                  |   |
| Sat   | 11:00 | 00:00  |   |                  |   |
| Sun   | 12:00 | 23:00  |   |                  |   |

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

|   |   |
|---|---|
| <b>Name</b>                                   | Lisa-Marie Byfield  |
| <b>Date of birth</b>                          | 20 <sup>TH</sup> March 1970   |
| <b>Address</b>                                | 44 Hazelwood Road<br>Melksham<br>Wiltshire<br>SN12 6UX  |
| <b>Postcode</b>                               | SN12 6UX  |
| <b>Personal licence number (if known)</b>     | LN/0015138  |
| <b>Issuing licensing authority (if known)</b> | Wiltshire Council, Licensing Team, County Hall, Bythesea Road, Trowbridge, BAM 8JN – tel 01225 770411 |



**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).

**L**

|   |       |        |   |
|---|-------|--------|---|
| <p><b>Hours premises are open to the public</b><br/>Standard days and timings (please read guidance note 7)</p> |       |        | <p><b>State any seasonal variations</b> (please read guidance note 5)</p>   |
| Day   | Start | Finish |   |
| Mon   | 10:00 | 23.30  | <p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)</p> <p>An additional hour on Sunday and Monday of a Bank Holiday Weekend, St George's &amp; St Patrick's Days and 10.00 on New Year's Eve to 00.30 on 1<sup>st</sup> January</p> |
| Tue   | 10:00 | 23.30  |   |
| Wed   | 10:00 | 23.30  |   |
| Thur  | 10:00 | 23.30  |   |
| Fri   | 10:00 | 00.30  |   |
| Sat   | 10:00 | 00.30  |   |
| Sun   | 10:00 | 23.30  |   |

## M

Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

General promotion of building as a community public house and a family orientated and socially inclusive environment. Staff will be appropriately trained and encouraged to obtain a Personal Licence.

To provide facilities to monitor the premises and to train staff to do so.

**b) The prevention of crime and disorder**

Members of staff will be given full training to ensure all the licensing objectives are properly observed.

A refusals and incident book will be maintained.

**c) Public safety**

A fire risk assessment will be undertaken and the premise equipped with fire safety equipment.

A smoke alarm system will be fitted, together with emergency lighting.

All fire doors and emergency exits will be properly marked and exits kept clear of obstruction.

**d) The prevention of public nuisance**

A notice will be displayed at exits requesting customers to leave the premises quietly

**e) The protection of children from harm**

A Challenge 25 Policy will be implemented and age verification signage will be displayed at the premises.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee. ✓
- I have enclosed the plan of the premises. ✓
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ✓
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ✓
- I understand that I must now advertise my application. ✓
- I understand that if I do not comply with the above requirements my application will be rejected. ✓
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ✓


**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**



**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

|                    |   |
|--------------------|---|
| <b>Declaration</b> | <ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul> |
| Signature          |   |
| Date               | 31.10.2024 <del>AMENDED</del> 11.11.2024  |
| Capacity           | Duly Appointed Agent  |

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

|           |  |
|-----------|--|
| Signature |  |
| Date      |  |
| Capacity  |  |

|   |               |          |         |
|---|---------------|----------|---------|
| Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)<br>Michael Gerald Dotchon<br>Linthorpe Legal Services<br>12 Lambeth Road<br>Linthorpe |               |          |         |
| Post town   | Middlesbrough | Postcode | TS5 6EB |
| Telephone number (if any)   | 07836 742743  |          |         |
| If you would prefer us to correspond with you by e-mail, your e-mail address (optional)<br>mike@slsproperties.co.uk   |               |          |         |

## Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or



- (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  10. Please list here steps you will take to promote all four licensing objectives together.
  11. The application form must be signed.
  12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
  13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
  14. This is the address which we shall use to correspond with you about this application.
  - 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or

- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

#### **Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.



- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
  
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### **Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.



To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.



## **Melksham Without Parish Council's response to the pre-application public consultation by Tor & Co and Martin Grant Homes for land north of Berryfield Lane**

14<sup>th</sup> November 2024

### **Melksham Without Parish Council strongly object to the proposals for 70 dwellings north of Berryfield Lane for the following reasons:**

- This site is piecemeal development and is not plan led.

Wiltshire Council's current Core Strategy, and its draft Local Plan do not include this site as a strategic allocation. There is no allocation for Melksham in the adopted Wiltshire Housing Site Allocations Plan (adopted February 2020) either.

Melksham's made Neighbourhood Plan (adopted July 2021), does not include this site as a housing allocation; nor does it include it in its reviewed Plan that has been submitted to Wiltshire Council at Regulation 15 stage on 11<sup>th</sup> November 2024. This version of the Neighbourhood Plan has housing allocations for at least 450 dwellings across 5 sites.

The emerging Local Plan has allocations for 845 dwellings across 3 sites. This gives a total allocation of 1,295 set against a residual figure in the Melksham area of 1,120 and 68 for Shaw and Whitley (as at 31 May 2023) as set out in the draft Local Plan.

In addition, the current Core Strategy sets out policies until 2026, and the housing allocation for the Melksham area has been exceeded to date (refer to evidence documents for the draft Local Plan Reg 19: September 2023) and met its current allocations in the emerging Local Plan and emerging Neighbourhood Plan review up to 2038.

There is currently a planning application for 500 dwellings set against Policy 18 in the draft Local Plan (land at Blackmore Farm) and a planning application to be submitted in October set against Policy 20 Land north of the A3102.

- As this site has not been allocated in the draft Local Plan and therefore this site does not form part of the strategic thinking with regard to housing and infrastructure requirements in Melksham. The site is not part of a wider strategic site bringing with it infrastructure, such as schools, medical facilities, community centre, highway improvements and a local centre etc.

- The site is outside the settlement boundary and is in the village of Berryfield, which is classed as a “Small Village” in the Core Strategy. Please also refer to Policy 6: Housing in Defined Settlements of the made Melksham Neighbourhood Plan regarding development in the small villages of Beanacre and Berryfield; and the submission version of the Melksham Neighbourhood Plan that retains Policy 6.
- Berryfield is now overdeveloped with approved planning permission in the last few years for 150 dwellings (Bowood View – built and occupied); 144 dwellings (Buckley Gardens – being built and occupied); 100% affordable housing on two sites totalling 103 dwellings behind Townsend Farm by Living Space for Sovereign Housing.
- Loss of Greenfield site
- Lack of safe walking routes to schools. Whilst Aloeric School may be the nearest school, this requires residents having to cross the busy A350. The proposed primary school at Pathfinder Place, Bowerhill is not yet built and there is no footpath proposed from Berryfield to Pathfinder Place for those wishing to access the school on foot. St George’s Primary School in Semington is some distance away and for access by vehicle would require a circuitous route via the A350 due to the Bus Gate at the entrance to Semington Village from the Semington Road. It was noted that there is no pre-school provision at Aloeric school and this needed to be borne in mind for any potential walking route being assessed for early years children.
- The site is in the area of a proposed Green Wedge, Policy 19 in the submission version of the draft Joint Melksham Neighbourhood Plan 2, to prevent the coalescence of Melksham with the small village of Berryfield.
- The site is subject to a live planning application (W/12/01080/FUL) for a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon, associated cycleway and 10x bridges along with new access roads. The restoration of the canal is also a protected route in the Core Strategy.
- Whilst not an exact fit, SHELAA (Strategic Housing and Employment Land Availability Assessment) site 3105b was independently assessed by AECOM as part of the evidence base for the Joint Melksham Neighbourhood Plan review in June 2023. An extract of the report on the site is attached, but the summary explains why the site is not suitable for housing development:

*“The site is unsuitable for allocation for residential development. The site is greenfield outside and not connected to the settlement boundary. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development*

*outside of the defined settlement framework, including the small village of Berryfield.*

*The site is not within walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).*

*The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the coalescence of Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role.*

*Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset.*

*The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023.*

*Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.*

*Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project.*

*Other key constraints identified include the presence of semi-mature trees, potential impacts on the setting of designated heritage assets, Public Rights of Way and potential highway improvements required at Berryfield Lane.”*

- Concerns of Highway access to the proposed site, particularly the single track Berryfield Lane, and the one-way section next to the New Inn pub.

Members welcomed that your public consultation had a drop-in session for residents to attend in person, and we understand some 150 residents attended. Concerns have been raised as to the nature of the questionnaire survey you provided, which did not give adequate scope for residents to put their comments as only asked

specific questions relating to a few elements of design of the proposed development, and only asked for contact details of those supporting the proposal.

## Teresa Strange

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**From:** Cox, David <David.Cox@wiltshire.gov.uk>  
**Sent:** 19 November 2024 13:20  
**To:** Alford, Phil; Teresa Strange  
**Subject:** RE: PL/2023/05883 52e, Chapel Lane, Beanacre - 3 dwellings

Dear Cllr Alford

I apologise for the delay – we awaited updated drainage details which took a long time for the applicants to submit. When it arrived, this unfortunately corresponded with my capacity significantly being reduced due to my involvement with a PI which is still on-going.

Once various issues are resolved with the PI I can finally get back to dealing with applications like this.

Kind Regards

David Cox  
Planning Officer – Central Planning Team  
Place Directorate

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**From:** Alford, Phil <Phil.Alford@wiltshire.gov.uk>  
**Sent:** 19 November 2024 12:53  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Cox, David <David.Cox@wiltshire.gov.uk>  
**Subject:** Re: PL/2023/05883 52e, Chapel Lane, Beanacre - 3 dwellings

Hi Teresa,

I did call this in, although it feels like about 18 months ago now. I'll await David's response.

Phil

Cllr Phil Alford

Melksham Without North and Shurnold

Cabinet Member for housing, strategic assets and asset transfers

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 19 November 2024 12:43  
**To:** Cox, David <[David.Cox@wiltshire.gov.uk](mailto:David.Cox@wiltshire.gov.uk)>  
**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>  
**Subject:** PL/2023/05883 52e, Chapel Lane, Beanacre - 3 dwellings

Hi David

I wondered if you could give us an update on this planning application please.

I am asked regularly by residents.

Melksham Without Parish Council have asked consistently for this to be called in, can you also please confirm that this is the case.

With many thanks, Teresa

**PL/2023/05883**

**Site Address**

Land to the rear of 52e, Chapel Lane, Beanacre, Melksham, Wilts, SN12 7PX

**Proposal**

Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application with all matters reserved - Resubmission of PL/2022/06389)

Teresa Strange  
Clerk & Responsible Financial Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
01225 705700  
[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

**Wellbeing Statement** I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news

On twitter: @melkshamwithout

On Instagram: melkshamwithoutpc

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## Active Travel England Planning Response Detailed Response to an Application for Planning Permission

**From:** Planning & Development Division, Active Travel England

**To:** Verity Giles-Franklin, Development Management, Wiltshire Council

**Application Ref:** PL/2024/07097

**Site Address:** Land South of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP

**Description of development:** Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on land South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107).

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- c. **Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.

### 1.0 Background

Active Travel England (ATE) welcomes the opportunity to comment on the submitted outline proposals for up to 300 dwellings on land to the east of Melksham in addition to community uses, open space and supporting infrastructure for which vehicular and pedestrian access proposals shall be determined as part of this application.

It is understood that this site is not allocated within the adopted Wiltshire Council (WC) Local Plan and lies outside of the established Melksham Settlement Boundary. WC has however completed a *Pre-Submission Draft* for its new Local Plan (published in September 2023) which identifies growth to the east of Melksham, but on a site to the north of this application.

## 2.0 Summary

ATE considers that the proposed development may struggle to meet policy requirements to actively promote and embed sustainable travel habits amongst its new population of around 700 in the absence of considerable and sustained investment in surrounding infrastructure, the cost of which may prove too great to be financially supported by the quantum of development proposed on site.

Aside from a local convenience store and primary school, the site lies largely remote from local facilities, while very little in the way of improvements to local infrastructure is proposed (beyond the proposed site access) to address this.

Were the proposals to proceed, and as an outline application, any associated consent will set key principles and resultant travel patterns and trends for which there will be extremely limited scope to revisit or revise at the reserved matters stage or thereafter. At the current time, ATE cannot support the proposals with a summary of findings provided below:

- The applicant has not forecasted the level of active travel movements generated by the development and throughout the day, resulting in an outdated peak-hour 'traffic-only' approach to assessing impacts and movement requirements. This is contrary to MHCLG's planning practice guidance and fails to meet the government's preferred vision-led approach to assessing the requirements of all sections of the community.
- Further to this, and while an audit has taken place of surrounding infrastructure, this for the most part lacks the qualitative assessment that is required in order to identify the attractiveness of routes and suggest interventions beyond the immediate vicinity that would encourage and prioritise the use of active modes in line with NPPF *paragraphs 114 and 116*. While there are elements of reasonable walking and cycling infrastructure in the local area, these comprise largely of isolated and unsurveyed paths alongside high-speed roads that are unlikely to be attractive to many sections of the community.
- While the masterplan proposes a number of positive placemaking and public realm elements as part of its indicative street design, these proposals may struggle to overcome both severance within the site, relative to what are two separate culs-de-sacs that are separated by natural constraints, but also the severance caused by the nature of Eastern Way and the lack of opportunities to link to neighbouring areas and facilities via any other means than the main site accesses. This does not make for a permeable development and closes off future opportunities to link to further growth.
- Consequently, the lack of high-quality direct and attractive off-site infrastructure that would encourage walking, wheeling, cycling and public transport risks car-based living amongst the new population of over 700, given that the proposals fail to create the conditions that will result in a development that is inclusive to all and easily accessible to/from the wider area, in particular the town centre and local secondary school by walking, wheeling and cycling.

### 3.0 Assessment

The proposals have been assessed against national policy and design criteria referenced in ATE's Planning Assessment toolkit. A summary of ATE's observations on the application are therefore provided below:

#### 3.1 Trip generation, assignment and Travel Plan Targets – **Critical Issue**

Both the submitted Transport Assessment (TA) and Travel Plan (TP) fail to provide a credible evidence base upon which to forecast, plan and subsequently implement the necessary infrastructure that would deliver a vision-led development that prioritises active travel, as pledged within the Design and Access Statement (DAS).

- A multi-modal trip generation forecast for each hour throughout the day is missing from both documents, with the TA assessment limited only to forecasting vehicular trip generation during peak hours. This approach confines the assessment - and the resultant consideration of infrastructure - to only meeting the needs of motorised users during two distinct hours of the day and is therefore silent in its consideration of the movement patterns, modes and routes of the remainder of the population of over 700 new residents. This is neither an inclusive nor a vision-led approach to transport planning as currently expected by central government and set out in the proposed revisions to the NPPF.
- Consequently, the approach of the TA appears to be one of assigning commuter traffic to the local network, and will not deliver the conditions that prioritise walking, cycling and public transport in line with NPPF paragraphs 114 and 116. The submitted reports consequently do not deliver the analyses that will justify the delivery of an accessible and inclusive environment both inside and outside of the red line for new residents.
- The use of 2011 census data as a baseline for Travel Plan targets can only provide a snapshot of local travel behaviours of thirteen years ago, and under a different policy and guidance landscape where a car-user mode share of nearly 80% was evident. Consequently, the FTP sets an incredibly low bar against which to compare the success of the development in future years, while the mode share targets (provided in Table 6) - if met - would result in very few additional pedestrians, cyclists, and public transport passengers.

#### 3.2 Off-site infrastructure – **Critical Issue**

As demonstrated in the submitted TA *Table 10*, the site lies largely outside of what the National Design Guide (NDG) considers a reasonable walking distance of 10 minutes (800 metres) to local facilities, with the exception of a public house, convenience store and takeaway on Cranesbill Road, which lie within 5 minutes' walk. A primary school is located a short distance north of these facilities.

For other facilities which include a secondary school to the south and the town centre to the west, these amenities lie outside of a distance that is likely to be walked by all sections of the community and where public transport and cycling represents the only reasonable alternative to continuing the car-reliance exhibited in 2011 census data. However, this can only be considered to be realistic where the routes connecting to these locations from the site are safe, inclusive, direct and attractive, and in the case of public transport reliable and frequent.

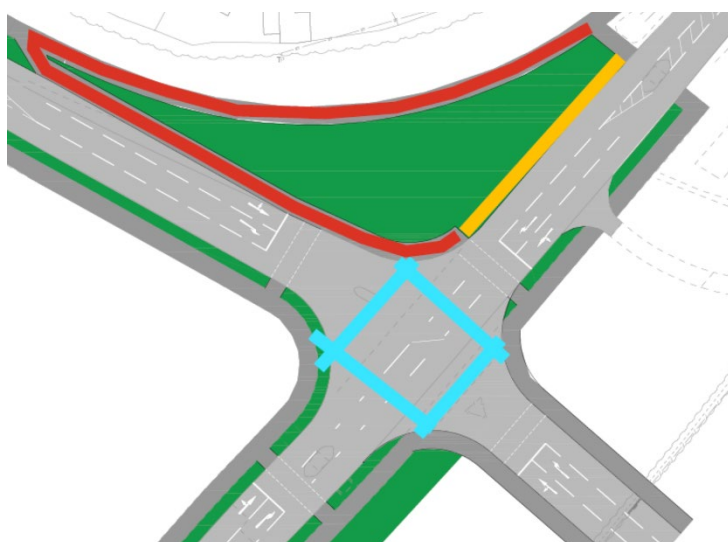
The Oak secondary school (to the south) and the town centre (to the west) lie within an 8 and 9-minute cycle ride (or a 22 and 25-minute walk) of the site respectively, as confirmed in Figure 7 of the DAS. However, the site is very much severed from its surrounding area by Eastern Way, which presents both a physical and psychological barrier to modal choice.

ATE acknowledges and welcomes the audit of surrounding routes using the Walking, Cycling and Horseriding Assessment Report (WCHAR), and which is presented in section 3.9 of the TA. ATE provides the following comments in relation to the audit and proposed outcomes:

#### Route 1: Active travel routes to Cranesbill Road and Sandridge Primary School

The TA makes reference to the proposed access strategy where an existing T-junction along Eastern Way is proposed to be converted to a signalised crossroads to access the southern component of the development. While the principle benefits of signal-controlled crossings is understood, ATE makes the following comments:

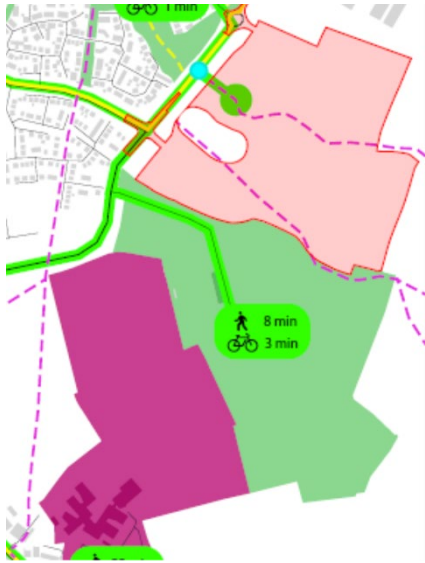
- If residential development is to be progressed to the east of Eastern Way, the nature and potential severance caused by this road requires further thought. The current environment encourages vehicle speeds that are not conducive to fostering active travel or high quality placemaking within a built-up area, as confirmed by the data presented in Table 5 of the TA - where 85th percentile speeds in both directions exceed 40mph and 37mph to the north and south of Cranesbill Road respectively.
- Some softening and calming could be achieved through effective highway design that attempts to restrain high vehicle speeds rather than sustaining them. However, this is unlikely to be achieved through isolated interventions. While the strategic nature of the route is noted, ATE is therefore keen to understand WC's intentions in this respect.
- Crossing points shown in the submitted access drawing (*DTA dwg: 18507-03-2 Rev A*) do not meet desire lines and result in circuitous routes for pedestrians and cyclists from the proposed development to the surrounding areas despite the applicant's stated intention to promote active modes of travel in line with policy.
- For trips to the local centre to the north, the TA considers that walkers, wheelers and cyclists can cross fast-moving traffic along Eastern Way at a refuge 50m to the north and in the absence of protection from signal control. While this may not be considered a hindrance to able-bodied individuals, this is not the case for families, children or other more vulnerable members of the community including the elderly and users with mobility impairments. Given that around a quarter of the population (ONS, 2024) have a disability, where 70% of those (*Inclusive Mobility*) relate to mobility impairments, these groups will instead be required to undertake a 140m detour (shown red below) to use the signal crossing and head north along Eastern Way.
- The inclusion of an additional section of footway (shown yellow) would therefore address this, in addition to providing crossings that meet desire lines (shown blue). This may however reduce the level of right turn storage, although the LINSIG junction modelling presented by the TA (*Table 17*) confirms the mean max right turn queue from each direction to amount to no greater than one vehicle in each scenario tested.



- A further unintended consequence of the current design will be that more able-bodied pedestrians attempt to walk along the desire line rather than the designated crossing points. This may be brought up in future Road Safety Audits with the outcome being the inclusion of guardrail around the junction, which not only narrows the usable footway / cycleway width by 500mm - causing conflict - but can often lead to higher vehicle speeds as a result of giving motorists additional certainty.
- In any event it is suggested that the applicant completes a review of the submitted access design using the *Junction Assessment Tool*, contained within Appendix B of *Local Transport Note (LTN) 1/20 - Cycle Infrastructure Design*, while considering the future function and nature of Eastern Way in the light of housing growth to its east.
- ATE concurs with the assessment that Cranesbill Road offers a more attractive environment for walking and cycling given the 20mph speed limit, surface differentiation (paviours) in the vicinity of the local centre and primary school, together with the lower vehicle flows, although a more suitable visual and physical transition from the shared path along Eastern Way to the carriageway on Cranesbill Road would be preferential to enable a smoother and more legible route for cyclists (together with accompanying signage). The inclusion of a zebra crossing across the Cranesbill Road arm of the current roundabout junction would further emphasise the change in the nature of the highway in this location as a gateway feature while providing suitable protection for residents of the development to reach the shops and public house. This would however require the necessary visibilities for approaching traffic.
- With reference to *Inclusive Mobility*, research indicates that of people with impairments who are able to walk, *approximately 30% could manage no more than 50 metres without stopping or severe discomfort and a further 20% could only manage between 50 and 200 metres*. With this in mind it is considered reasonable for a bench or other form of rest / seating area to be provided along the western side of Eastern Way.

## Route 2: Eastern Way / Snowberry Lane

- Much of the route assessed is likely to be superseded by the route along Eastern Way which appears closed to traffic although it is evident that the shared 3m footway / cycle way is being used in any event. However, of particular concern is the circuitous nature of the route identified to provide access to Oak Secondary School when the Public Right of Way (PRoW) MELW18 - shown purple to the left of the plan below - would avoid a 1.3km circuitous detour along a heavily trafficked road and could reasonably deliver a traffic-free alternative, subject to its upgrading.
- It is understood that this is an aspiration of WC and therefore, all opportunities should be pursued for developments proposed along Eastern Way to fund and/or deliver this route and for which it appears that provision has been made to provide a spur from Eastern Way, shown right below.



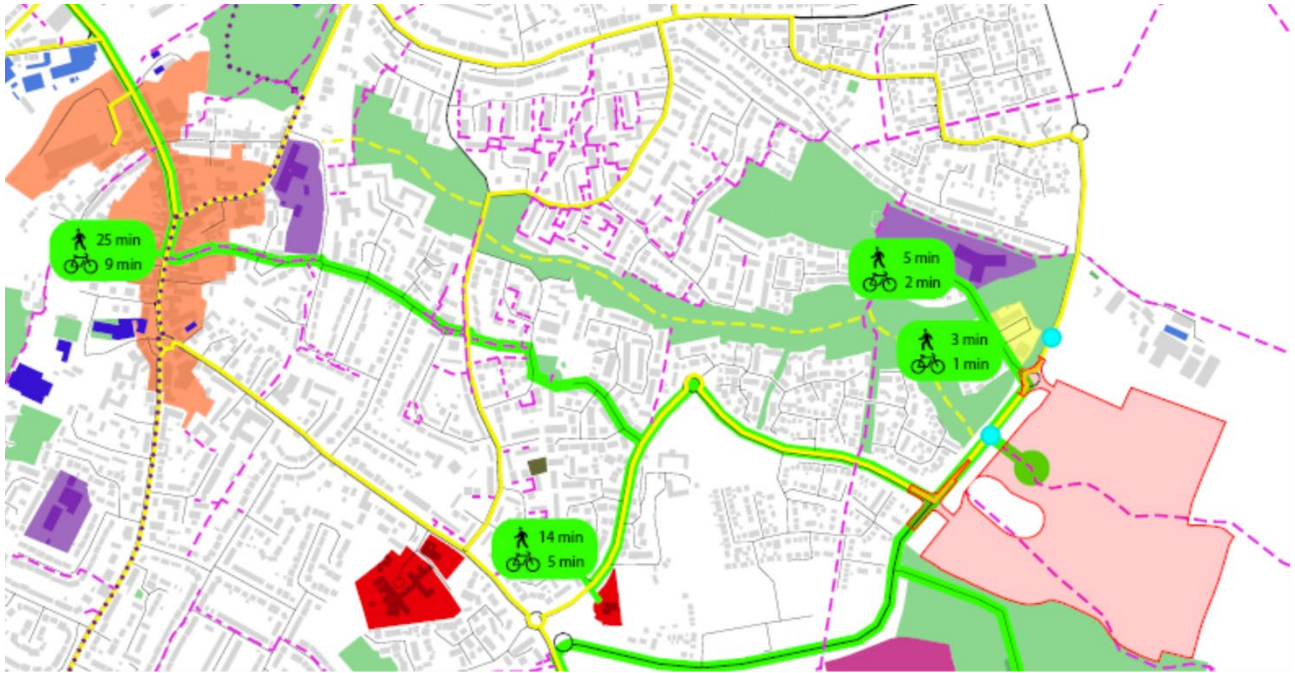
## Route 3 - Bath Road - Pathfinder Way - Bowerhill Trading Estate

- This route links the site to a significant area of employment and for the most part comprises a 3m shared pedestrian / cycle way with accompanying signal controlled crossings at the roundabout junction where Spa Road meets the A365 Bath Road at a roundabout.
- However, some attention is required between The Spa and Bath Road, where the shared path passes through vegetation and directly into the carriageway of Spa Road, offering no protection, signage or formality to the route for walkers, wheelers, cyclists and those using this route to access public transport via bus services 271-273 (see later). Given this is an identified route upon which residents of this development will rely, this requires to be addressed. Providing legibility to a route in this way improves its status and visibility and therefore the likelihood of it being used by the local community.



## Route to town centre

The assessment has not considered the potential routes (and their quality) to Melksham town centre given that this appears to be within a convenient cycling distance and topography, and as illustrated in Figure 7 of the DAS, shown below.



From a desktop analysis, the route alongside Clackers Brook only appears to be surfaced and lit between Queensway and Ruskin Avenue, with the remainder of the route therefore failing to provide the infrastructure that will encourage walking, wheeling or cycling movements between the site and the town centre. There is also no link to this route from Eastern Way, which the diagram above appears to suggest.

Alternatively, a route via Eastern Way, Snowberry Lane, Heather Avenue and Dorset Crescent could be considered, including a number of interconnecting footpaths and signage. Concerns that arise along this route are as following:

- Blue wayfinding signage would be required (consistent with that further west) from the development to guide pedestrians and cyclists towards the town centre, ensuring users are on the correct side of Eastern Way and Snowberry Lane to avoid needing to cross the latter to access Heather Avenue. Alternatively, a more formal (zebra) crossings could be provided across the Eastern Way arm of the roundabout and also across Snowberry Lane to avoid pedestrians / cyclists having to circumnavigate the roundabout.
- There does not appear to be any signage directing pedestrians and cyclists to turn right into Heather Avenue from Snowberry Lane towards the town centre. Repeater / confirmatory signs along Heather Avenue would also be beneficial between Snowberry Lane and the path linking to Dorset Crescent
- The route across Berkshire Green is of insufficient width to accommodate pedestrians and cyclists, which may have influenced signage indicating cyclists to remain on Dorset Crescent and continue to Queensway before accessing the town centre via Woody Park to the north. In the event that the route via Pembroke Road, Thackeray Crescent and Stratton's Walk is preferred by WC, in addition to signing those links, an upgrade to the route across Berkshire Green should be considered



to incorporate widening to enable a consistent route to Queensway and Pembroke Road. This would also better link to the zebra crossing of Queensway to better meet desire lines to Pembroke Road.

- Alternatively, and as per the signed route, improvements would be required to Lowbourne (either side of Ruskin Avenue) which does not appear to meet the criteria for safe cycling by all abilities (as per *Figure 4.1 of LTN1/20*) to either reach High Street to the south or King George V Park and the Millenium Riverside Walk, Bath Road and the former Tyre factory site to the north.

### Public Transport – **Critical Issue**

Access to local bus services is referenced in the TA with local bus stops serving bus routes to the town centre described as being adjacent to the site access on Eastern Way. However, these facilities are far from acceptable from a desktop study (based upon photographs from July 2024), with both northbound stops (each side of Cranesbill Road) representing an unwelcoming, poorly overlooked and lonely environment, providing minimal shelter - and therefore limited protection from the elements - and lacking modern facilities such as real-time information displays, safe opportunities to cross Eastern Way for all users and adequate seating. The same is true on the southbound side, where in both cases only a footway 'platform' is provided with no shelter.

- Notwithstanding the suggested enhancements to bus stops (and access to them), a poor passenger transport experience would remain and is unlikely to realise modal shift to this mode in line with policy expectations. In the absence of any upgrading and relocation of these stops to better relate to the development and meet modern requirements, the reliance on public transport from this site will - at best - continue to reflect the minimal 1% mode share evidenced in the 2011 census (TA Table 9). This does not represent a policy compliant outcome and therefore requires to be rectified in the interests of providing accessible and inclusive public transport.
- It is therefore suggested that these stops are not only replaced but moved closer to the site access junctions where crossing facilities will be provided, so as to bear some relevance to the development while also giving a clear and visible indication that public transport will be a viable option to residents wanting to travel around Melksham.
- To the south of the site at the Spa Road roundabout where longer-distance public transport journeys can be undertaken to external destinations such as Chippenham, Trowbridge and Frome (service X34), in addition to Bath and Devizes (271-3), no details are provided on the quality of the bus stop infrastructure awaiting potential resident population of this site.

### 3.3 Site Permeability and Connectivity

The application proposes two culs-de-sac, which combined would house in the region of 700 new residents. Each of these residents will be limited to a single entry / exit point to Eastern Way, which as described earlier doesn't provide a pleasant or attractive environment that will encourage walking, wheeling, cycling or public transport.

Surrounding land ownerships and the linear nature of the two housing parcels that comprise the application, together with the proposed interface to Eastern Way does not provide a particularly positive outcome in terms of permeability or active travel, given that

direct walking and cycling routes to local facilities cannot be realised, which is compounded by the masterplan, which has little opportunity to relate to neighbouring sites and uses. That a path has not been suggested to the nearby football and rugby clubs, for instance (and which are often popular local community facilities beyond the playing or watching of sport) is a clear missed opportunity and would result in unnecessarily circuitous walking journeys from the site. However, this alteration alone is unlikely to assist in achieving modal shift, given that this site sits very separate to its surroundings.

In an attempt to address the separation between the two areas of developable land, a north-south connecting path is proposed. This must feel safe and be robustly constructed and maintained in order to fulfil its role as a key linkage within the site and potentially to locations beyond. The use of loose aggregate or other materials that do not survive wet weather, silting, rutting and other degradation must be avoided in favour of a bound grey or buff-coloured tarmac surface which benefits from lighting in addition to clear sightlines and generous levels of natural and passive surveillance from nearby properties. Such spaces can feel unsafe and secluded, particularly at night if these matters are not taken into account.

Placemaking has a key role to play in encouraging walking, wheeling and encompasses much more than the traditional considerations of highway engineering road / footway geometry. Within the site, the DAS provides a number of helpful cues as to the potential outcomes that could be achieved through a combination of an illustrative street hierarchy (*Figure 26*), and indicative street typologies (*Figures 25, 27 and 28*). While the principles of the street hierarchy and dimensions suggested are largely supported, a 6.1 - 6.75 m carriageway width would appear excessive to serve this number of properties and suggests that the main streets are being future-proofed to accommodate public transport. If this is the case, ATE would suggest that a much wider masterplanning exercise is necessary to understand the future public transport needs of the wider area and how this site would relate to a larger area of growth.

### 3.4 On-site facilities

#### Cycle Parking

This is a matter that needs to be considered early enough to avoid sub-optimal outcomes at a later stage that will serve to discourage cycling. ATE will expect cycle parking to be conveniently accessible in a way that has a direct bearing on the future design of housing within the development.

For homes without garages, a rear garden shed (*TA 5.4.3*) is not considered convenient, secure or accessible for cycle parking given that cycles will be competing for space with other household / garden / camping paraphernalia, particularly where family homes are proposed. A lack of storage, or 'combined' storage will not make cycling a convenient and easy choice.

ATE therefore requires that any future proposals locate cycle parking at the front of properties to ensure convenient access to the highway, and – in tandem with the proposed infrastructure - send a clear message that cycling is a viable method of transport from this development. Relegating cycle parking to rear garden sheds that lack space or dry conditions merely confirms this to be an afterthought, and that the applicant has not prioritised this mode of travel in line with policy.

#### **4.0 Next Steps**

The above recommendations emphasise the necessity for a wider recognition of the movement patterns of the development, together with substantial improvements to off-site infrastructure to foster a healthy and sustainable new community of over 700 residents.

The funding and delivery of high-quality active travel and public transport connections will be essential to meeting the requirements of national planning policy. ATE requests that these recommendations are published and shared with the applicant and their agents and is happy to be involved in future discussions involving WC, should it be felt that the above matters can be overcome.

## Wiltshire Council Planning Consultation Response

12<sup>th</sup> November 2024

Wiltshire Council Drainage Engineer  
Technical Services Drainage Engineer  
Wiltshire Council

**Application No:** PL/2024/07097

**OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR TWO PEDESTRIAN AND VEHICLE ACCESSES (EXCLUDING INTERNAL ESTATES ROADS) FROM EASTERN WAY, FOR THE ERECTION OF UP TO 300 DWELLINGS (CLASS C3); LAND FOR LOCAL COMMUNITY USE OR BUILDING (INCORPORATING CLASSES E(B), E(G) AND F2(B) AND (C)); OPEN SPACE AND DEDICATED PLAY SPACE AND SERVICE INFRASTRUCTURE AND ASSOCIATED WORKS**

**LAND SOUTH OF SNARLTON FARM, SNARLTON LANE, MELKSHAM, WILTSHIRE, SN12 7QP**

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

### **Recommendations:**

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | No Comment   |
| <input type="checkbox"/>            | Support  |
| <input checked="" type="checkbox"/> | Support subject to conditions (please set out below) |
| <input type="checkbox"/>            | Object (for reasons set out below)                   |
| <input type="checkbox"/>            | No objections  |

### **Matters Considered:**

Documents Reviewed:

- *Application Form*
- *Flood Risk Assessment - Part 1*
- *Flood Risk Assessment Part 2*
- *Flood Risk Assessment - Part 3*
- *Flood Risk Assessment - Part 4*
- *Illustrative Masterplan*
- *Location Plan*
- *Planning Statement*
- *Preliminary Foul Drainage And Utilities Report (Part 1)*
- *Preliminary Foul Drainage and Utilities Report (Part 2)*
- *Preliminary Foul Drainage and Utilities Report (Part 3)*

The application is an outline application and we support this development. This is an outline application; however, the applicant has submitted the Flood Risk Assessment and Surface Water Drainage Strategy. Hence, it should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

It is noted that this is a resubmission of previous application PL/2023/07107. Our position has not changed since that application (i.e. that we continue to support subject to additional information being secured via conditions).

We note that the EA have responded separately to this application; we would fully endorse their proposed conditions, but have not replicated them in our below response for brevity.

Upon reviewing the submitted surface water strategy, the drainage team have the following condition which need to be addressed by the applicant at full planning stage in order to fully approve the proposal:

1. Development shall not commence on the site until the applicant has provided the following details:

- It is noted that the applicant plans to restrict discharge rates from the site to the greenfield Qbar rate (corresponding to the 1 in 2.33year rainfall event) for all events up to the 1in 100year + climate change storm; it is acknowledged that for the higher return period rainfall events this will provide betterment, however this will not provide the required level of betterment for lower return period events (such as the 1 in 1 year rainfall event). Wiltshire Council has revised their betterment policy and revised betterment policy for greenfield sites states:

*“With regards the control of surface water discharges from new development, Wiltshire Council requires post development discharges from greenfield sites to provide 30% betterment over pre-development discharges for all storm events between the 1 in 1year and 1 in 100year return period events.*

*For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.”*

- The applicant will be required to resubmit calculations which demonstrate that the required 30% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events. Large attenuation features shall achieve a minimum of 300mm freeboard above the 1 in 100yr + 45% climate change water level.
- At the full application stage, it should be shown that there is sufficient attenuation to fully attenuate the 1 in 100 year plus climate change storm event.

*It should be shown that attenuation features either have 50% capacity available 24 hours after a 1 in 30-year + climate change storm event (i.e., half drain time < 1440mins) or have the capacity to store a subsequent 1 in 10-year storm event after a 1 in 30-year+ climate change storm event.*

- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds. The plan should show any pipe node numbers referred to within the drainage calculations.
- A plan showing the cross sections and design of any attenuation pond and its components.
- The surface water drainage strategy should demonstrate that:
  - The 1 in 30 year + 40% climate change rainfall event is contained within the drainage system without causing flooding to any part of the site.
  - The 1 in 100 year + 45% climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.
  - The site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.
- The proposed ownership and maintenance details of the drainage infrastructure.
- The construction phasing plan.

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

## **Informatives**

The applicant has already consulted with Wessex Water to determine the suitability of their networks for foul water discharge. However, Wessex Water has not confirmed the applicant's request and must perform a capacity appraisal and detailed process review for this development. Therefore, the LLFA needs to see acceptance from Wessex Water for the proposed foul discharge and point of connection.

An environmental permit is required for any works within 8m of a main river. Consult the [Environment Agency's main river map](#) to see if a river/watercourse is designated as a main river. For more guidance on environmental permits, consult the [website](#)

The Environment Agency issues environmental permits, however, as Wiltshire Council is the Lead Local Flood Authority that has the lead responsibility for surface water management, **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site.

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 [here](#)

| 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   |
|         |         | ✓    | ✓                | ✓                       | 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   |

--  
*Vijit Rathore (AtkinsRéalis) working on behalf of Wiltshire Council Drainage.*



# Wiltshire Council

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## Comment

Education's comment

Planning Application

Stance

[PL/2024/07097 \(/p...](#)

Comment

[Details \(?tabset-ae70b...](#)

[Files \(?tabset-ae70b=2\)](#)

## Information

### Web Comment Name

Education's comment

### Comment Number

WC-24-11-316287

### Text

Updated Education Response - Since this site was last assessed we have updated our school forecasts and taken account of housing approvals and completions as per the latest Housing Monitoring Statement. On this basis I can advise that our requirements are as follows:

- Early Years contribution required - £17,522 x 36 = £630,792 (unchanged)
- Primary contribution required - 85 x £18,758 = £1,594,430 (unchanged)
- No secondary contribution required.

The above amounts are calculated using our current cost per place multiplier, however this will shortly be revised for 2024/25 and the new amount will apply to any S106's signed afterwards. The amounts are also subject to indexation.

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**Date Created**05/11/2024

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Wiltshire Council

## Teresa Strange

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**From:** Teresa Strange  
**Sent:** 20 November 2024 14:34  
**To:** Luke Webb  
**Subject:** RE: Request for change of condition in Phase 1 of Land West of Semington Road

Hi Luke

Yes please, the parish council are keen to get the s106 resolved ready for implementation of the bus stop as we know these things can move slowly.

More importantly, the lack of adherence to the Construction Management Plan is something that the parish council feel very strongly about, and that is something they would like addressed straight away.

Can you suggest some dates next week to meet?

With regards, Teresa

---

**From:** Luke Webb <lwebb@livingspacehousing.co.uk>  
**Sent:** 19 November 2024 20:15  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** RE: Request for change of condition in Phase 1 of Land West of Semington Road

Hi Teresa,

All good thank you, I hope you are too!

Happy to discuss matters below and how we can possibly make the amends necessary however it would be good to understand the rationale and detail.

I also note ongoing issues you have raised with our approved development and current construction issues, so perhaps it would be best to discuss both items in person in the next week or so?

Kind regards,

**Luke Webb MRTPI**  
Planning Director

T: 0121 752 3726  
M: 07399250872

[livingspacehousing.co.uk](http://livingspacehousing.co.uk)

Hayfield House, Arlestone Way, Shirley, B90 4LH



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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 04 November 2024 11:32

**To:** Luke Webb <[lwebb@livingspacehousing.co.uk](mailto:lwebb@livingspacehousing.co.uk)>

**Subject:** FW: Request for change of condition in Phase 1 of Land West of Semington Road

Dear Luke

I hope that you are well...

I wonder if you can help me please?

The parish council have a request for a change to a s106 condition, explained in the email below to Turley, and they said back in early September that they had passed the request to Living Spaces.

We have not had a reply, and I wonder if you can point us in the right direction to raise this at Living Spaces please, or it may even be you?

With many thanks, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

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---

**From:** Teresa Strange

**Sent:** 12 September 2024 14:18

**To:** Jeff Richards <[jeff.richards@turley.co.uk](mailto:jeff.richards@turley.co.uk)>

**Subject:** RE: Request for change of condition in Phase 1 of Land West of Semington Road

Many thanks!

---

**From:** Jeff Richards <[jeff.richards@turley.co.uk](mailto:jeff.richards@turley.co.uk)>

**Sent:** 12 September 2024 14:05

**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>; Claire Hawkes <[claire.hawkes@turley.co.uk](mailto:claire.hawkes@turley.co.uk)>

**Subject:** Re: Request for change of condition in Phase 1 of Land West of Semington Road

Hi Teresa,

Thanks for your email.

Phase 1 is being developed out by Living Space and so we have passed this message onto Terra who will in turn pass this onto Living Space.

Kind regards,

Jeff

Sent from [Outlook for iOS](#)

**Jeff Richards**  
Senior Director

**Turley**

Mobile: +44 7917 846396  
Office: 0117 989 7000

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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** Thursday, September 12, 2024 1:50:23 PM  
**To:** Jeff Richards <[jeff.richards@turley.co.uk](mailto:jeff.richards@turley.co.uk)>; Claire Hawkes <[claire.hawkes@turley.co.uk](mailto:claire.hawkes@turley.co.uk)>  
**Subject:** Request for change of condition in Phase 1 of Land West of Semington Road

Dear Jeff and Claire  
I have a request please, having met you at the planning inquiry this week.

Melksham Without Parish Council have made a request to Wiltshire Council Development Control regarding a condition in the Phase 1 development and Ruaridh O'Donahue has confirmed that we would need to gain the consent of the developer to proceed any further. I assume this is with Terra Strategic, but I have not been able to locate any contact details for Tamsin at Terra Strategic, and I wonder if you are able to pass on or whether this is something you would deal with on their behalf in any case.

It's part of Condition 14 of the Schedule of Conditions in the Inspector's report from the Appeal APP/Y3940/W/21/3285428 for planning application

Extract from Appeal Inspector's schedule of conditions:

*14) Prior to the occupation of the first dwelling details shall be submitted for approval to the local planning authority of a new bus stop to be provided for **northbound** buses located to the south of the access point to the site.*

*The new bus stop shall include high access kerbs, improved footway surfacing at the location of the high access kerbs, and a bus stop flag sign with timetable case. The bus stop details when approved shall be implemented prior to occupation of the first dwelling.*

It only requires a new bus stop for northbound buses, located to the south of the access point to the site. However, that would put it within touching distance of the recently provided stop/shelter for the new

Bowood View development, and so the request of the parish council is to have one for **southbound** buses instead, please.

Any help, or pointing me in the right direction, would be appreciated.  
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  
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## Teresa Strange

---

**From:** Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>  
**Sent:** 19 November 2024 19:42  
**To:** thindle@livingspacehousing.co.uk  
**Cc:** ajones@livingspacehousing.co.uk; jshuttleworth@alpce.co.uk; Cleave, Julie; O'Donoghue, Ruaridh; Rivans, Natalie; Teresa Strange  
**Subject:** FW: ENF/2024/00838 - Development at Semington Road, Melksham  
**Importance:** High

Hi Tony,

Please see forwarded emails and 'action' as soon as practically possible. Over recent months I've had numerous conversations with Site Agent 'Alfie' on the agreed access to Site. I'm aware he's had issues with BT apparatus and as a result formed a temporary access road off the entrance to Townsend Farm. My second visit earlier today using the temporary access I noted lack of use by personnel site traffic. Alfie informed me that 'light traffic' (cars/vans) continue to use the Lane, with all deliveries coming in via Townend Farm. Clearly from the video footage this is not the case. I raised the question regarding other 'trades' now that Plots are beginning to be completed, Scaffolders, Carpenters, Plumbers etc. How will they access the Site? They shouldn't be using the Lane.

Alfie has been in possession of the Construction Management Plan (CMP) since September and is aware of the requirements agreed in having an access onto Semington Road. Today as well as when the Site Roads had been constructed to Road Base & Binder level, I advised Alfie he should be focusing on creating the Bellmouth onto Semington Road, exposing BT's apparatus and getting them to site to complete their work. This may be diverting labour away from preparing Plots ready for Bricklayers 1<sup>st</sup> Lift, but this unfortunately is not a concern for 'Highways' As far as Wiltshire's DC are concerned, Harkmac/Livingspaces should be focussed on maintaining the agreement reached in the CMP.

It looks likely MWPC are wanting to put pressure on Wiltshire's Enforcement Team in getting you to adhere to the CMP, they may deem the Site to be Closed until such time as the Agreement can be honoured. At present I can only support action that would see the Site adhering to the CMP. A Site Meeting with all involved may be beneficial to all concerned, I'd be happy to attend if required, but I must stress action must be taken now to at least show attempts are being made to fall in line with the CMP.

Kind Regards,

*Andy.*

**Andy Thompson**  
**Highways Technician**  
**Section 38 & 278 Works**  
Local Highways  
Highways and Transport  
36, Lancaster Road, Bowerhill,  
Melksham,  
SN12 6QT



Mobile 07976 343887

Email [Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)



Usual Working Hours: Mon-Thurs 8am-4pm.

---

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** 19 November 2024 16:37  
**To:** Thompson, Andy <Andy.Thompson@wiltshire.gov.uk>; Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Cc:** O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>; Marianne Rossi <admin@melkshamwithout-pc.gov.uk>; Botterill, Nick <Nick.Botterill@wiltshire.gov.uk>; Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Subject:** RE: ENF/2024/00838 - Development at Semington Road, Melksham

Dear All

Footage from the corner of Berryfield Lane and Berryfield Park, the residential area, which shows vehicles either accessing the site off Berryfield Lane, or accessing the A350 which is also not permissioned.

There are also large Wiltshire Concrete mixers going this way, but they are so close to the house the Ring Doorbell does not pick them up.

<https://we.tl/t-IIRNwPqgUK>

Kind regards, Teresa

---

**From:** Teresa Strange  
**Sent:** 19 November 2024 16:17  
**To:** Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>; Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>  
**Cc:** O'Donoghue, Ruaridh <[Ruaridh.O'Donoghue@wiltshire.gov.uk](mailto:Ruaridh.O'Donoghue@wiltshire.gov.uk)>; Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Botterill, Nick <[Nick.Botterill@wiltshire.gov.uk](mailto:Nick.Botterill@wiltshire.gov.uk)>; Thomas, Nic <[Nic.Thomas@wiltshire.gov.uk](mailto:Nic.Thomas@wiltshire.gov.uk)>; Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Subject:** RE: ENF/2024/00838 - Development at Semington Road, Melksham

Dear all

Melksham Without Parish Council would like to arrange a meeting with Wiltshire Council, to discuss this site please and its planning enforcement.

I am just going to send Natalie the Ring Doorbell footage from the corner of Berryfield Park and Berryfield Lane as lorries continue to use that route to access the site through the non permissioned access; since the opening of the temporary access from Semington Road.

They are still using the access through Townsend Farm which we know is temporary; there are no signs at all of them opening the access that they actually have permission for, as of the weekend they had still not broken through the wall. They have been on site since the beginning of August, and still not using the correct access.

They seem to be doing some work on the adjacent site of PL/2022/08155 that they only got outline approval for at appeal at the end of September – we don't know what, can that be checked to ensure in line with the planning permission for that half of the site?

The lorries are now using the length of the bypassed Semington Road from the police station end, driving through Semington Road, the traffic calming, the narrow or non-existent pavements, rather than the A350 – is that covered in the CEMP?

Residents of Townsend Farm were told by the Site Manager back in early August that they would have a manhole in the road adjacent to the site over which they have a right of way, but still no written notification of this, it has been

chased with the answer that it's down to Sovereign and not Living Space's decision - but still nothing from them – this is about access to their drainage systems at the farm, which used to be via the field that is now the site.

From the parish council point of view, the site is still being accessed by the developers from the unauthorised access since early August, with no real change and feel strongly that this should be addressed. They would like to meet with Wiltshire Council to understand and discuss this further please, rather than just send emails.

We look forward to hearing from you.

Kind regards,

Teresa

Teresa Strange  
Clerk & Responsible Financial Officer  
Melksham Without Parish Council  
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Melksham Community Campus  
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On Instagram: [melkshamwithoutpc](#)

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---

**From:** Teresa Strange

**Sent:** 06 November 2024 15:45

**To:** Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>

**Cc:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>; O'Donoghue, Ruaridh

<[Ruaridh.O'Donoghue@wiltshire.gov.uk](mailto:Ruaridh.O'Donoghue@wiltshire.gov.uk)>; Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Botterill, Nick

<[Nick.Botterill@wiltshire.gov.uk](mailto:Nick.Botterill@wiltshire.gov.uk)>; Thomas, Nic <[Nic.Thomas@wiltshire.gov.uk](mailto:Nic.Thomas@wiltshire.gov.uk)>; Seed, Jonathon

<[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>

**Subject:** RE: ENF/2024/00838 - Development at Semington Road, Melksham

Thanks for the update, Andy.

They have still been using Berryfield Park and Berryfield Lane continuously since last week, including Saturday and every day this week.

One of our councillors rang the Managing Director of Terra Strategic today after watching trucks deliver bricks (clearly not for road construction) still going through the residential area this morning. The MD has confirmed that they will be using the correct site access moving forward, from tomorrow. The councillor also asked for road cleaning on the residential roads.

We understand that there was a BT chamber in the way of their agreed site access. What the parish council don't understand is how and why they were allowed to use alternative routes, to an unauthorised access since August, impacting residents, and effectively it's only coming to an end because they have put the new access in this week, not because they have been stopped by enforcement. Kind regards, Teresa

---

**From:** Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>  
**Sent:** 06 November 2024 14:52  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>; O'Donoghue, Ruaridh <[Ruaridh.O'Donoghue@wiltshire.gov.uk](mailto:Ruaridh.O'Donoghue@wiltshire.gov.uk)>; Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Botterill, Nick <[Nick.Botterill@wiltshire.gov.uk](mailto:Nick.Botterill@wiltshire.gov.uk)>; Thomas, Nic <[Nic.Thomas@wiltshire.gov.uk](mailto:Nic.Thomas@wiltshire.gov.uk)>; Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Subject:** RE: ENF/2024/00838 - Development at Semington Road, Melksham

Hi Teresa,

I've been on Leave since last Thursday and have been unable to visit Site until today, although I did have a colleague visit in my absence, but the proposed Surfacing had been delayed until today.

I can confirm a temporary access has been available for use since the early part of last week, all the Type 1 Stone for the new Roads came into Site via the access adjacent to Townsend Farm, off Semington Road. This access has suffered some damage as has the tarmac apron off the A350, these areas will be repaired by the Developer / Contractor, prior to site completion.

The Developer / Contractor was held up in their attempts to use the agreed access due to BT refusing any temporary works to make their apparatus 'safe' during Road construction. Work begun today and should be completed by end of day tomorrow to surface all the Adoptable Site Roads. Access into Site will be via the temporary access Townsend Farm. All Signage will be removed from the A350 by end of day tomorrow, with new directional signage in place.

Kind Regards,

*Andy.*

**Andy Thompson**  
**Highways Technician**  
**Section 38 & 278 Works**

Local Highways  
Highways and Transport  
36, Lancaster Road, Bowerhill,  
Melksham,  
SN12 6QT  
Mobile 07976 343887

Email [Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)



Usual Working Hours: Mon-Thurs 8am-4pm.

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 06 November 2024 10:30  
**To:** Botterill, Nick <[Nick.Botterill@wiltshire.gov.uk](mailto:Nick.Botterill@wiltshire.gov.uk)>; Thomas, Nic <[Nic.Thomas@wiltshire.gov.uk](mailto:Nic.Thomas@wiltshire.gov.uk)>; Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>; Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Cc:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>; O'Donoghue, Ruaridh <[Ruaridh.O'Donoghue@wiltshire.gov.uk](mailto:Ruaridh.O'Donoghue@wiltshire.gov.uk)>; Thompson, Andy <[Andy.Thompson@wiltshire.gov.uk](mailto:Andy.Thompson@wiltshire.gov.uk)>; Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>  
**Subject:** FW: ENF/2024/00838 - Development at Semington Road, Melksham

Dear Colleagues

A fortnight has now passed and the parish council have not had a response to this email as to any enforcement action being taken.

In the meantime the trucks continue in a steady stream into the development from the wrong end of the site, that has no permissive access.

Therefore they are accessing continuously via the A350 and also from a circuitous route through the existing housing development on Semington Road, through Berryfield Park and then Berryfield Lane.

This is making a big impact on the residents, from noise, vibration, mud on the road, and none of it presumably assessed as safe by the highways team, as not the access they should be using.

Residents and a parish councillor have made calls to the various contractors (from the names on the side of the trucks) when some of it has become overbearing and considered dangerous – including last Saturday. Bricks were delivered today – this is much more than constructing the actual site entrance.

I have seen sight of a response from the Planning Officer, Ruaridh, to say that the discharge of condition was refused.

The parish council met again on Monday night, and were really frustrated and disappointed to find out from what they can see, no enforcement action has been undertaken. Can something be done to stop this now? Remove the signage that they have erected on the A350? Lorries are crossing the double white lines in the centre of the A350 to exit and entrance the site from that direction. Can signage go up to say no access for construction traffic via the residential area? **Can they not have a stop notice until the correct site access is made?**

We look forward to hearing from you by return.

With kind regards, Teresa

## Teresa Strange

---

**From:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Sent:** 20 November 2024 09:08  
**To:** Teresa Strange  
**Subject:** RE: Berryfield Lane - ENF/2024/00790

Indeed! But I know you never send me anything without digging your end first and you help me out with things as much as possible so it is never an issue and always a pleasure!

A couple of updated whilst you are here – I did update Cllr Seed re the access/caravan opposite Alan Joy Windows, the land belongs to highways, so I have sent it to them to take up in terms of the cutting back of highways land and the owner potentially using their land to access his. The caravan is on the land for lambing season (Nov-May) and I am in conversations with the owner about the gravel track laid on his land.

In terms of Berryfield – this morning I have emailed the developer. You will be aware that our powers in planning are slow, and whilst we can deal with the breach of planning control, we have no immediate powers to stop the access being used, this would lie with highways to enforce should they feel it is an immediate danger as previously mentioned. I am awaiting an update from the developer but have told him we will move forward with formal action if there are further breaches. This would firstly involve gathering evidence for court (ring doorbell showing the access being used and date/times) and residents who I am sure have logs, transferred into formal monitoring forms for court.

Thanks

**Natalie Rivans**  
Planning Enforcement Officer  
Planning Enforcement Team

## Wiltshire Council

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---

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** 20 November 2024 09:00  
**To:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Subject:** RE: Berryfield Lane - ENF/2024/00790

Great, thanks Natalie

I seem to be sending a lot to you at the moment, all from Semington Road/Berryfield Lane – the residents are really affected by everything going on down there at the moment.

Thanks for all your help.

Teresa

---

**From:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>  
**Sent:** 20 November 2024 08:55  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Berryfield Lane - ENF/2024/00790

Hi Teresa,

From my conversation with the EA they will be ensuring that the businesses and waste cease entirely from the land. Therefore, once addressed there will be no breach of planning control.

If there is no movement on this over the next 12 weeks from the EA I am happy to take a look independently, but for now will leave it in their capable hands.

Thanks

**Natalie Rivans**  
Planning Enforcement Officer  
Planning Enforcement Team

**Wiltshire Council**

External Tel: 01225 770502  
E-mail: [natalie.rivans@wiltshire.gov.uk](mailto:natalie.rivans@wiltshire.gov.uk)  
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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 20 November 2024 08:51  
**To:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>  
**Cc:** Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>  
**Subject:** RE: Berryfield Lane - ENF/2024/00790

Thanks for getting back to me Natalie, do the EA deal with the fact that they are operating their without planning permission? (I know I will be asked by the parish councillors on this).

Many thanks, Teresa

---

**From:** Rivans, Natalie <[Natalie.Rivans@wiltshire.gov.uk](mailto:Natalie.Rivans@wiltshire.gov.uk)>  
**Sent:** 20 November 2024 08:39  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Seed, Jonathon <[Jonathon.Seed@wiltshire.gov.uk](mailto:Jonathon.Seed@wiltshire.gov.uk)>  
**Subject:** Berryfield Lane - ENF/2024/00790

Dear Teresa and Jonathon,

This matter is being dealt with by the EA. The complainant has been in contact with them previously and I have spoken with the EA myself, who are dealing with this matter. As it is still under ongoing investigation



from them and within their remit I have told the complainant we will not be taking further action at this time. I have asked the EA keep me updated on their progress.

Regards

**Natalie Rivans**  
Planning Enforcement Officer  
Planning Enforcement Team



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E-mail: [natalie.rivans@wiltshire.gov.uk](mailto:natalie.rivans@wiltshire.gov.uk)  
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## Teresa Strange

---

**From:** Teresa Strange  
**Sent:** 19 November 2024 17:11  
**To:** Horan, Chris  
**Cc:** Marianne Rossi; Baker, Dean; clerksemingtonparishcouncil@gmail.com; clerk@semington.org.uk; Pattison, Joanne; Rose, Martin  
**Subject:** RE: New access by the bus gate

Hi Chris

I think you are planning enforcement (I usually deal with Natalie Rivans, but Martin Rose had copied you into this email trail).

The mobile home had signs of occupation when seen on Sunday, and lights in in blazing at 5pm.

There is no planning permission for this mobile home.

Can this be raised as planning enforcement please.

Thank you, Teresa

---

**From:** Teresa Strange  
**Sent:** 06 November 2024 09:40  
**To:** 'Pattison, Joanne' <Joanne.Pattison@wiltshire.gov.uk>; Rose, Martin <martin.rose@wiltshire.gov.uk>  
**Cc:** Marianne Rossi <admin@melkshamwithout-pc.gov.uk>; Baker, Dean <Dean.Baker@wiltshire.gov.uk>; Horan, Chris <Chris.Horan@wiltshire.gov.uk>; 'clerk@semington.org.uk' <clerk@semington.org.uk>  
**Subject:** RE: New access by the bus gate

Hi all

Just to add that Semington Parish Council report that a resident spotted a mobile home being delivered via that entrance at 6.40am on 31<sup>st</sup> October.

I will have a look but can't recall a planning application for the siting of a mobile home there either.

From memory, Dean said that he had given someone there advice that they needed to contact Planning and Highways to arrange this, but looks like it just happened anyway.

Kind regards, Teresa

Teresa Strange  
Clerk & Responsible Financial Officer  
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Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
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**From:** Pattison, Joanne <[Joanne.Pattison@wiltshire.gov.uk](mailto:Joanne.Pattison@wiltshire.gov.uk)>  
**Sent:** 28 October 2024 07:39  
**To:** Rose, Martin <[martin.rose@wiltshire.gov.uk](mailto:martin.rose@wiltshire.gov.uk)>; Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Baker, Dean <[Dean.Baker@wiltshire.gov.uk](mailto:Dean.Baker@wiltshire.gov.uk)>; Horan, Chris <[Chris.Horan@wiltshire.gov.uk](mailto:Chris.Horan@wiltshire.gov.uk)>  
**Subject:** RE: New access by the bus gate

All

I waled past this yesterday and it doesn't appear to go anywhere.

Looks like someone has plans to build on it though the way its dug out.

Martin – the farmers gate is no longer attached and is laying on the verge, you may want to raise that with him.

Jo

---

**From:** Rose, Martin <[martin.rose@wiltshire.gov.uk](mailto:martin.rose@wiltshire.gov.uk)>  
**Sent:** 15 October 2024 10:57  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>; Baker, Dean <[Dean.Baker@wiltshire.gov.uk](mailto:Dean.Baker@wiltshire.gov.uk)>; Pattison, Joanne <[Joanne.Pattison@wiltshire.gov.uk](mailto:Joanne.Pattison@wiltshire.gov.uk)>; Horan, Chris <[Chris.Horan@wiltshire.gov.uk](mailto:Chris.Horan@wiltshire.gov.uk)>  
**Subject:** RE: New access by the bus gate

Hi Teresa,

Thanks for letting me know. It does from the photos look like an illegal access has been created by person(s) unknow to trying to circumvent the bus gate.

Dean – Any chance you could take look on the ground please?

**Chris** – Is there a chance someone from planning enforcement could look into this issue please?

Regards

Martin Rose IEng, FIHE, MCIHT, CMgr MCM  
Principal Engineer – Traffic Engineering  
Highway Asset Management and Commissioning  
Wiltshire Council ,  
County Hall, Bythesea Road  
Trowbridge BA14 8JN

# Wiltshire Council

Email: [martin.rose@wiltshire.gov.uk](mailto:martin.rose@wiltshire.gov.uk)

Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Sent:** 15 October 2024 10:48

**To:** Rose, Martin <[martin.rose@wiltshire.gov.uk](mailto:martin.rose@wiltshire.gov.uk)>

**Cc:** Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>

**Subject:** New access by the bus gate

Hi Martin

Hope you are well.....

I am making an assumption that this new access just before the bus gate is to avoid it – and probably to access the houses that had to go round? I have not had a look, but a resident has sent this to me.

Its for your info.....

Do you know if its planning enforcement I raise this with, as they have not recently applied for it? I assume you just can't make a new access of a highway without permission? Or is it someone at highways? Would it be Dean Baker? Work done on Sunday, hedgerow removed; no dropped kerb.

Any advice would be useful, thankyou....

Many thanks, Teresa



Teresa Strange  
Clerk & Responsible Financial Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place, Melksham  
Wiltshire, SN12 6ES  
01225 705700  
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**Wellbeing Statement** I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news

On twitter: @melkshamwithout

On Instagram: melkshamwithoutpc



## Teresa Strange

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**From:** Teresa Strange  
**Sent:** 19 November 2024 19:21  
**To:** enforcement@wiltshire.gov.uk  
**Cc:** Jonathon. Seed (jonathon.seed@wiltshire.gov.uk)  
**Subject:** FW: Illegal waste management operation ref case 2190321 - Berryfield Lane  
**Attachments:** IMG\_1020.jpeg; RE: Illegal waste management operation ref case 2190321; RE: Bonfire nuisance Melksham

Dear Planning Enforcement

Please be aware that from the old Chicken farm on Berryfield Lane there seems to be a scaffolding company and skip company operating, who we do not believe have had a change of use.

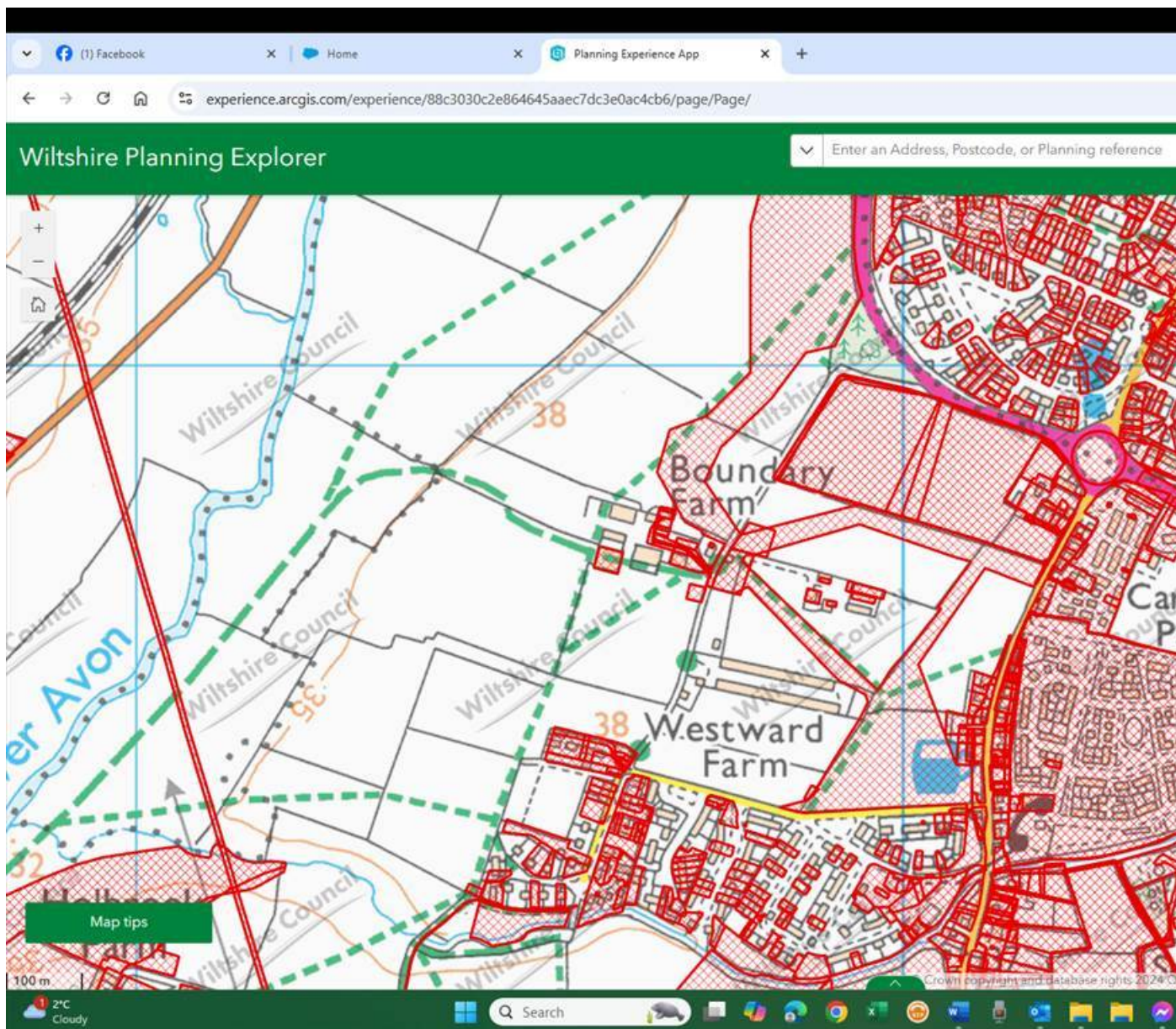
I have had a look and there is no planning application at all, according to the WC mapping system. It will be Westward Farm.

You will see that a resident has complained to the EA about potential illegal waste dumping, burning rubbish.

We also have complaints from others that there is a scaffolding company working from that location too, and using Berryfield Lane direct from the A350 as access.

Can this be looked into please from a planning enforcement perspective (public protection emails for your info/context).

Many thanks, Teresa



Teresa Strange  
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On twitter: @melkshamwithout  
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19<sup>th</sup> November 2024

Teresa Strange (Melksham Without PC)

Cc'd Clerk to Melksham Town Council

By email

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

Dear Teresa,

## **Regulation 15: Draft Joint Melksham Neighbourhood Plan 2, 2020 – 2038 submission documents**

### **Legal Check under Schedule 4B of the Town and Country Planning Act 1990**

I understand that you are acting on behalf of Melksham Without Parish Council and Melksham Town Council as the qualifying body authorised to act in relation to the draft Joint Melksham Neighbourhood Plan 2. I can confirm receipt on the 11<sup>th</sup> of November 2024 of the submission version of your proposed draft neighbourhood plan, along with accompanying supporting documentation.

As you may be aware, under Paragraphs 5 and 6 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) (TCPA) there is a requirement for Wiltshire Council, as the local planning authority, to undertake a check of the compliance of the draft plan along with its process to date.

The relevant legal tests are set out in both the TCPA and relevant sections of the Planning and Compulsory Purchase Act (PCPA) 2004. It is then an obligation of the local planning authority to issue a written statement clarifying the compliance (or otherwise) of the draft plan. Accordingly, this letter comprises the formal view of Wiltshire Council and recommends whether it should be made available for independent examination.

At this stage it is not a duty of the local planning authority to consider the draft neighbourhood plan proposal against the 'basic conditions' tests as set out under Paragraph 8(2) of the TCPA 1990.

I am pleased to confirm the following:

- The plan **DOES** accord with all provisions of the PCPA 2004 in that it: specifies a plan period; does not include any provision for excluded development; and does not relate to more than one neighbourhood area;
- The plan **DOES NOT** comprise a 'repeat proposal' as defined under Paragraph 5 of the TCPA 1990;
- The plan **HAS** been prepared by a qualifying body who are authorised to deliver a neighbourhood plan;
- The submission **DOES** comprise the relevant documentation required under Paragraph 1 of Schedule 4B of the TCPA 1990 and as prescribed by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 and the Neighbourhood Planning (General) (Amendment) Regulation 2015 ('the Regulations'), namely;

- A map or statement identifying the area to which the plan relates.
  - The 'Consultation Statement' which contains details of those consulted (how they were consulted, summarises the key issues and concerns raised and how these have been considered, and where relevant addressed in the proposed draft NP).
  - The proposed draft Neighbourhood Plan
  - A statement explaining how the draft NP meets the basic conditions i.e., requirements of para 8 of schedule 4B to the TCPA.
  - Where appropriate includes HRA & SEA screening opinion demonstrating no likely significant effects, OR; includes full SEA Report & Non-Technical Summary, and AA under HRA.
  - A modification statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion.
- The statutory consultation undertaken to date **DOES** comply with the requirements and regulations set out under Paragraph 4 of the TCPA 1990 and as prescribed by Regulation 14 of the Regulations; and
  - The draft plan **DOES** comply with all other provisions under sections of the TCPA 1990.

**The draft Joint Melksham Neighbourhood Plan 2, 2020 – 2038 (submission version September 2024) will now be publicised under Regulation 16 of the Regulations with a view to then making the plan available for independent examination.**

Wiltshire Council are now required to publicise the plan along with details of how to make response to it on our website for a minimum of 6 weeks. The consultation will therefore run for a period of 8 weeks and one day which takes account of the Christmas period:

**Wednesday 27<sup>th</sup> November 2024 to Wednesday 22<sup>nd</sup> January 2025**

At this stage we would ask if the Qualifying Body/ Neighbourhood Planning steering group can provide us as soon as possible with the location of up to 3 deposit points (e.g., Village Hall, Community Centre, Library, local shop) where the draft Neighbourhood Plan can be viewed.

**Could you also please provide us with a list of any local individuals/ local interest groups who wanted to be kept informed of the Neighbourhood Plan and notified of the next consultation stage?** This can be in the form of a list of email addresses provided at the Regulation 14 consultation stage of the draft plan. If you have any GDPR queries relating to this request, then please do not hesitate in contacting Aidan Clarke ([aidan.clarke@wiltshire.gov.uk](mailto:aidan.clarke@wiltshire.gov.uk)).

As an addition to the above, we ask the qualifying body if there are any means of advertising the Regulation 16 consultation amongst the local community, for example a parish newsletter (text can be provided) and posters advertising the said consultation placed on notice boards around the area which are accessible to the public. **We will produce up to 5 laminated posters (unless indicated otherwise).** We would ask that you please take photos of these posters being displayed in your neighbourhood area and share those photos with us via email as proof of the advertisements.

Between now and the start of the consultation we will continue our preparations.



I hope this helps to clarify the next stage of the neighbourhood planning process and if you have any queries please do not hesitate in emailing;

Aidan Clarke ([aidan.clarke@wiltshire.gov.uk](mailto:aidan.clarke@wiltshire.gov.uk)) and/or [neighbourhood.planning@wiltshire.gov.uk](mailto:neighbourhood.planning@wiltshire.gov.uk).

If it would be easier to meet online and discuss the set up, then please could you provide some availability for the coming week.

Yours sincerely

*M Kilmister*

Michael Kilmister  
Neighbourhood Planning Manager  
Planning  
Wiltshire Council



**Date: Wednesday 25<sup>th</sup> September 2024**

**Start: 6.30pm**

**Present:**

**Steering Group Members Present**

Councillor David Pafford Chair (MWPC)

Councillor Graham Ellis (MTC)

Councillor John Glover (MWPC)

Mark Blackham (Bowerhill Residents Action Group)

John Hamley (MTUG)

Mike Sankey (WC)

**Task Group Members**

Councillor Mark Harris

Councillor Alan Baines

**Officers**

Teresa Strange (MWPC)

Marianne Rossi (MWPC)

**Planning Consultants**

Vaughan Thompson (Place Studio)

|             |  |
|-------------|--|
| <b>MTC</b>  | <b>Melksham Town Council</b>           |
| <b>MWPC</b> | <b>Melksham Without Parish Council</b> |
| <b>WC</b>   | <b>Wiltshire Council</b>               |
| <b>MTUG</b> | <b>Melksham Transport User Group</b>   |

**MINUTES**

**1. Welcome & Housekeeping**

Councillor Pafford welcomed everyone. Housekeeping was not required as there was no one new present.



## 2. Apologies

Apologies were received from Chris Holden and Shirley McCarthy who were both on holiday, Councillor Aves had a prior engagement but had arranged for the Town Mayor Councillor Price to attend; however, he was unable to attend due to a family matter.

## 3. Declarations of Interests

None

## 4. Public Participation

There were no members of the public present.

## 5. Items to be considered in closed session as confidential

**Resolved:** For items 6b,8,9 & 10 to be held in closed session.

## 6. Minutes and Notes

### **Minutes of Meeting held on 5<sup>th</sup> June 2024**

It was proposed by Mark Blackham, seconded by Councillor Glover and

**RESOLVED** to approve, and for the Chair to sign, the minutes of the Steering Group meeting held on 5<sup>th</sup> June 2024

### **Confidential Notes to accompany meeting notes, 5<sup>th</sup> June 2024**

It was proposed by Mark Blackham, seconded by John Hamley and

**RESOLVED** to approve, and for the Chair to sign, the Confidential minutes of the Steering Group meeting held on 5<sup>th</sup> June 2024.

The meeting went into closed session.

## 7. Update on current Planning Policy context (current Government consultation on NPPF (National Planning Policy Framework) consultation and Wiltshire Council's current Land Supply figure, in line with current programme for submission

In closed session

Vaughan explained that Melksham Without Parish Council had submitted representations to the consultation on the revision to the NPPF, which closed on Tuesday 24<sup>th</sup> September 2024. Vaughan reviewed Councillor Richardson's review of the NPPF, which has been included in the response where suitable. It was noted that the government's target for all responses to be considered and the revised NPPF to be published was at the end of the year; however, it is understood that thousands of responses to the consultation have been received. Although not officially confirmed, this may mean that this target deadline will slip. Until the revised NPPF is published, the current NPPF prevails until that time.

Vaughan advised that Wiltshire Council does not now have a four-year land supply, which was the threshold that the current NPPF requires of local plans that have reached the regulation 19 stage, which was where the local plan was currently at. (It is anticipated that the revised NPPF, once published, will put this back to a five-year land supply.) As a result, because this threshold has not been met, planning applications are made against the lower thresholds of the NPPF on sustainable development and are not based on the Wiltshire Local Plan housing policies. As a result, this means that the Melksham Neighbourhood Plan Area will be subject to speculative planning applications. There was a recent planning appeal for the land to the West of Semington Road (behind Townsend Farm), and the matter of paragraph 14 was raised, but Wiltshire Council did not feel that they could defend this decision.

Councillor Pafford attended the appeal and explained that the parish council had received prior warning that Wiltshire Council were not going to defend the appeal. He explained that he attended to defend the Neighbourhood Plan and argued that if the appeal was successful, it would undermine the Melksham Neighbourhood Plan as well as all Neighbourhood Plans in Wiltshire, and there could be a much wider precedence set. The inspector was meticulous about going through all aspects of the appeal, in particular with regards to all the planning applications that were in the pipeline that would contribute to the land supply figure. The inspector confirmed each one with both sets of lawyers, and once agreement was reached with both parties, the inspector was satisfied that Wiltshire Council only had a 3.85-year land supply. The outcome of the appeal was due to be received shortly. It was noted that some aspects in the Section 106 agreement had been amended in the favour of the parish council requests.

Vaughan advised that this appeal was proposing 100% affordable housing, and on this basis, they were asserting that the benefit and need for affordable housing outweighed any paragraph 14 protection for the Melksham Area as a result of Neighbourhood Plan 1. Additionally, the developer's barrister argued that Neighbourhood Plan 1 did not qualify for paragraph 14 protection on account of the evolution of the housing requirement that has come forward from Wiltshire Council since, which the Neighbourhood Plan 2 was trying to meet. Although Neighbourhood Plan 2 was trying to meet this, the barrister argued that this was of very little weight. Vaughan explained that it would be interesting to see once the decision is made if the appeal is allowed and on what grounds it has been granted. i.e., is it because of the affordable housing element, or is it because of both the affordable housing and the fact that paragraph 14 does not hold. If it is the latter, this would have a major impact on all Neighbourhood Plans.

#### **8. Review the comments received from Regulation 14 (B) consultation and agree any changes to policy as a result**

In closed session

Vaughan presented members with a document showing a list of the Neighbourhood Plan Policies with a summary of comments made at Regulation 14 A & B detailed on the left-hand side, and on the right-hand side of the document there were suggested recommended alterations to the policies. He explained that at Regulation A, the Neighbourhood Plan consulted on all the policies, except for ones that were added in later on. The consultation on regulation 14B was primarily on the site allocations in the plan. Comments that

were made on other policies were not excluded. Vaughan talked members through the changes to each policy one by one. The following amendments, which were agreed to be made in the final Neighbourhood Plan 2 document, which would be put forward to the parish and town councils, are as follows:

**Policy 7.1: Land at Cooper Tires:**

It was noted that in some places of the document it detailed 'at least 100' rather than 'approximately 100' which was the agreed wording in this policy. It was agreed that the final version would be amended to reflect this.

**Policy 7.2: Land at the Former Melksham Library Site:**

It was noted that throughout the plan document the wording was not consistent with the wording with regard to "wheeling" and "cycling," as in some places it detailed cycling and others wheeling. This is to be amended so that it is consistent throughout the document. It was agreed to amend to "walking, wheeling, and cycling" so that it is consistent throughout the whole plan.

**Policy 7.4: Land at Whitley Farm, Whitley:**

It was noted that the barn on this site was grade II listed. Wiltshire Council had lodged objections to a housing number being specified. As a result, the housing number has been removed from the plan; however, the plan still supports regeneration of the site. Vaughan explained that the landowner had declared on a number of occasions that this farm was redundant; however, it is apparent that there is a tenant farmer undertaking farming on the land, which raised questions as to whether the site was redundant. The landowner maintains that the site is still redundant because it is incompatible with their medium- and long-term plan to bring modern farming methods onto their estate. Vaughan provided some options on how that plan could deal with this, which are as follows:

1. Reject Wiltshire Council's objection to the housing number and continue to allocate the site for "about 15 dwellings". This would mean that the plan would go to the examiner with objections from Wiltshire Council on this site.
2. Be informed by a robust scheme-specific heritage assessment that justifies any proposed change of use and the extent, scale, and design of the redevelopment and any conversion of the listed barn, having regard to the impact on the heritage assets at the site.
3. Remove it from the allocation, and it could potentially be an opportunity site on the basis that not enough information is known about the future of the farm.

**Resolved 1:** It was agreed that the plan should move forward with Option 2 as per the above for the land at Whitley Farm site but should include the wording "conservation led development".

8.05pm Councillor Glover left the meeting; as previously agreed, Councillor Baines stood in as a substitute for the remainder of the meeting.

## **Policy 16: Designation of Local Green Spaces:**

Vaughan explained that the policy still remains as previously discussed, but there have been some deletions and additions to the list of local green spaces. The green spaces that have been removed are as follows:

- **Whitley Golf Club land:**  
This is due to the landowners objecting to this being allocated as a local green space in the plan. It was noted that the Whitley Cricket Club lease this land and, as a result, has been issued with an eviction notice at the end of their lease term. The landowners believe it stops them from using it as agricultural land in the future. Based on the landowners' objections, this site is recommended to be removed from the designation.
- **Bowerhill Golf Course:**  
This site is subject to being a planning application for the Wiltshire Council Highway depot. The landowners have objected to this site being included in the designation.
- **Field to the rear of Melksham hospital:**  
It was noted that included in this designation were two pieces of land, a mown football pitch, and some fenced-off land. The field to the rear of Melksham Hospital had been included in the green space designation with the old sports pitch to the rear of Champion Drive (known as Spring Meadows and owned by Wiltshire Council); however, it has been identified that this piece of land is owned by the NHS. The NHS has objected to this designation because it would stop them using this land for any future medical facilities. It has been suggested to keep the land owned by Wiltshire Council as a designated green space allocation but remove the land to the rear of Melksham Hospital that is owned by the NHS.
- **Bowerhill Allotments:**  
The landowners have objected to this site being a local green space. The Bowerhill Allotments have a three-year lease on this land; however, there is a concern that if this land is made a local green space, they may get evicted. It was noted that an allotment holder had put this land forward as a green space but was happy for this to be removed due to the risk to the allotments if this is designated.

**Resolved 2:** To remove the local green spaces from the plan designation as detailed above.

The following green space is being added into the plan:

- **Land at Murray Walk**
- **Land at the Riverside Walk**

**Resolved 3:** To include the above green spaces in the local green space designation.

## **Policy 18: Landscape Character:**

An additional clause has been added to strengthen the policy in the context of development in the countryside. The clause included is as follows: *“conserve or enhance the character, openness, tranquillity and amenity of the open countryside.”* It was noted that CAWS (Community Action Whitley and Shaw) had asked for a green wedge north of Whitley up to Gastard. Although it was considered that CAWS had put together a good justification as to why they think this meets the criteria of a green wedge, Place Studio doesn't think this does meet the criteria. This is because a green wedge is not justified because it is not preventing a coalescence between two settlements, and the northern settlement isn't in the Melksham Neighbourhood Plan area. This therefore is rejected; however, the addition of the clause as detailed above strengthens the policy and reflects what CAWS have made comments on.

**Resolved 4:** A green wedge north of Whitley up to Gastard does not meet the criteria as it straddles two Neighbourhood Plan areas. Policy 2 and Policy 18 have been strengthened in the plan to reflect the comments made by CAWS.

**Resolved 5:** To approve for the policy amendments that have been discussed at this meeting to be incorporated in the plan.

## **9. Approve the draft Regulation 15 Submission version of the Plan**

Members agree with the amendments to the plan as tabled by Vaughan at the meeting, pending any minor changes that are required as a result of changing circumstances prior to submission.

**Resolved Unanimously:** To approve the final version of the Neighbourhood Plan for submission to Wiltshire Council at Regulation 15 with the above amendments, this is also pending any other minor changes required.

## **10. Approve suite of evidence documents, noting some are still work in progress with changes to underpin/reflect policy changes to be agreed at Agenda item 8.**

In closed session

The Clerk explained that a lot of the evidence documents haven't changed since the working party reviewed them. Some of the suite of evidence documents were still a work in progress. She advised that at this meeting all the amendments have been approved; therefore, the documents will reflect all of the changes made at this meeting. The Clerk talked members through what documents were still outstanding to be finished. The Clerk asked for delegated powers for herself, Chair of the Steering Group Councillor David Pafford, and the Neighbourhood Plan consultants to update these documents accordingly based on the principles that have already been agreed. It was agreed that the officers at Melksham Town Council should be offered the opportunity to be involved in making any decisions as long as this doesn't hold up the submission of the plan. It was noted that the

Melksham Town Council officers have been copied in on correspondence and document in relation to the Neighbourhood Plan.

**Resolved:** To give the Clerk, Councillor David Pafford as Chair of the Steering Group and Neighbourhood Plan consultants delegated powers to update the suite of evidence documents accordingly. The officers at Melksham Town Council should be offered the opportunity to be part of any decision making in relation to these documents as long as it did not hold up the submission of the Plan to Wiltshire Council.

#### 11. Approve communications to feedback to community

The Clerk explained that once the changes are made to the Plan as agreed this evening, it will go into the public domain as part of the agenda packs for the parish and town council's Full Council meetings. The Clerk explained that once the revised plan, all of the suite of documents, and the spreadsheets with responses to the comments made as part of the consultation, etc. were finished, they would be uploaded to the Neighbourhood Plan website. It had previously been agreed to put a page advert into the Melksham News to direct members of the public to the Neighbourhood Plan website to view the responses to their comments made as part of the consultation. The Clerk suggested that the foreword, which is in the front of the draft plan and explains about housing numbers, etc., should be the statement issued to the press. It was noted that some of the wording needed to be added to one of the paragraphs in the foreword to make it stronger. It was agreed that this was something that could be undertaken under the delegated powers already agreed at this meeting.

**Resolved:** It is agreed to put a full-page advert into the Melksham News to direct members of the public to the Melksham Neighbourhood Plan website to view the Plan as well as responses to comments submitted as part of the consultation. The foreword included in front of the draft plan should be the statement that is issued to the press to include any additions as detailed above.

#### 12. Approve invoices received to date:

The Clerk advised that there was an invoice from Place Studio, which was £3,277.50 + VAT, which was agreed in the last quote. She was yet to review with Place whether there was anything additional that had been undertaken on the plan over and above the quote. As there would not be a Neighbourhood Plan steering group meeting for some time, the Clerk asked for delegated powers for Councillor Pafford (as Chair of the steering group) and herself to approve any invoice relating to any additional work undertaken relating to the submission documents for the plan.

The Clerk explained that Anthony Keone, specialist urban designer, undertook some work on behalf of the Neighbourhood Plan on the capacities and densities on the Cooper Tires site, which was an extra £225 + VAT above the agreed quote. This was because Anthony had to undertake some additional work on this to address queries raised during the latest round of consultations.

The Clerk explained that the Parish Council had commissioned Place Studio to help write a response to the Government's NPPF consultation (National Planning Policy Framework). The parish council had asked the town council whether they



were writing a response to the consultation; however, they had not received a response. As a result, a response to the consultation was sent from the parish council as well as from the Joint Melksham Neighbourhood Plan Steering Group because a lot of the comments were about brownfield sites and town centres. She asked the working group whether they were happy for the Neighbourhood Plan to contribute towards the cost. The total cost of this work was around £650 + VAT, and it was agreed that, as it was fundamental to the Melksham Neighbourhood Plan, this should be charged back to both councils on the pro rata split. Councillor Ellis highlighted that at a recent Melksham Town Council meeting, one of the councillors strongly objected to any additional charges associated with the Melksham Neighbourhood Plan. The Locum Clerk had reassured the councillor that there would be no additional charges as far as she was aware. The Clerk advised that this invoice was relating to the NPPF consultation response, which she had contacted the town council on several occasions about without receiving a response. In addition, there may be additional costs moving forward on this project due to the fact that the plan will be submitted to the examiner, and the Steering Group will need to employ their consultants to respond to any queries as a result. The Clerk advised that she has made the town council aware of this possibility the whole way throughout this project. Councillor Ellis wished to abstain on this vote.

**Resolved 1:** To approve the invoice of £3,277.50 + VAT from Place Studio for work on the Neighbourhood Plan submission documents as per the agreed quote.

**Resolved 2:** To give the MWPC Clerk and Councillor Pafford (as Chair of the Neighbourhood Plan Steering Group) delegated powers to approve any invoice from Place Studio which is as a result of additional work undertaken on the Neighbourhood Plan submission documents. Both councils will be informed of their share of the cost.

**Resolved 3:** To approve the £225 + VAT invoice for additional work undertaken on the capacities and densities by Anthony Keown (AK Urbanism Ltd) on the Cooper Tires site as detailed above.

**Resolved 4:** To approve the invoice of £650 + VAT from Place Studio for the response put together and submitted to the NPPF consultation on behalf of the Joint Melksham Neighbourhood Plan. The pro rata split should be charged to both councils for this invoice.

### **13. Approve delegated powers for approving invoices and choosing Examiner, in period to next meeting**

The Clerk explained that there needed to be some delegated powers given to choose the Examiner. It was noted that last time Wiltshire Council had given the steering group some 48 hours and a choice of three examiners to choose from. It is impossible to call a meeting in such a short space of time to make this decision, so some delegated powers needed to be arranged. It was noted that Place Studio had a lot of experience with different examiners and how they have considered other Neighbourhood Plans.

**Resolved:** To give delegated powers to the Clerk, with Councillor David Pafford as Chair of the Steering Group and Place Studio to select a planning examiner when offered options by Wiltshire Council.

**14. Date and venue of Next Steering Group Meeting:**

The Clerk explained that the next meeting will be held once the examiner has examined the plan; therefore, there is currently no date planned for the next meeting.

Councillor Pafford thanked everyone who has been involved with the Melksham Neighbourhood Plan.

The meeting closed at 8.50pm.

.....  
Signed Chairman

## Extract from JMNP2 Consultation Statement Appendix 6.2.1 Regulation 14 responses to Stakeholder Comments

### NHS and GP Surgery Comments

| Source                                      | Name  | Comment  | Response of Steering Group   |
|---|---|--|--|
| Version B, Letter emailed on 21 August 2024 | NHS Bath and North East Somerset, Swindon and Wiltshire ICB | <p><b>General Comments on Health Infrastructure to Support Housing Growth</b></p> <p>The delivery of new and improved healthcare infrastructure is significantly resource intensive. The NHS is facing significant constraints in terms of the funding needed to deliver healthcare services, and population growth from new housing development adds further pressure to the system. New developments should make a proportionate contribution to funding the healthcare infrastructure needs arising from new development. Health and care provision is an integral component of sustainable development – access to essential health and care services promotes good health outcomes and supports the overall social and economic wellbeing of an area.</p> <p>Residential developments often have very significant impacts in terms of the need for additional primary and community healthcare provision for future residents. Given health and care infrastructure’s strategic importance to supporting housing growth and sustainable development, it should be considered at the forefront of the priorities for infrastructure delivery. The ability to continually review the quality and utilisation of healthcare, and wider public estate, optimise land use, and deliver health services from modern fit for the future facilities is crucial. Infrastructure including access to digital solutions must be supported to develop, modernise, or be protected in line with integrated NHS strategies. Planning policies should enable the delivery of essential health and care infrastructure.</p> | Noted. This is a key concern from the local community also.  |
| Version B Letter emailed on 21 August 2024  | NHS Bath and North East Somerset, Swindon and               | <p><b>Detailed Comments on Neighbourhood Plan 2 Proposals</b></p> <p>We support the Vision of the Plan that wants to see community, health and education provision delivered alongside the necessary housing and employment growth. We welcome the Neighbourhood Plan’s recognition of the constraints on local health and care infrastructure and the need for additional, and high-quality solutions to support growth. Over recent years, we have seen increased pressure from new housing developments that are situated in Melksham which is putting further pressure on healthcare service capacity, including Primary Care (General Practice and</p>  | Noted. The JMNP2 steering group and town and parish council welcome engagement with the ICB and its partners on an NHS Estates Plan for the Melksham area. |

|                             |                    |   |  |
|-----------------------------|--------------------|---|--|
|                             | Wiltshire ICB      | <p>Community Pharmacy) and Community Services. References within the allocation policies to proportionate contributions to healthcare capacity and capability to meet the needs created by new housing developments are therefore supported.</p> <p>The Council will need to continue to engage with the ICB and its partners to ensure that the healthcare infrastructure required to meet the needs of residents is delivered at a pace that matches the scale of new developments, in particular for primary healthcare services which are often more directly impacted by local population growth. It may be helpful to reference in the supporting text to Policy 8 (Infrastructure Phasing and Priorities) that for healthcare, applicants will need to engage with BSW ICB to determine the most appropriate means of meeting the relevant healthcare needs arising from a new development.</p> <p>The BSW vision is for health and care organisations to work more effectively in partnership. This will be crucial to creating communities and environments that help people to live healthier for longer. The ICB deliver joined-up support across our health and care services that better meets the needs of the population. Working more closely together will also allow NHS organisations and local authorities to ensure that needed healthcare infrastructure is delivered alongside new development. Where existing health facilities are surplus to requirements or will be changed as part of wider NHS estate reorganisation and service transformation programmes, policies within the Neighbourhood Plan should support the principle of alternative uses for NHS sites with no requirement for retention of a community facility use on the land. All NHS land disposals must follow a rigorous process to ensure that levels of healthcare service provision in the locality of disposals are maintained or enhanced, and proceeds from land sales are re-invested in the provision of healthcare services locally and nationally. The decision about whether a property is surplus to NHS requirements is made by local health commissioners and NHS England. Sites can only be disposed of once the operational health requirement has ceased.</p> |  |
| Version B Email 22 Aug 2024 | Spa Medical Centre | <p>Whilst there is a lot of exciting development and change detailed in the plan, there seems to be a cavernous omission.</p> <p>Do forgive me if I am incorrect or there is a separate detailed plan relating to the development of healthcare, but nowhere in the 129 page document was a plan relating to healthcare development that will be required to support the infrastructure mentioned.</p>  | <p>The JMNP is planning at the very local scale of the Town and Parish.</p> <p>The emerging Local Plan and the Local Planning Authority,</p> |

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|  | <p>As you are very much aware Melksham has had huge development over recent years, there has been little financial input or consideration for the services for the local community when it comes to General Practice facilities and without doubt we have been overlooked for funding.</p> <p>With ever expanding housing developments comes a larger requirement for healthcare.</p> <p>As I am sure you are aware with 2 local surgeries in Melksham and a surgery in Bradford-on - Avon within our PCN we care for a large number of patients. Your plan details the following:</p> <p>'At Melksham, the Wiltshire Draft (Regulation 19) Local Plan suggests that land for a further 1,120 homes need to be planned for up until 2038 within the JMNP area. It has set a requirement for about 200 homes to be allocated at Melksham by JMNP2. The Local Plan also identifies a separate large village housing requirement of around 73 dwellings for Whitley and Shaw, and takes account of the 18 dwellings at Middle Farm, Whitley allocated in the first JMNP'</p> <p>May I ask as to how you are assessing the impact of these developments on local health care provision?</p> <p>Your above plan will encourage roughly 4000-5000 new patients to move to the area - all of whom need a GP and healthcare.</p> <p>As you may well be aware both local practices are unable to expand and develop the current properties in which they reside and the practice at BOA is essentially almost derelict in parts. We do not currently have the space and facilities to offer services that we know would benefit our patients and there is no funding available presently to facilitate change.</p> <p>How do you anticipate with buildings not fit for purpose and with no ability to expand ( despite extensive work with the ICB toolkit and no funding) that we will care and provide the best service possible for this new cohort of patients?</p> <p>What seems apparent is that if you expect us to expand estates ( which is a certainty to care for</p> | <p>Wiltshire Council are setting the number of houses, jobs and associated infrastructure required.</p> <p>Wiltshire Council, working with the town and parish council have asked the NHS Estates team to provide an Estates Plan for Melksham so they have a better chance at securing s106 funding. From a recent Wiltshire Council area board meeting that Medical Centre representatives attended, the Parish Council are under the impression that the Medical Centre could cope with all the proposed new development.</p> <p>The JMNP2 Steering Group and the parish and town councils welcome engagement with the Melksham Primary Care Network and ICB on the emerging NHS Estates Plan.</p> |
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|  |  | <p>more patients) to provide the care needed for these extra patients this is going to need funding via developer contributions and CIL money to utilise on healthcare estates.</p> <p>Can you provide information as to how you anticipate us to apply for and obtain this funding?</p> |  |
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# MINUTES

**Meeting:** Melksham Area Board  
**Place:** The Riverside Centre, Millennium Riverside Walk, SN12 6LP  
**Date:** 22 May 2024  
**Start Time:** 7.00 pm  
**Finish Time:** 9.12 pm

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Please direct any enquiries on these minutes to: Senior Democratic Services Officer - Ben Fielding, Tel): 01225 718224 or (e-mail) [benjamin.fielding@wiltshire.gov.uk](mailto:benjamin.fielding@wiltshire.gov.uk)

Papers available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## **In Attendance:**

### **Wiltshire Councillors**

Cllr Jonathon Seed, Melksham Without West & Rural (Chairman)  
Cllr Mike Sankey, Melksham East (Vice-Chairman)  
Cllr Phil Alford, Melksham Without North and Shurnhold  
Cllr Nick Holder, Bowerhill  
Cllr Jon Hubbard, Melksham South  
Cllr Jack Oatley, Melksham Forest

### **Wiltshire Council Officers**

Richard Rogers, Strategic Engagement Partnerships Manager  
Caroline LeQuesne, Area Board Delivery Officer  
Dominic Argar, Assistant Multimedia Officer  
Ben Fielding, Senior Democratic Services Officer

**Total in attendance: 36**

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|    | <p>following update:</p> <ul style="list-style-type: none"> <li>• The Parish Council had continued to meet with the Town Council regarding the neighbourhood plan revision, which was not yet public but had taken on board comments from members of the public and statutory organisations.</li> <li>• The issue of requiring data relating to passenger usage at bus stops was raised, which would allow the Parish Council to bring their information systems up to where they need to be.</li> </ul> <p>Cllr Jon Hubbard provided an update on behalf of the Town Council, with it noted that a new Mayor and Deputy Mayor had been elected and that the Town Council annual meeting was set to take place in the forthcoming week.</p>   |
| 71 | <p><u>Health in Melksham</u></p> <p>As councillor representative for the priority of Older People; Health and Wellbeing, Cllr Jack Oatley introduced this item as well as the respective speakers.</p> <p>Emma Higgins (Associate Director – Wiltshire Integrated Care Alliance Programme and Delivery Lead NHS Bath and Northeast Somerset, Swindon and Wiltshire Integrated Care Board) provided a presentation (attached to the minutes) on health provision in Melksham, which covered the following points:</p> <ul style="list-style-type: none"> <li>• An overview of the demographic and GP practices included within the Primary Care Network (PCN) and its respective catchment areas was provided.</li> <li>• Details of the PCN estate of Bradford on Avon and Melksham was covered, with it noted that there were three main GP premises and 2 branch sites. It was noted that the estate would need to support the expected demand from the increase in population from housing growth by 2032.</li> <li>• The Primary Care Network Workforce currently employs 28 staff recruited through the Additional Roles Reimbursement Scheme, with a strong emphasis on personalised care roles which support the living well and frailty teams.</li> <li>• Details of the community pharmacies in Melksham were provided, with it noted that the ICB has now began to commission services such as dentistry at a local level.</li> <li>• Details were provided as to how the Melksham population was accessing NHS dentistry, with children accessing NHS dental care at a higher proportion than the rest of Wiltshire and Nationally.</li> <li>• An overview of the BSW Connect Service was provided, which would go live on 1 July 2024 and would be aimed to support individuals who have needed to use emergency services multiple times over the last five years.</li> <li>• It was noted that the Wiltshire average time to discharge from Acute Trusts had reduced, with further work taking place to continue to support</li> </ul> |

this process.

- An update was provided on Learning Disability and Autism, with work being completed across Melksham including screening practitioner work to ensure that individuals are receiving physical care.
- Melksham has a higher compliance rate than the Wiltshire average for Severe Mental Illness Annual Health Checks (SMI AHC).
- It was noted that a new service named NHS 111-2 had gone live and would provide a pathway for urgent and emergency mental health care.
- An overview of the Melksham and Bradford on Avon Collaborative was provided, which had been set up in early 2023 as a “Pathfinder” test and learn site to provide insights for future collaboratives.
- Objectives for the Collaborative were outlined as well as how some of these had been achieved, in particular a piece of work which involved a group of people who experienced significant falls.
- The next steps for the Collaborative were outlined as well as reflections on the work so far.

After the presentations, there was time for the following questions to be received:

- A question was asked regarding how the NHS planned to deliver services in the community and what plans there were for Melksham Hospital and the surrounding land. A response was provided that currently the NHS is working through a strategic and then clinical plan, in which the estates plan would follow on from.
- A point was raised that currently in Melksham there was some nurse’s accommodation, which 16 years ago were in working order, but have now been left to degrade, it was questioned why these weren’t being used when there was homelessness in Wiltshire. In response it was stated that these were likely to be owned by an organisation called NHS Property Services, however this organisation did not own or control all NHS property and it was unclear whether these properties were under NHS control. It was agreed that this point would be taken away for a further response, to which the following was provided the buildings are two former houses at the entrance to the hospital site. They are not used for storage but are boarded up and dilapidated. Additionally, the ICB have no plans for these houses yet but they are being held as any changes to the site are likely to require improved road access provision and therefore the houses are being held until the future needs of the NHS are understood and any future plans for the hospital site in relation to the delivery of services.
- A query was raised regarding what someone would have to do to get onto the NHS dental waiting list. It was recommended that people could visit the following website, which would provide a list of NHS dentists locally and their waiting lists: [How to find an NHS dentist - NHS \(www.nhs.uk\)](https://www.nhs.uk). In addition, individuals could contact individual practices to ask if their list

was open or could also contact 111 for emergencies.

- In Melksham 1,000 homes had been built with Section 106 funding agreed, it was therefore wondered what the plan was for where this money would go and to who it would benefit? It was agreed that this would be taken away and investigated for a response to which it was later clarified that the section 106 funding is available but is yet to be drawn down. When it is, it will support developments across primary care in line with the developing estates strategy and plans for Melksham following confirmation of what and where the need is.
- Clarity was provided on the 111-2 service, which had launched following a national campaign on social media channels. It was expressed that the ICB would like to use local community media pages more to communicate through already active channels.
- It was also suggested that should people struggle with the 111-2 number, if this number was to be input wrong, people would still get through and be redirected to 111. Concern was also raised around people accidentally calling 999 in an attempt to reach this service. A further response was provided to this that, service users are actually being directed to call 111 then selection option 2 – therefore Service users will hear the following when they ring 111 (and after pressing 9 to continue):
  - if your call is about physical health press 1,
  - if you are in mental health crisis press 2,
  - if you are a health care professional or lab technician press 3.It's on the press 2 that they will be asked the question again to double check they have selected the right pathway before being transferred to AWP. This then minimises the risk around the police being called (112 is the 'non urgent' police line)
- The difficulty of being able to access services in Melksham and Bradford on Avon without the use of a car was raised, to which it was stated that there was an awareness that across Wiltshire, transport was an issue and that any collaborative work would need to ensure that it was accessible for the community.
- A point was raised that recently in Melksham two 70 bed care homes had received planning permission with another pending and that the GP practices had stated that in 2022, in of support of an application to amend a S106 agreement at Verbena court, that the surgeries in Melksham had enough capacity to meet population needs for the next 5 years. In response, clarity was provided that Giffords Surgery had enough capacity to absorb such a population expansion and that any increase would also bring extra funding.
- The recruitment of GPs was discussed, with it stated that there were no concerns for recruitment currently and that locally a resilient structure had been built.

Roland Teare GP, provided an update on behalf of Spa Medical Centre, which

covered the following points:

- Roland was a GP Surgeon who had been working in Melksham for 10 years.
- Recently things had changed, with the parameters of the Primary Care Network (PCN) changing to join up Spa Medical Centre with Bradford on Avon Surgery and Giffords Surgery. This change has had both positive and negative aspects, such as working collaboratively however there has also been geographical impacts.
- An example of a challenge experienced by the PCN was that during lockdown, very few Covid Vaccines had been delivered to Bradford on Avon, meaning that the rollout took place for both sets of patients at Spencer's Club in Melksham.
- Housing is currently being built in Melksham with patient numbers expected to rise, however it could be argued that in PCNs, money follows the patients. For example, the three proposed new care homes in Melksham would attract more funding for the increased patients and would require further staff recruitment.
- There has been changes within Spa with Senior GPs retiring and the surgery has started to employ other health care professionals as not all patients require the attention of a GP.
- In January an E-Consult online system was brought in to take away waiting times on the phone, with it stated that this had to be turned off last week due to circumstances.

Dr Abby Burgess provided an update on behalf of Giffords Surgery which covered the following points:

- Abby was a Senior Partner at Giffords Surgery and had worked there for 13 years.
- The Surgery currently had 61 staff, however there had been Doctor challenges with two currently off on maternity leave. These roles were being covered and a current trainee was set to be taken on as a Doctor in August. In addition, the Partnership had recently expanded and consisted of young individuals for resilience and succession planning.
- A Friends of Giffords charity had recently been set up with an uptake of 40 people, which would enable the surgery to link up with the third sector in a better way.
- The E-Consult system has changed the way which Giffords has operated and has improved getting patients to the right service, though it was still possible to come into the Surgery to book appointments or via phone.
- It was hoped regarding the building lease that the building could be developed for more space which could be recruited into.
- Difficulties such as some of the team having long term sickness leave and the impact of contracts with inflation was cited.
- Difficult decisions were being made regarding services which were not proving to be profitable.

After the presentations, there was time for the following questions to be received:

- When the E-Consult online system had been launched there had been very good comms, however when the system was turned off last week, this had not been communicated as well and had led to confused patients. Clarity was provided that the system had to be turned off due to a shortage in doctors, meaning that there had not been enough staff to run the system. It was acknowledged that when launched there had been comms and that when the urgent decision had been taken to turn off the system this had only been communicated by a phone message and that it was appreciated that this could have been done better. It was expressed that if comms had been sent out regarding the system being turned on and off, this might have caused further confusion.
- It was stated that a relative of a member of the public had recently called Giffords Surgery, however the Doctor who answered ended the call and informed the caller that they would have to make another appointment to continue, which had happened twice. In response, the member of the public was encouraged to email the surgery to contact the complaints lead as this is not something which would be expected. Assurance was also provided that the system in place would allow for patients with complex needs to have longer time slots and was flexible.
- A question was asked regarding if additional facilities were to be built, whether this would have to be in Holt, to which it was stated that any changes to the investment of estates would have to be considered from a PCN level. Currently Bradford on Avon was judged to have a higher level of need than Melksham, therefore any development likely to happen would be there. Further clarity was provided that to have its own PCN, Melksham would have to have 30,000 patients.

Carl Houghton (Spurgeons), provided an update on the new Family Hub Model, which covered the following points:

- Carl provided an overview of his role as a Family Navigator for the new Family Hubs which had been set up in April to support children 0-19 and from 0-25 with SEND.
- Flagship hubs had been set up in County Hall, Bourne Hill and Five Rivers, with an Admin Navigator based in each for support.
- The team had also branched out to the Community Campus and Library to speak to families and to try and support them in the best way possible.
- The team consisted of Family Practitioners who would provide a deeper level of support in the home and Navigators who would provide support with everyday tasks such as filling out forms and signposting to agencies.
- The main mission of the model was to get out into communities to build a link with families and build stronger communities by bridging gaps with agencies.



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|    | <p>Cllr Oatley provided an update from the Melksham Health &amp; Wellbeing Group, which included the following points, but was not limited to:</p> <ul style="list-style-type: none"> <li>• The full updated would be provided to Democratic Services to be attached to the minutes.</li> <li>• The Health and Wellbeing Group is a sub-group of the Area Board and brings together partners to share information and support older and vulnerable people within the neighbourhood. The sub-group is not a decision-making body but is able to comment on funding bids.</li> <li>• The most recent meeting of the group took place last week, which was Mental Health Week.</li> <li>• In February, the group looked at the CJSNA data and decided that mental health would be a focus for this year. As a result, the group is looking to set up an Andy's Man Club which is a recognised mental health support group as well as looking at funding mental health first aid training for groups in Melksham.</li> <li>• The group has also worked closely with other partners and organisations with Community Support 2.0, this has included providing drop-in sessions, providing slow cookers, and ensuring that the foodbank receives regular funding.</li> <li>• The grant funding pot for the year would be £7,500 which could be awarded to applicants to support the older and vulnerable.</li> <li>• Cllr Oatley thanked those involved with the group and stated how it had been an honour to chair the group over the past year.</li> </ul> |
| 72 | <p><u>Area Board End of Year Report</u></p> <p><b>Part I – Looking Back</b></p> <p>The Area Board received a presentation from Caroline LeQuesne, Area Board Delivery Officer on the Area Board End of Year Report. Caroline thanked the Area Board Members and partners as without them it wouldn't have been possible to conduct the work which had been done. The presentation included the following points and an overview of the activities completed in relation to the previous Area Board priorities:</p> <ul style="list-style-type: none"> <li>• Children and Young People – Cllr Jon Hubbard <ul style="list-style-type: none"> <li>○ Activities included detached youth work, a survey, positive activities for those with special needs, a skate park event and a self-harm support programme.</li> <li>○ Cllr Hubbard noted that there had been continued work for young people with mental health needs with significant referrals made to agencies.</li> </ul> </li> <li>• Culture and Sport – Cllr Jonathon Seed <ul style="list-style-type: none"> <li>○ Activities included a heritage walk, the Explore Wiltshire Heritage App, display cabinets and the recording of Great Hinton's heritage.</li> </ul> </li> </ul>  |

# Melksham Area Board

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Minute Item 64



# Wiltshire Employment Land Review Update

## Final Report

Prepared for Wiltshire Council

September 2023

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| Approved by: | Gareth Jones |
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| Date: | September 2023 |
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## Executive Summary

- i. This Employment Land Review (ELR) for Wiltshire is an update of the previous ELR, prepared in 2018. It considers employment land demand over the period from 2020 to 2038. This ELR meets the requirements set out in National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

### Key messages

- ii. This ELR considers a number of scenarios for growth. Across Wiltshire the central scenario (1a) level of forecast demand is for up to 120 ha of employment land to meet local demand and potentially further land to meet the demand from regional and national strategic logistics (with an indicative figure of 23 ha). A higher growth scenario (2a) takes this combined demand up to 170 ha. Of the 160 ha of existing and allocated employment land, only 147 ha is best suited to meet local demand, and some sites have risk of non-delivery, and are under pressure for change-of-use, leaving as little as 95 ha of land that is existing or allocated for employment development, suitable for local demand, is medium/ low risk of non-delivery, and is not under pressure for change-of-use. Therefore, insufficient land is likely to be delivered to meet the forecast demand.
- iii. Based on the above conclusions, measures to help address the potential imbalance of demand and supply include:
- Resisting change-of-use on existing and allocated sites which continue to be suitable for employment. Wiltshire Council should discuss the situation with landowners and developers, with a view to protecting these sites and identifying ways in which support can be provided to help to bring them forward for employment
  - Wiltshire Council should discuss with landowners and developers any barriers to delivering sites that are part of mixed-use developments, to identify ways in which support can be provided to help to bring these forward
  - Considering the allocation of currently unallocated sites which are suitable for employment development
  - Additional new employment sites should be sought.
- iv. The availability of sites across the county and within each of the FEMAs needs to be closely monitored, and new allocations made when it is clear that the supply is insufficient to meet demand across the Local Plan period, and within each five-year period. The Council should aim to ensure that there is a constant five-year supply of employment sites available.

### Overview of the economy and change since last ELR

- v. Despite the UK leaving the EU and the impact of the Covid pandemic, the economy of Wiltshire has continued to grow since the last ELR. The most important sectors driving the demand for office space are the Real Estate, Professional, Scientific & Technical, and Public Administration & Defence sectors. Key drivers of demand for industrial space are Manufacturing and Wholesale & Retail Trade. Some other sectors are notable when examining the business base across Wiltshire as a whole, including Financial & Insurance in relation to office space, and Transportation & Storage in relation to industrial space.

- vi. The population of Wiltshire has grown in line with the benchmark South West and England rates since 2017, but the working age population has declined, at a slightly higher rate than these benchmarks, so the population is becoming older. Qualification levels are relatively good, but just below the national average. The unemployment rate is falling and is below those for the South West and England. Wiltshire has net out-commuting (comprising flows into and out of the county), with the greatest flows to and from Bath & North East Somerset and Swindon.
- vii. There are three functional economic market areas (FEMAs) in Wiltshire. Over half of current employment is in the A350 FEMA, with 30% in the A303 FEMA, and 14% in the M4/Swindon (Wiltshire) FEMA. The M4/Swindon (Wiltshire) FEMA saw the highest rate of economic growth from 2015 to 2019.
- viii. The most recent economic policies cover both Swindon and Wiltshire. Policies support growth in life sciences and high-value manufacturing; education and training to underpin this growth; and promoting sustainable growth and the circular economy.

### **Property market performance**

- ix. Global economic change, departure from the EU, and Covid have all affected the Wiltshire property market since the previous ELR, and the ongoing nature of these impacts mean medium and longer-term uncertainty. Effects have been an increased demand for distribution premises, and the impact of flexible working on the demand for offices.
- x. In 2021 there was 445,000 sq m of office space in Wiltshire and 2.7 million sq m of industrial space. Offices accounted for 14% of the total stock and industrial space accounted for 86%. The stock of employment space has grown by 1.6% between 2018 and 2021, with a larger percentage growth in office than industrial stock.
- xi. Industrial market rents in Wiltshire have been rising since 2018. Office market rents have remained roughly constant over the period from 2016 to 2021. Consultations with property agents have found that demand for industrial premises is outweighing supply; and the office market is well balanced, but speculative developments are unlikely to come forward. Demand for warehousing and logistics has increased significantly since 2018 and is expected to continue in the medium-term. Sites close to the M4 are particularly attractive to strategic logistics businesses.

### **Future demand for employment land**

- xii. Wiltshire Council has provided data on gains and losses of employment premises from 2010 to 2019. If this decade's trend is extrapolated forward, it shows a potential demand for between 160 ha and 206 ha of employment land from 2020 to 2038.
- xiii. Economic and employment forecasts have been purchased from Cambridge Econometrics (CE) and Oxford Economics (OE) to inform the forecasting of future demand for employment sites and premises. A central scenario from the two sets of employment forecasts has been converted into demand for premises and sites and combined with the demand for the replacement of existing stock to forecast the overall demand for employment land from 2020 to 2038 (referred to as scenario 1a). The central scenario (1a) requirement for employment land is for between 94 ha and 120 ha over the Local Plan period driven by local economic growth. Additional demand for strategic logistics sites will be driven by regional and national demand i.e., in addition to the forecast local growth. An indicative value of 23 ha could be borne in mind when formulating planning policy affecting the A350 FEMA or M4/Swindon (Wiltshire) FEMA.



- xiv. Following Planning Practice Guidance (PPG), alternative scenarios including a higher growth scenario (scenario 2a) and a decline in office use (scenarios 1b and 2b) have been considered. Combined with the demand driven by strategic logistics, forecast demand may be for up to 170 ha of employment land. More than 70% of this will be for industrial development (including logistics) and the rest for offices (including R&D). Central and alternative demand scenarios can be seen in Figure 1 below.

**Figure 1: Central and Alternative Demand Scenarios 2020 to 2038**

| Scenario                                     | Office demand (ha) | Industrial demand (ha) | Total demand (ha) |
|--|--------------------|------------------------|-------------------|
| 1a: Central                                  | 18 - 44            | 76                     | 94 - 120          |
| 2a: Higher growth                            | 20 - 49            | 98                     | 118 - 147         |
| 1b: Central with decline in office use       | 11 - 28            | 76                     | 87 - 104          |
| 2b: Higher growth with decline in office use | 13 - 33            | 98                     | 111 - 131         |
| Strategic logistics                          | -                  | 23                     | 23                |

Note: A notional demand for strategic logistics is additional to scenarios 1a to 2b.

- xv. The distribution across the three FEMAs can be seen in Figure 2 below.

**Figure 2: Forecast Demand for Employment Land 2020 to 2038 (ha)**

|  | A303    | A350                                 | M4/Swindon |
|--|---------|--------------------------------------|------------|
| 1a: Central                                  | 23 - 32 | 53 - 66                              | 18 - 22    |
| 2a: Higher growth                            | 29 - 39 | 69 - 84                              | 20 - 25    |
| 1b: Central with decline in office use       | 21 - 27 | 49 - 57                              | 17 - 20    |
| 2b: Higher growth with decline in office use | 27 - 34 | 65 - 75                              | 19 - 24    |
| Strategic logistics                          | -       | 23 (could be met in A350 or M4 FEMA) |            |

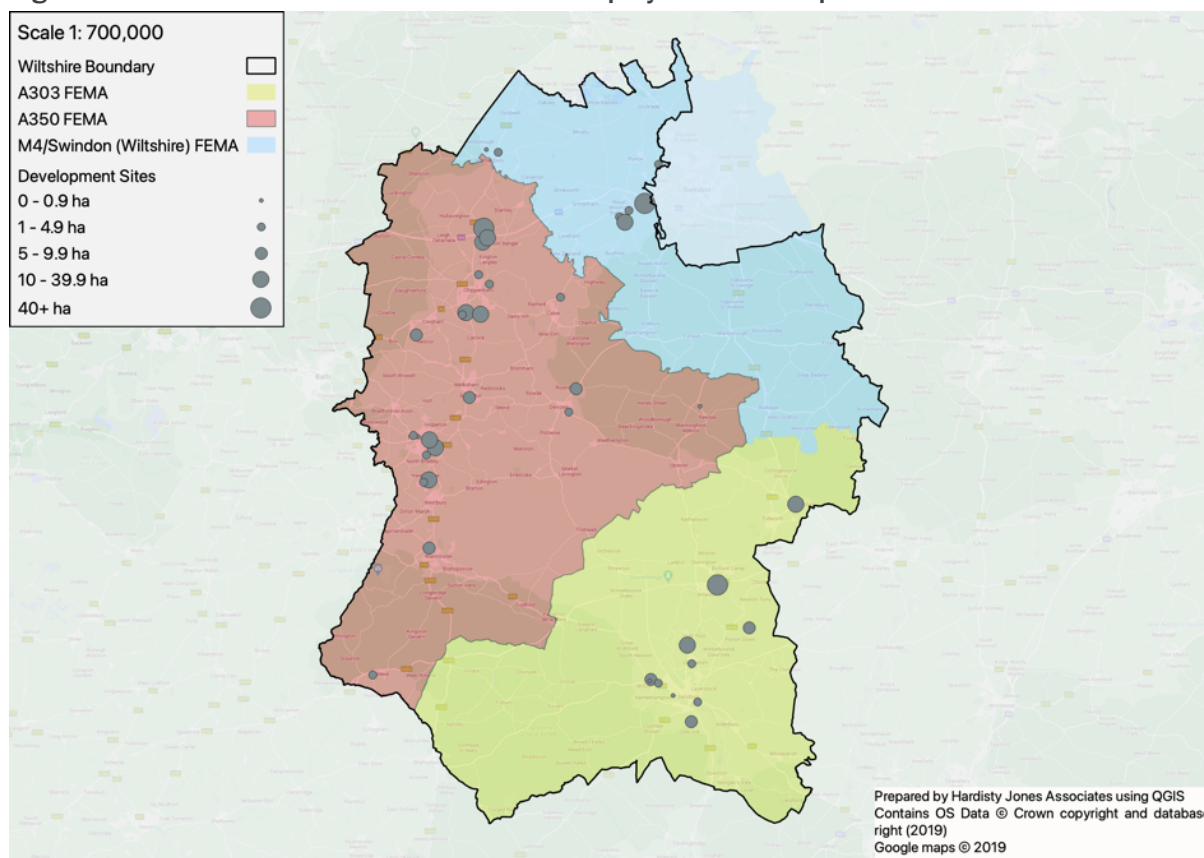
Note 1: Figures may not sum due to rounding

Note 2: Strategic logistics demand could be met in A350 or M4/ Swindon FEMAs

### Supply of employment sites

- xvi. In 2017, Wiltshire Council carried out a review of 147 employment sites in the county, including both developed and undeveloped sites. In 2022, 29 existing and allocated sites have been identified with land available for potential employment development (i.e., Use Classes E(g), B2, and B8), with 160 ha of land. A further fifteen unallocated potential development sites have been reviewed for this ELR (which could potentially add up to another 348 ha, but each needs to be considered in the process of drafting the Local Plan). The locations of sites with potential for employment development (i.e. existing, allocated, and unallocated) are shown in Figure 3 below.

**Figure 3: Location of Sites with Potential for Employment Development**



- xvii. One of the 24 existing sites is suited to accommodating both strategic logistics developments and local demand, as it is close to Junction 17 of the M4. Excluding part of the site for strategic logistics, this leaves 147 ha of existing and allocated land that is suitable for local demand.
- xviii. Many sites could be developed for offices or industrial development, as they have allocations for multiple uses i.e., a combination of E(g), B2, and B8. Only 82 ha of the existing and allocated employment land is expected to be brought to the market within the next five years, with the rest coming to the market after five years.
- xix. An overall assessment of the deliverability of the sites has been undertaken, and the risk of non-delivery of sites was assessed as high, medium, or low. Only 6 ha of the existing and allocated supply has been assessed as high risk of non-delivery, with 44 ha assessed as medium risk and 110 ha as low risk. However, 48 ha of the supply has been identified as being under pressure for change of use, including from employment to residential. This figure includes sites that have been assessed as low and medium risk of non-delivery.
- xx. Of the total existing and allocated supply of 160 ha, 147 ha is suitable for local demand (i.e., excluding land best suited for strategic logistics), and is medium or low risk of non-delivery. When land under pressure from change-of-use is excluded, this falls to 95 ha.
- xxi. An overall assessment of development viability has found that office development is generally not commercially viable, but some development may take place where the developer's rate of return is less important (e.g., development for a particular occupier or owner-occupier). Pre-let industrial space is generally commercially viable where there are no abnormal costs. Speculative industrial and warehouse development is viable in the A350 and M4/Swindon (Wiltshire) FEMAs, where

abnormal costs are not prohibitive; and owner-occupier demand can drive development on less viable sites.

### **Fit between demand and supply**

- xxii. Across Wiltshire the central scenario (1a) level of forecast demand is for up to 120 ha of employment land to meet local demand and potentially further land to meet the demand from regional and national strategic logistics (with an indicative figure of 23 ha). The higher growth scenario (2a) takes this combined demand up to 170 ha. Of the 160 ha of existing and allocated employment land, 147 ha is best suited to meet local demand, and some sites have risk of non-delivery, and are under pressure for change-of-use, leaving as little as 95 ha of land that is existing or allocated for employment development, suitable for local demand, is medium/low risk of non-delivery and is not under pressure for change-of-use. Therefore, there is insufficient land likely to be delivered to meet the forecast demand. The picture of demand and supply across different parts of Wiltshire is discussed in more detail below.

#### **A303 FEMA**

- xxiii. Under the central forecast scenario (1a) there is demand for up to 32 ha of employment land within this FEMA, rising to 39 ha under the higher growth scenario (2a). At present there is 31 ha of existing and allocated employment land within the FEMA, but 4 ha is at high risk of non-delivery, so there is likely to be insufficient land to meet the demand to 2038. There is a need for new sites, with potential for unmet demand in Amesbury, Salisbury, and some of the rural parts of the FEMA. Five currently unallocated sites have been reviewed, which could help to meet this need.

#### **A350 FEMA**

- xxiv. The total demand under the central forecast scenario (1a) is for up to 66 ha of land to meet local demand with the possibility of a further 23 ha of land to meet an indicative demand from regional and national strategic logistics. Under the higher growth scenario (2a) this is 84 ha for local demand and further land for strategic logistics. There is an existing and allocated supply of 106 ha that is suitable for local demand and a further 14 ha better suited to strategic logistics. However, there is a likely need for new sites, with potential for unmet demand in Corsham, Melksham, and in the rural parts of the FEMA. If some currently available employment sites are lost to other uses, then further sites will be needed. Six currently unallocated sites have been reviewed in the Chippenham, Corsham, and Melksham area but constraints on these will need to be overcome.

#### **M4/Swindon (Wiltshire) FEMA**

- xxv. Forecast demand under the central scenario (1a) is for up to 22 ha of employment land to meet local demand. This rises to 25 ha under the higher growth scenario (2a). At present there is only 9 ha of existing and allocated employment land in the FEMA, so a significant shortage of potential employment land to meet forecast demand. New sites are likely to be needed in Malmesbury, Marlborough, Wootton Bassett, and the rural parts of the FEMAs. Four potential sites have been reviewed, including one at Royal Wootton Bassett and three near Junction 16 of the M4.

#### **Type of property in demand**

- xxvi. There is demand for town centre offices in Chippenham, but limited demand elsewhere. The greatest demand for offices is for self-contained small offices in rural parts of the county. The greatest industrial demand is for units of between 1,500 sq. ft (140 sq. m) to 25,000 sq. ft (2,300 sq. m), but an increasing demand for units of between 50,000 sq. ft (4,600 sq. m) and 150,000 sq. ft (14,000 sq. m).

## Conclusions and policy implications

xxvii. Measures to help address the potential imbalance of demand and supply include:

- Resisting change-of-use on existing and allocated sites which continue to be suitable for employment. Wiltshire Council should discuss the situation with landowners and developers, with a view to protecting these sites and identifying ways in which support can be provided to help to bring them forward for employment
- Wiltshire Council should discuss with landowners and developers any barriers to delivering sites that are part of mixed-use developments, to identify ways in which support can be provided to help to bring these forward
- Considering the allocation of currently unallocated sites which are suitable for employment development
- Additional new employment sites should be sought to help address levels of demand.

xxviii. The availability of sites across the county and within each of the FEMAs needs to be closely monitored, and new allocations made when the supply is insufficient to meet demand across the Local Plan period, and within each five-year period. The Council should aim to ensure that there is a constant five-year supply of employment sites available.

xxix. Where it is viable to deliver sites (both allocated and unallocated) and there is forecast demand for them then their employment status should be protected and change of use resisted. Where there is a need to redevelop existing employment premises that are no longer fit-for-purpose, then this should be encouraged on the same site, reducing the need for replacement sites.

xxx. The Council needs to consider whether to allocate new sites in the rural parts of Wiltshire, or whether to prepare a criteria-based policy that enables rural sites to be developed for employment if they meet necessary standards.

xxxi. NPPF and PPG identify the need to consider the logistics sector, including national and regional demand as well as locally driven demand. There is evidence of significant interest in locating strategic regional and national logistics in Wiltshire, close to Junctions 16 and 17 of the M4. Next steps should include:

- Consider how an indicative demand for 23 ha of land for strategic logistics could be met. This could lead to the allocation of sites for strategic logistics or potential reserve sites could be identified and a mechanism put in place for their release when they are needed.
- Consider revisions to the current Wiltshire Local Plan Core Policy 34 to include criteria under which sites for strategic logistics can be considered, bearing in mind an indicative demand for 23ha of land, but allowing greater flexibility and less prescription.

xxxii. There is no immediate quantitative need for the de-allocation of any employment sites in Wiltshire. However, if some sites cannot be viably developed during the Local Plan period, then they may distort the view of supply, and their de-allocation as employment sites and allocation for other uses should be considered.

xxxiii. In some cases, allocated employment sites have not been developed due to deliverability and viability issues. It is necessary to look at the reasons for this on a site-by-site basis and consider whether there are barriers to delivery which can be addressed through public intervention. This may involve direct intervention by Wiltshire Council, or the lobbying of other public sector organisations

or funds to help overcome barriers. Suggestions for potential interventions are set out in the body of this report.

#### **Policy and delivery implications**

- xxxiv. Data gathering on the demand for, and especially the supply of employment land should be an ongoing process. Wiltshire Council should regularly review this document, updating the supply assessment on an annual basis, and updating the demand assessment at least once every five years.
- xxxv. For key sites that have already been assessed, Wiltshire Council should monitor their risk of non-delivery, focusing particularly on those which are at medium risk of non-delivery. Where necessary, intervention to support their delivery should be considered.
- xxxvi. All good quality existing employment sites should be maintained for employment use. Change of use from employment to any other use should only be considered if there are good reasons for doing so, and the site is making an insufficient contribution to the Wiltshire economy.
- xxxvii. New employment sites will be needed to ensure there is a sufficient supply of employment land to meet forecast demand over the Local Plan period, and during any rolling five-year period during this. New sites should be sought at Amesbury, Salisbury, Chippenham, Corsham, Malmesbury, Melksham, Marlborough, and Royal Wootton Bassett.
- xxxviii. There are few potential or allocated sites in the more deeply rural parts of Wiltshire, and there is likely to be demand here. It is not necessarily appropriate to allocate sites, but a set of criteria should be considered, and any proposals for development can be considered against these.
- xxxix. There is a need to maintain a supply of suitable space for small businesses, to enable new starts and growing businesses. The portfolio of sites and premises should accommodate the requirements of start-ups, early stage, SMEs and larger companies for office, industrial and warehouse use.

### **Fit between indicative demand and supply**

- 6.2.9 It should be noted that some of the indicative demand for the rest of this FEMA could be met on the sites listed under the settlements and vice versa, depending on their location.
- 6.2.10 At Amesbury there is indicative demand for up to 1.8 ha for Offices and 4.6 ha for Industrial sites, giving a total indicative demand for up to 6.4 ha of employment land. There is an allocation of 5 ha at Porton Science Park which is less than the indicative demand, and which is intended for science park activity so is not suitable for Industrial activity. One unallocated potential site has been reviewed at Earl's Down Farm, which could provide an extension to Solstice Park subject to there being no constraints to development.
- 6.2.11 At Salisbury and Wilton there is cumulative indicative demand for up to 5.6 ha for Offices and 4.3 ha for Industrial so a cumulative demand for up to 9.8 ha. There are four allocated sites in this area with a supply of 16.3 ha, of which 12.3 ha are medium or low risk of non-delivery, so this demand can be met. However, it is worth noting that none of these sites is located within Salisbury's central area, and most of the land is part of mixed-use developments alongside residential delivery. Two unallocated sites have been reviewed at High Post and Southampton Road, with potential for 91 ha of employment land. A site at Salisbury District Hospital has been reviewed, with potential for life sciences and higher education. The Churchfield site in Salisbury has been considered for redevelopment and is discussed above.
- 6.2.12 Tidworth & Ludgershall has indicative demand for up to 0.4 ha of Offices and 0.4 ha of Industrial land, so cumulative demand for 0.8 ha of employment land. There is a 10 ha site at Ludgershall so significantly more land than is needed to meet this demand. This site could also help to meet demand arising from the rest of the FEMA i.e., from outside the main settlements.
- 6.2.13 In the rest of the FEMA, outside the settlements, there is cumulative demand for up to 7.0 ha of Offices and 8.1 ha of Industrial land, so a cumulative demand for around 15 ha of employment land. Whilst this demand will be spread across the rural part of the FEMA and largely met on many small sites, some of this demand could potentially be met at the Castledown Business Park in Ludgershall and the sites at Salisbury and Wilton. However, these sites do not have excess capacity to meet all the demand outside the settlements, so additional sites will be needed to meet this demand.

## **6.3 Demand and supply in the A350 FEMA**

### **Overall fit**

- 6.3.1 As shown in Figure 6.9, the total demand in the A350 FEMA under the Central Scenario (1a) is for 44 ha of land for industrial development and between 9 and 22 ha of land for office development, so a maximum demand for 66 ha of land to meet local demand. There is a current supply of 106 ha of existing employment land or land allocated for local development, and 14 ha for strategic logistics. The total demand could be met at the FEMA level on existing and allocated sites. The fit of demand and supply below the FEMA level is discussed in more detail below.
- 6.3.2 Under Scenario 2a the total local demand increases to a maximum of 84 ha. This scenario, plus demand for strategic logistics, could be met in this FEMA.



### Offices and industrial

6.3.3 Of the current and allocated supply in the A350 FEMA, 72 ha is suitable for local office development and 103 ha is suitable for local industrial development (noting that some sites can be developed for either, so there is overlap between these two figures). There is sufficient supply to meet the local demand for both offices and industrial land in the A350 FEMA.

### First five years

6.3.4 Under the Central Scenario (1a) there is demand for 17 ha of industrial land and between 3 and 8 ha of land for offices in the first five years of the period, so a maximum demand for 25 ha of land. There is a current supply of 50 ha that is suitable for local demand and expected to be available during the first five years. Local demand can be met by the current supply.

### Land suitable for strategic logistics

6.3.5 Of the existing and allocated supply of 119 ha, 14 ha of this is more suitable for strategic logistics. An indicative value of 23 ha is suggested for strategic logistics.

### Summary

**Figure 6.9: Scenario 1a: Central Scenario in A350 FEMA**

| Demand  | ha                    |
|---|-----------------------|
| Demand for Offices (local)  | 9 - 22                |
| Demand for Industrial (local)                                       | 44                    |
| <b>Local demand (maximum)</b>                                       | <b>66</b>             |
| Demand for strategic logistics                                      | 23 (indicative value) |
| <b>Total demand incl. strategic logistics (maximum)</b>             | <b>89</b>             |
| Supply  |                       |
| Supply – existing and allocated sites with potential for Offices    | 72                    |
| Supply – existing and allocated sites with potential for Industrial | 117                   |
| <b>Supply – existing and allocated total</b>                        | <b>119</b>            |
| First Five Years  |                       |
| Local demand in first 5 years                                       | 20 - 25               |
| Existing supply in first five years suitable for local demand       | 50                    |

Note: Some sites are suitable for offices and industrial, so the supply of each may not sum to the total supply

### Distribution within the FEMA

#### *Indicative demand*

6.3.6 *Indicative* demand has been estimated at the level of settlements, but it should be noted that demand figures are less reliable below the FEMA level. These figures are intended to provide an indication of the distribution of demand throughout the FEMA and not an accurate assessment of demand in each town.

6.3.7 In consultation with Wiltshire Council, settlements have been clustered together where the indicative demand could be met within the cluster. The indicative demand for sites in each of the settlements, and the clusters of settlements can be seen in Figure 6.10 below. Note that the rest of the FEMA demand is all of that outside the main settlements. The clusters of settlements are:

- Bradford on Avon, Trowbridge, and Westbury
- Chippenham, Corsham, and Melksham

6.3.8 The other main settlements stand alone and do not form part of a cluster.

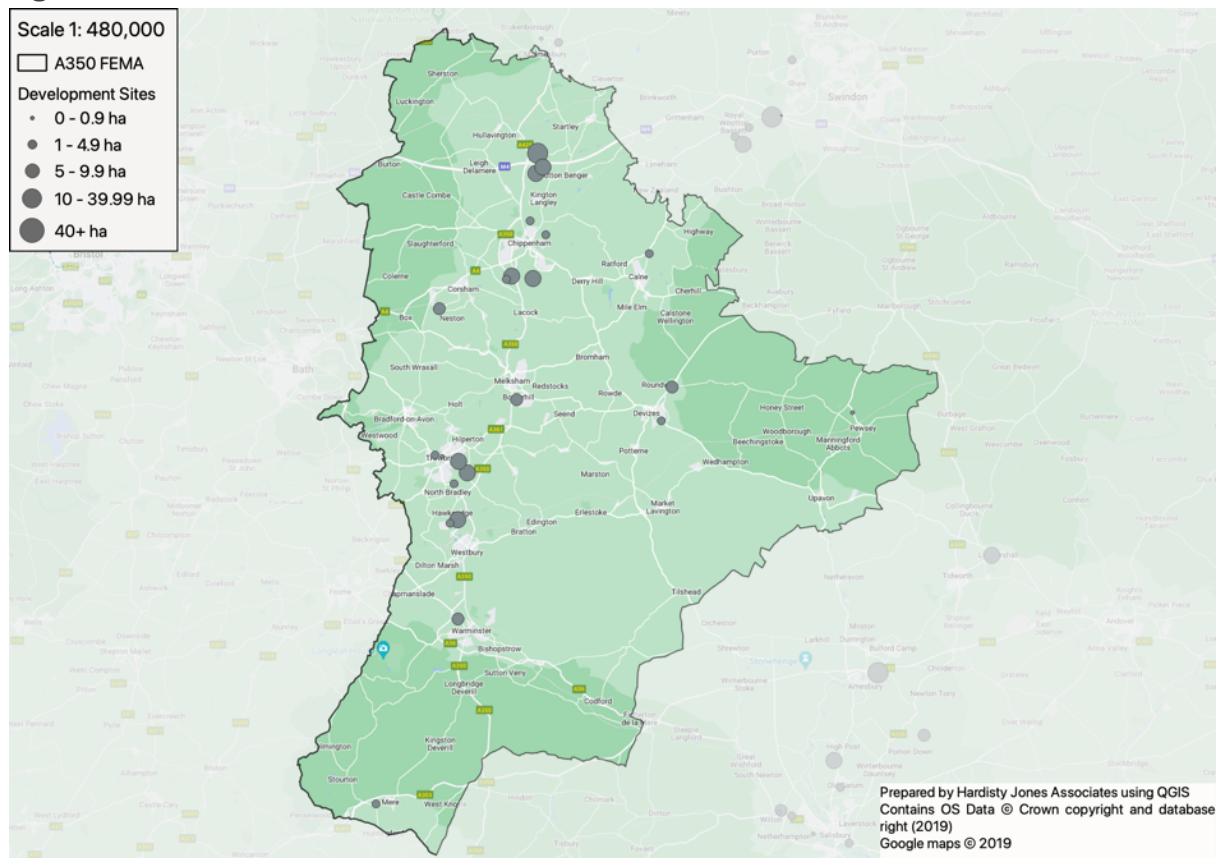
**Figure 6.10: Indicative Demand at main Settlements and Rest of the FEMA**

|  | Demand for Offices (ha) | Demand for Industrial (ha) | Total (ha)  |
|--|-------------------------|----------------------------|-------------|
| Bradford on Avon, Trowbridge, and Westbury | 2.1 – 5.2               | 5.6                        | 7.7 – 10.8  |
| Bradford on Avon                           | 0.4 - 1.0               | 0.1                        |             |
| Trowbridge                                 | 1.4 - 3.5               | 3.4                        |             |
| Westbury                                   | 0.3 - 0.7               | 2.1                        |             |
| Calne                                      | 0.2 - 0.5               | 2.7                        | 2.9 – 3.2   |
| Chippenham, Corsham, and Melksham          | 3.2 – 8.2               | 16.4                       | 19.6 – 24.6 |
| Chippenham                                 | 1.5 - 3.8               | 5.2                        |             |
| Corsham                                    | 1.2 - 3.1               | 4.3                        |             |
| Melksham                                   | 0.5 - 1.2               | 6.9                        |             |
| Devizes                                    | 0.7 - 1.8               | 3.2                        | 3.9 – 5.0   |
| Warminster                                 | 0.5 - 1.1               | 1.1                        | 1.6 – 2.2   |
| Rest of A350 (outside the settlements)     | 2.0 - 5.0               | 15.3                       | 17.3 – 20.3 |
| <i>Strategic Logistics</i>                 |                         | 23 (indicative value)      | 23          |

**Supply**

6.3.9 The sites with available development land in the A350 FEMA are set out in Figures 6.11 to 6.13 below.

**Figure 6.11: Location of Potential Sites in the A350 FEMA**



**Figure 6.12: Existing and Allocated Sites in the A350 FEMA**

| Name                           | Location   | Available Land (ha) | Use                   | Allocated | Risk of Non-Delivery | Pressure for Change of Use | Notes from Review of Sites   |
|--------------------------------|------------|---------------------|-----------------------|-----------|----------------------|----------------------------|--|
| Ashton Park Urban Extension    | Trowbridge | 15.0                | Office and Industrial | Allocated | L                    | No                         | The employment land is intended to act as a buffer to protected habitats and so is not at risk from pressure for change of use to residential. Planning conditions in the draft Section 106 agreement require (i) at least 13.6ha of employment land, and (ii) that both marketing and construction of the road infrastructure for the employment land take place before the first 1,250 dwellings are occupied. Investment in infrastructure, a link road, will be required to unlock the site and there are ecological constraints about bat protection. |
| South Trowbridge Business Park | Trowbridge | 7.6                 | Office and Industrial | Allocated | M                    | Yes                        | Site has had permissions for employment uses dating back to the 1990s, however no development has occurred. Persimmon submitted a residential scheme application which was withdrawn in December 2020. Viability and market appetite is cited by the developer as the main constraint on pursuing employment development.  |
| Land at Bradford Road          | Trowbridge | 3.2                 | Office and Industrial | Allocated | L                    | No                         | Proposals for a predominantly office-led scheme may face viability challenges, while B8 uses may pose access challenges (access is via a narrow road that is subject to flooding), though outline planning and reserved matters applications have been approved for three B8 units at the site. Current application for a care home on part of the site.   |
| White Horse Business Park      | Trowbridge | 1.5                 | Office and Industrial | Existing  | L                    | No                         | This existing site is identified as a principal employment area, supported in accordance with Core Policy 35, and therefore should be protected for  |

| Name                          | Location   | Available Land (ha) | Use  | Allocated   | Risk of Non-Delivery | Pressure for Change of Use | Notes from Review of Sites   |
|-------------------------------|------------|---------------------|--|-------------|----------------------|----------------------------|--|
|                               |            |                     |  |             |                      |                            | employment uses. There is one remaining undeveloped plot at the southern end of Epsom Way. BP Estates, operators of White Horse Business Park intend for it to be developed for employment use.  |
| Bowyers, Stallard Street      | Trowbridge | 0.1                 | Office and Light Industrial (part of mixed-use residential scheme) | Existing    | M                    | No                         | Trowbridge Masterplan promotes mixed use commercial (office-focused), retail, leisure and residential for this area on edge of town centre. However, this site is unlikely to come forward for B uses. Consent granted in 2013 for a food store, non-food retail units, leisure floorspace, food and drink floorspace and associated petrol filling station. |
| Hawke Ridge Business Park     | Westbury   | 14.7                | Office and Industrial  | Existing    | L                    | No                         | This site is an existing business park and strategic employment site allocated in the Wiltshire Core Strategy. There is a current planning application for B8 uses on part of the site.  |
| West Wiltshire Trading Estate | Westbury   | 2.0                 | Office and Industrial  | Existing    | L                    | No                         | This site is an existing business park and Principal Employment Area. The site is well-occupied. Some vacancies exist, including Romney buildings and other industrial/ warehouse units are also listed as available.  |
| <b>Sub Total</b>              |            | <b>44.1</b>         | <b>Office: 44.1<br/>Industrial:<br/>44.1</b>                       | <b>44.1</b> | <b>L/M:<br/>44.1</b> | <b>Safe:<br/>36.5</b>      |  |
| Rawlings Green                | Chippenham | 5.0                 | Office, Industrial and Others                                      | Allocated   | M                    | Yes                        | This site is a strategic allocation in the Chippenham Site Allocations Plan. It will require new infrastructure to unlock the site. Once this is in place the site will have good connections to the M4 and main A roads. The site is close to Chippenham railway station and the edge of the town centre.   |

| Name                                  | Location   | Available Land (ha)       | Use  | Allocated   | Risk of Non-Delivery | Pressure for Change of Use | Notes from Review of Sites  |
|---------------------------------------|------------|---------------------------|--|-------------|----------------------|----------------------------|---|
| Hunters Moon                          | Chippenham | 2.4                       | Office and Industrial                        | Allocated   | M                    | Yes                        | There are delivery concerns around the landowner's willingness to develop employment land that have been evidenced by the delay of employment uses coming forward and the current planning application to change the use of the employment area to residential. However, there is significant demand for industrial uses (including light industrial use) in Chippenham. The location of employment land is in a good position from a planning and market perspective because it is close to a strategic road network, located next to an established employment park and can be separated from residential development by appropriate screening. |
| Hill Corner                           | Chippenham | 2.7                       | Office and Industrial                        | Allocated   | M                    | No                         | Employment allocation included as part of the residential led north Chippenham development. Site is greenfield and proposes up to 12,710 sq m employment development for B1,B2,B8 uses. Planning consent granted in February 2016   |
| Showell Farm/Southpoint Business Park | Chippenham | 18                        | Office and Industrial                        | Allocated   | M                    | No                         | 18 ha of greenfield land of which 25 acres are developable and for which planning consent has been granted.   |
| Chippenham Gateway                    | M4 J17     | 27(13.5 for local demand) | Industrial                                   | Existing    | M                    | No                         | This site has potential to meet strategic regional and national logistics demand and local demand. Planning permission has been granted for up to 1 million sq. ft of B8 development since 2017. Indications form marketing and take-up so far are that there is strong demand for logistics and distribution units.  |
| <b>Sub Total</b>                      |            | <b>41.5</b>               | <b>Office: 28.0<br/>Industrial:<br/>41.5</b> | <b>41.5</b> | <b>L/M:<br/>41.5</b> | <b>Safe:<br/>34.2</b>      |   |



| Name                            | Location   | Available Land (ha) | Use                                    | Allocated  | Risk of Non-Delivery | Pressure for Change of Use | Notes from Review of Sites  |
|---------------------------------|------------|---------------------|--|------------|----------------------|----------------------------|---|
| Land at Horton Road             | Devizes    | 8.4                 | Office and Industrial                  | Allocated  | M                    | No                         | Retain for employment use. The previous threat of non-delivery from residential development pressure seems to have subsided. A recent planning application for up to 25,000 sqm of B2, B8 and E(g)(i-iii) was refused on transport/access grounds.  |
| Land at Nursted Road            | Devizes    | 1.5                 | Office and Industrial                  | Allocated  | L                    | No                         | A planning permission (18/02650/FUL) has been implemented on this site for a change of use from an agricultural field to a car and lorry park and lorry crane testing area.   |
| <b>Sub Total</b>                |            | <b>9.9</b>          | <b>Office: 9.9<br/>Industrial: 9.9</b> | <b>9.9</b> | <b>L/M:<br/>9.9</b>  | <b>Safe:<br/>9.9</b>       |   |
| West Warminster Urban Extension | Warminster | 5.6                 | Office and Industrial                  | Allocated  | L                    | Yes                        | This site is part of a mixed-use urban extension. Significant investment in infrastructure will be required to unlock the site as part of the second phase of a residential led scheme. However, discussions with the developer have indicated that they plan to build as many homes as possible on the site. There has been some interest from a brewery for a pub on the site.                                    |
| Land at Mere                    | Mere       | 1.5                 | Office and Industrial                  | Allocated  | L                    | No                         | This site is currently being marketed and Wiltshire Council is aware of multiple bidders, all wanting to bring it forward for employment. Planning permission for a care home on part of the site has been granted. Planning application for a business unit on site recently been received but will not be determined till a bat survey has been carried out in the spring. If granted approx. 0.5Ha will be left. |
| Land at Marlborough Road        | Pewsey     | 0.5                 | Office and Industrial                  | Allocated  | M                    | No                         | Employment provision will need to be fitting with the surrounding residential area. The Pewsey Neighbourhood Development Plan (NDP) welcomes employment development on this site but, wanting to be flexible in the expectation of housing pressure on  |



| Name  | Location | Available Land (ha) | Use                   | Allocated | Risk of Non-Delivery | Pressure for Change of Use | Notes from Review of Sites  |
|---|----------|---------------------|-----------------------|-----------|----------------------|----------------------------|---|
|   |          |                     |                       |           |                      |                            | the site, also supports mixed-use development and an expansion of the Salisbury Road site to compensate for any loss of employment land at Marlborough Road.  |
| Land East of Beversbrook Farm and Porte March Industrial Estate | Calne    | 1.9                 | Office and Industrial | Allocated | M                    | No                         | Site to the east of Oxford Road. The southern part of the original employment allocation has been lost to housing; however, remainder northern section has had permission granted for retail store (Phase I) and 10 employment units (Phase II). The Phase II employment land comprises 1.94ha. |

**Figure 6.13: Unallocated Potential Sites in the A350 FEMA**

| Name                      | Location   | Available Land (ha) | Use                         | Allocated | Risk of Non-Delivery | Pressure for Change of Use | Notes from Review of Sites   |
|---------------------------|------------|---------------------|-----------------------------|-----------|----------------------|----------------------------|--|
| Land South of Pewsham Way | Chippenham | 10.0                | Office and Light Industrial | No        | M                    | No                         | This site is part of a proposed urban extension, therefore, promoting sustainable development principles. However, long-delivery timescale given the size of the site and the need for a southern link road to improve access to the primary road network. It is within mixed ownership including Wiltshire Council and the site has been included within proposals for mixed use development in the Planning for Chippenham paper in the Local Plan Review consultation (2021). |
| Sands Quarry              | Corsham    | 9.8                 | n/a                         | No        | H                    | No                         | This site is a high risk of non-delivery, at least not without considerable expense, because of the inability to easily access the surrounding drainage infrastructure. Grampian condition imposed on withdrawn planning application (N/12/01289/OUT) would require that connection to the surrounding drainage infrastructure would involve negotiation with multiple third parties and with no   |

| Name                                   | Location | Available Land (ha) | Use        | Allocated | Risk of Non Delivery | Pressure for Change of Use | Notes from Review of Sites   |
|--|----------|---------------------|------------|-----------|----------------------|----------------------------|--|
|  |          |                     |            |           |                      |                            | ability for Wessex Water or the Council to exercise their statutory powers to assist.  |
| Golf Course Land                       | Melksham | 5.0                 | Industrial | No        | M                    | No                         | This site should be considered for employment use if it becomes available. Awaiting decision from Wiltshire Council strategic property on a location for new highways transfer station. Site is within Wiltshire Council ownership and there is business interest in the site. There is the potential for assembly with privately owned land adjacent, subject to access arrangements. However, Wiltshire Council depot strategy review (2022) indicates there may not be surplus land available for employment development.   |
| Chippenham Gateway (plot D)            | M4 J17   | 6.0                 | Industrial | No        | M                    |                            | The first phase of the consented scheme of development at this site is being delivered with the remaining phases expected by the developer to be built out by 2025. As a result of demand at this site, the developer is proposing to promote the 6ha Plot D as an extension, as well as a further c17ha site to the east.   |
| Land NE of B4122, south of M4 motorway | M4 J17   | 17.5                | Industrial | No        | M                    |                            | This unallocated greenfield site under the same ownership of the consented Chippenham Gateway/ St Modwen Park site nearby is being proposed as a potential c17.5ha extension to the consented scheme south-east of junction 17 on the M4. The site shares similar characteristics with the consented site in terms of assessment criteria though there may be some additional traffic issues to consider given the site's greater distance from junction 17. The site promoters have not undertaken any analysis of issues, though the commercial success of the consented scheme suggests there are not likely to be viability issues in delivering the proposed development at the site. |

| Name         | Location | Available Land (ha) | Use        | Allocated | Risk of Non Delivery | Pressure for Change of Use | Notes from Review of Sites   |
|--------------|----------|---------------------|------------|-----------|----------------------|----------------------------|--|
| Stanton Park | M4 J17   | 21                  | Industrial | No        | M                    | No                         | This unallocated site has the potential to meet strategic regional and national logistics demand.. |

### **Fit between indicative local demand and supply**

- 6.3.10 At Bradford on Avon, Trowbridge, and Westbury there is indicative demand for up to 5.2 ha for Offices and 5.6 ha for Industrial. There are seven sites in this area, comprising 44.1 ha of land. All these sites are existing or allocated and at low or medium risk of non-delivery. There is significantly more supply than demand in this area. Some of the demand arising from the rest of the FEMA, outside the settlements, could also be met on these sites.
- 6.3.11 At Chippenham, Corsham and Melksham there is indicative demand for up to 8.2 ha for Offices and 16.4 ha for industrial, so a cumulative demand for up to 24.6 ha of land. Some 41.5 ha of land is currently allocated for development. Six further sites have been reviewed which are not yet allocated: Land South of Pewsham Way, Sands Quarry, Golf Course Land, Chippenham Gateway Plot D, Land NE of B4122, and Stanton Park. The latter three could help to meet regional and national logistics demand as well as local demand. They should be considered for allocation, and all constraints on the delivery of these sites should be investigated, and solutions identified. If all these sites are allocated, they could also help to meet demand arising from the rest of the FEMA, outside the settlements.
- 6.3.12 There is indicative demand for around 3 ha of employment land at Calne and a site with 1.9 ha of potential development land. If no further sites can be identified at Calne, this demand could potentially be met at sites in the Chippenham, Corsham and Melksham area.
- 6.3.13 Devizes has indicative demand for up to 1.8 ha for Offices and 3.2 ha of Industrial land, so a cumulative demand for around 5 ha of land. Two sites in Devizes provide 9.9 ha of potential land, so are large enough to meet the indicative demand. These sites could also help to meet some of the demand arising from the rest of the FEMA, outside the settlements.
- 6.3.14 Warminster has indicative demand for 1.1 ha of Offices and 1.1 ha of Industrial land, so a cumulative demand for 2.2 ha of employment land. A single site as part of the West Warminster Urban Extension could provide 5.6 ha of employment land. This site could also help to meet demand arising from the rest of the FEMA.
- 6.3.15 In the rest of A350 FEMA, comprising the rural area, there is cumulative demand for up to 20 ha of employment land. Whilst this demand will be spread across the rural part of the FEMA and largely met on many small sites, some of this demand could potentially be met at two sites at Mere and Pewsey – with around 2 ha of land available. The sites associated with the settlements that are discussed above, if delivered, could help to meet this demand. There is potential excess supply of 36 ha at Trowbridge and Westbury; 4 ha at Devizes; and 4 ha at Warminster if all potential sites are delivered. These sites, along with those at Mere and Pewsey, give a good spread of potential supply along the A350 FEMA.

### **Strategic logistics**

- 6.3.16 There is strong market interest in a strategic logistics site close to a motorway junction. There is land available at Chippenham Gateway and a further site has been proposed at Stanton Park, although this is not allocated for development.

## Teresa Strange

---

**From:** Teresa Strange  
**Sent:** 19 November 2024 15:58  
**To:** RIDA.MALIK@WELLERSLAWGROUP.COM  
**Cc:** Marianne Rossi  
**Subject:** FW: Access to Davey Play Area to be shown in a different colour  
**Attachments:** AGENDA ITEM 05d- Davey Play Area Transfer.pdf; Davey\_Play\_Area14-10-2024\_15-19-56\_SI0000269446.pdf

**Sensitivity:** Confidential

Dear Rida

Further to your email this afternoon, please find below and attached the issues the parish council have with the transfer document. Apologies that this went to Asma and you were not copied in. In addition, the parish council have commissioned an independent inspection of the play area, and require the faults found by the Inspector to be put right before the transfer of the play area. We have an annual inspection of all our play areas, and we have added in this play area each year as an independent assessment, and this is not the first year we have pointed these things out to Taylor Wimpey.

With many thanks, Teresa

---

**From:** Marianne Rossi <admin@melkshamwithout-pc.gov.uk>  
**Sent:** 15 November 2024 15:22  
**To:** Asma Shamim <Asma.Shamim@wellerslawgroup.com>  
**Cc:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** RE: Access to Davey Play Area to be shown in a different colour  
**Sensitivity:** Confidential

Dear Asma,

We have received the play area transfer in the post; however, the council have noticed some errors that need correcting before this can be signed. I have highlighted in yellow on the attached where the errors are and the amendments required are as follows:

- Under clause 6 it detailed Melksham Parish Council. This needed to be amended to state **Melksham Without Parish Council** so that it eliminates any confusion in future years as to what council this refers to.
- Clause 7 has the wrong address, please can this be changed to the following:  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
SN12 6ES

Also, the council noted that under clause 11 there were three options, none of which have been ticked. They have asked us to double check that none of these boxes need to be ticked? We assume that this section only needs to be ticked if there is more than one transferee but as I say the council just want to check this.

Many thanks

Best Wishes,  
Marianne

Marianne Rossi  
Finance and Amenities Officer  
Melksham Without Parish Council  
First Floor  
Melksham Community Campus  
Market Place  
Melksham  
SN12 6ES  
01225 705700  
[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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**From:** Asma Shamim <[Asma.Shamim@wellerslawgroup.com](mailto:Asma.Shamim@wellerslawgroup.com)>  
**Sent:** 18 September 2024 18:59  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** Marianne Rossi <[admin@melkshamwithout-pc.gov.uk](mailto:admin@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Access to Davey Play Area to be shown in a different colour  
**Sensitivity:** Confidential

Dear Teresa,

The plan has been accepted.

I have requested the final version of the Transfer and shall forward the same to you upon receipt.

With kind regards

**Asma Shamim**  
Partner

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**Wellers Hedleys**

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## Teresa Strange

---

**From:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Sent:** 19 November 2024 10:40  
**To:** Teresa Strange  
**Subject:** FW: New Melksham Primary School Site Pathfinder Way - Fencing Works  
**Attachments:** School settingout plan.pdf; 20241105\_115217.jpg; 20241105\_114331.jpg

**Importance:** High

Hi Teresa,

Please see this update ref the new primary school site.

Please share etc

**Nick Holder**  
**Councillor for Bowerhill**  
**Cabinet Member for Highways, Streetscene and Flooding**  
**Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN**

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**Tel: 07931 905520**  
Email: [nick.holder@wiltshire.gov.uk](mailto:nick.holder@wiltshire.gov.uk)  
**Facebook@Cllr Nick Holder for Bowerhill**

---

**From:** Dixon, Anthony <Anthony.Dixon@wiltshire.gov.uk>  
**Sent:** 19 November 2024 08:12  
**To:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>  
**Cc:** Davies, Clara <Clara.Davies@wiltshire.gov.uk>; Barrah, James <James.Barrah@wiltshire.gov.uk>  
**Subject:** New Melksham Primary School Site Pathfinder Way - Fencing Works

Hello Nick,

I just wanted to make you aware that permanent fencing works start tomorrow for approximately 4 to 5 weeks on the Pathfinder site along the boundary of what will be the school in line with the attached red line boundary plan. This will ensure that the land now owned by the Council is completely secure and the large attenuation pond (which is currently quite dry) cannot be accessed from the school site. Also, just to make you aware that I've asked that ID Verde cut back the vegetation on the site and we will keep an eye on it going forward now that the land is in our ownership to make sure that its doesn't become too overgrown.

I was on site last week and yesterday and whilst the ground conditions were quite wet, I don't believe that there are any flooding risks from our site to the neighbouring properties and once the vegetation has been cut back, we will further assess this. I'm on A/L from tonight until Mon 2<sup>nd</sup> December, but on my return, I'd be happy to meet you on site if that would be of any benefit.

Finally, we have discussed previously the status of the paths installed by the developer on the Amenity land, running around its perimeter. When I was on site last week, I noted that they are overgrown and

in parts undistinguishable and improvement works will be required before they will be able to be used. I've attached a couple of photographs taken last week for information.

Kind regards, Anthony

**Anthony Dixon MRICS**  
**Senior Project Manager**  
Strategic Asset & Facilities Management Team  
Housing and Commercial Development

## Wiltshire Council

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Email: [anthony.dixon@wiltshire.gov.uk](mailto:anthony.dixon@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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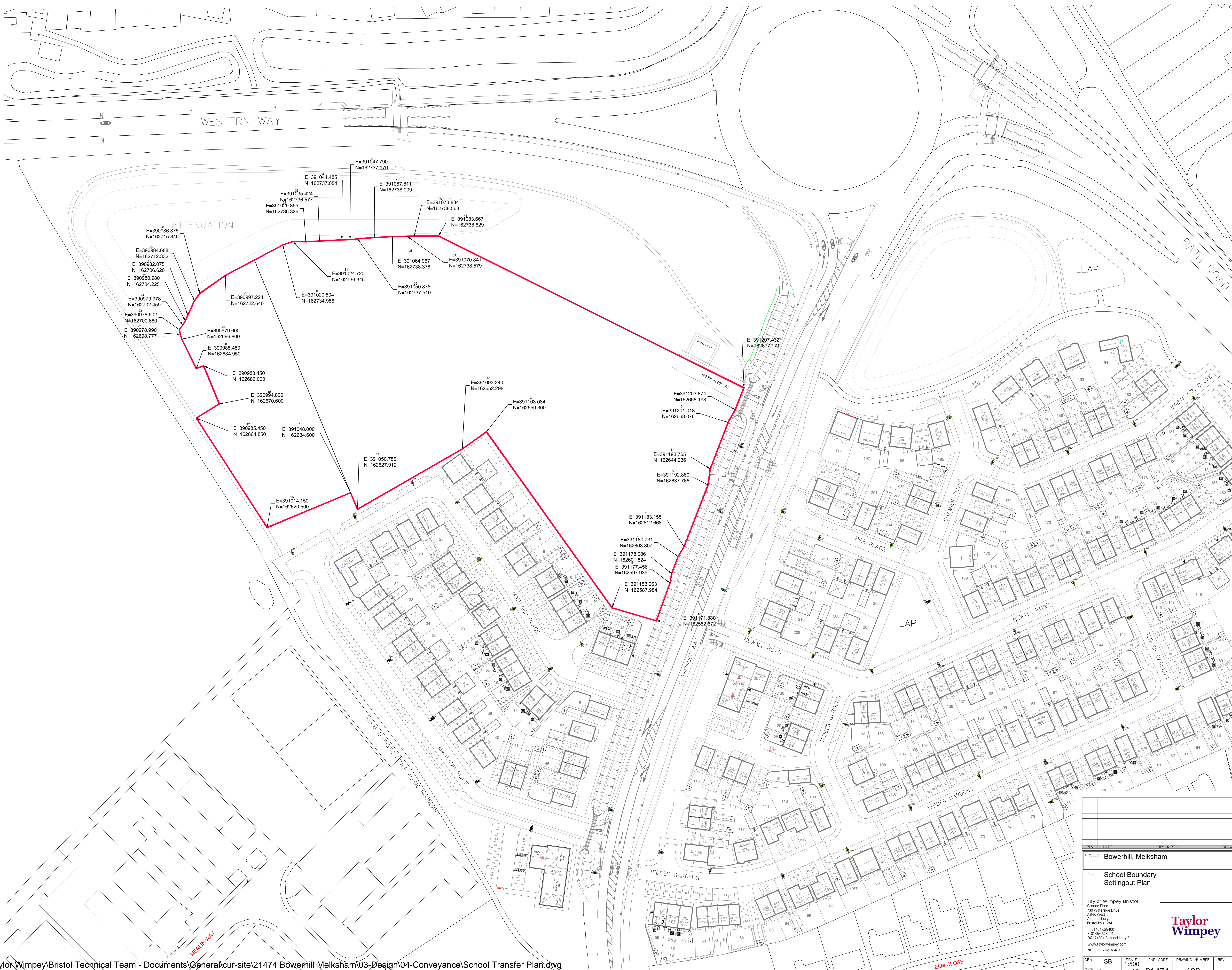


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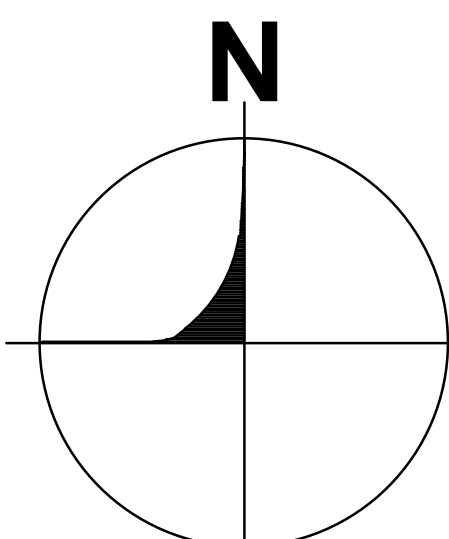


C:\Users\SJBaker\Taylor Wimpey\Bristol Technical Team - Documents\General\cur-site\21474 Bowerhill Melksham\03-Design\04-Conveyance\School Transfer Plan.dwg

| REV | DATE | DESCRIPTION | DRAWN |
|-----|------|-------------|-------|
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|  |                                 |                |           |
|--|---------------------------------|----------------|-----------|
| PROJECT  | Bowerhill, Melksham             |                |           |
| TITLE  | School Boundary Settingout Plan |                |           |
| Taylor Wimpey Bristol<br>Ground Floor<br>730 Waterside Drive<br>Acton West<br>Almondsbury<br>Bristol BS31 2AU<br>T 01454 62800<br>F 01454 62901<br>DX 124894 Almondsbury 3<br>www.taylorwimpey.com<br>NHC REG No 76463 |                                 |                |           |
| DRN  | SB                              | SCALE          | LAND CODE |
| DATE   | Sep 22                          | 1:500<br>at A0 | 21474     |
| DRAWING NUMBER   | 400                             | REV            |           |





Photos from email about school fence that mentions poor state of footpaths on Pathfinder amenity land





**PRE-APPLICATION MEETING WITH DEVELOPERS OF LAND NORTH OF  
BERRYFIELD LANE AND MELKSHAM WITHOUT PARISH COUNCIL  
TUESDAY 8<sup>TH</sup> OCTOBER 2024**

|                 |                               |                                 |
|-----------------|-------------------------------|---------------------------------|
| <b>Present:</b> | Councillor Richard Wood       | Melksham Without Parish Council |
|                 | Councillor David Pafford      | Melksham Without Parish Council |
|                 | Councillor Peter Richardson   | Melksham Without Parish Council |
|                 | Councillor Mark Harris        | Melksham Without Parish Council |
|                 | Councillor Alan Baines        | Melksham Without Parish Council |
|                 | Teresa Strange, Clerk         | Melksham Without Parish Council |
|                 | Jackie Milliner               | TOR & Co                        |
|                 | Amar Benkreira                | TOR & Co                        |
|                 | James Pitt, Managing Director | Martin Grant Homes              |

**Introductions:**

It was noted that notes of the meeting were being made, but to be kept confidential until their public consultation went live.

Members of the Parish Council's planning committee and guests introduced themselves, with Councillor Richard Wood chairing the meeting.

James Pitt explained that Martin Grant Homes are based in Surrey and are a small/medium sized housebuilder, started in the late 1970s/early 1980s and still in ownership of the family. They build between 350/500 houses per year, and have ramped up the housebuilding side of the business over the last 10 years. They control sites and are housebuilding from the south up into the Midlands and Northampton. They are proud of the product they deliver, and the quality of the build. They are currently building on 3 sites at present, which is not at capacity but they have some planning blockages at present. They do not "land bank" which they believe is an urban myth, and as a small company that build houses, they need to get a return on their investment and get on and build houses, and not sit on land. They do not have any other sites in Wiltshire.

TOR & Co, a buyout of previous company Terence O'Rourke, also represent Gleesons on the land at Blackmore Farm (current planning application for c500 houses east of Melksham) locally.

**The Site:**

A plan showing the proposed site was presented. Jackie Milliner presented a sketch of the emerging proposal, with 70 homes of quite low density with lots of green infrastructure and open space. Access off Berryfield Lane. Making the most of the containment that Berryfield Lane and Semington Road provide. Beefing up the northern boundary with some planting. Some archaeological interest in the western end that will be safeguarded. Enough provision for biodiversity net gain on the site. The 70 dwellings would be 40% affordable homes, with close proximity to local facilities and connections. Members pointed out that there was no local shop and queried closeness to the railway station. Jackie explained that they meant the wider area with the pub, and other things going on in the area with access into the town

centre, and schools; again, with members pointing out the lack of safe walking access.

Amar explained that feedback was going to be gathered shortly from residents via a public consultation.

Members checked that the developers were aware that the site is not allocated in either the Wiltshire Council Core Strategy or emerging Local Plan; or the adopted Melksham Neighbourhood Plan and emerging reviewed Neighbourhood Plan 2.

One access is currently planned, rather than two, to reduce the amount of hedgerow to be removed. Queries were raised about the single-track, one-way nature of the road alongside the side of the New Inn and if it would be stopped up at the main entrance proposed and diverted; which could discourage use of residents accessing the proposed site via the single-track road. Amar confirmed that nothing was set in stone re accesses yet, hence their pre application conversation with the parish council at this stage. Members pointed out the relatively recent sewage pipe installed in one of the fields of the proposed site, and the protected route for the restoration of the Wilts & Berks Canal. Jackie noted that the canal route application was submitted in 2012 and they cannot see any progress on the project or funding, and their landowner is not supportive of the project. The canal trust has not been in touch recently and not answered any of their queries regarding construction; they feel the project is not viable. Questions were asked about community support, with the parish council feeling that there was support in Melksham but less so in Berryfield. Progress was happening with the canal restoration project in the north, and presumably the route would have to be protected across their proposed site. Tor & Co explained that the landowner would not give permission for the canal on his land; nevertheless, the parish council noted that the route is protected in the Core Strategy. Comments on its viability had been submitted to the Local Plan review by Tor & Co, with it understood that approval of the submission version of the Local Plan was due at Wiltshire Council next week. For Tor & Co, they felt that communities needed more affordable housing to live in rather than a new canal. Members explained new housing in Berryfield comes at a sensitive time with the new developments approved and being built.

Members asked for more clarification on the “high quality” of the housing, and James Pitt explained that the houses are bespoke, not generic designs. Good quality landscaping, street furniture and architecture designed housing. Too early to know about solar panels, EV charging, no gas boilers etc, but coming through the new building regulations in any case. The developers were directed to look at the evidence base and main documents for the reviewed Melksham Neighbourhood Plan 2 due shortly for submission; but in particular the Melksham Design Guidelines and Codes and the Green Wedge study as this covered their proposed site; the Housing Needs Assessment which specifically talks to type and tenure in the Melksham area. The requirement for 2-bedroom homes for starter homes and to downsize to, and also bungalows, with some local examples in new developments cited.

There is also an independent Site Assessment by AECOM, and parts of the proposed site were assessed as SHELAA (Strategic Housing and Employment Land



Availability Assessment) 3105a and 3105b as RED, not sustainable. The comments from the assessment summary were read out and Tor & Co said that they would address any policy constraints in the application.

The western part of the site has a nod to the local farming community, and this was queried, with it having a “barn” shape/style terrace, with wooden cladding. Members mentioned a good example at Mallory Place in Bowerhill.

Across the two parcels of land the split of housing to be 30/40, and the play area on the land in the application site, but close to the Berryfield “triangle”. Members asked if they had considered ways of discouraging residents from accessing the A350 from Berryfield Lane, as this was considered dangerous. Although the current appeal site was using this for access to their site, they did not have permission and it contravenes their planning permission with current planning enforcement in place. Members also pointed out the new enforcement camera at the Bus Gate on Semington Road which impacts on driving children to the primary school at St George’s in Semington. Walking routes are not close, apart from Aloeric school, which is still quite a hike. A new primary school has gained planning application at Pathfinder Place recently. The parish council has worked hard with Wiltshire Council members to provide a safe walking route from the new housing developments on Semington Road to the new school, as there is no pavement on Western Way. The desire line from Semington Road to Aloeric school was also shown, with work in progress to try and obtain a crossing on the desire line across the roundabout. The desire line for cyclists coming into town from the National Cycleway on Semington Road was also indicated, which tapers out before reaching Aloeric school or the town centre. Transport on this roundabout would be reduced if the proposed Eastern Bypass was built in the future.

In terms of things that the parish council would like to see on new development such as recreational walking, avoiding cul-de-sacs as they make refuse collections difficult, as well as parking on narrow roads. The parish council have a standard list for proposed new developments which they will send separately.

#### **Timescales:**

Consultation to be undertaken and then completion of technical work, with submission of a planning application this year. This would be an outline application. For context, members explained that Berryfield is classed as a “small village” in the Core Strategy, with Neighbourhood Plan 1 policy protection too and yet 400 houses have been approved in recent years due to the lack of 5-year land supply. Tor & Co indicated that the forthcoming changes in the NPPF mean that there will be more houses coming in the direction of Wiltshire. They want to make sure with their consultation that they are getting it right in terms of quality of build, proposed amenities and infrastructure to go with the new development.

#### **Affordable Housing:**

Tor & Co asked about thoughts on the government’s First Homes product, and they were directed to the Housing Needs Assessment which had details on the type and tenure with research directly on this issue in there. Ways to have small units without being in large anonymous blocks of flats in the countryside were discussed. Tor &

Co have designed a Mansion House, that is flats with parking and open space, in the New Forest which may be of interest.

**Rights of Way:**

The Clerk explained a previous Right of Way improvement request with access to the river and then on to the canal, going through the farm site and some discussions with the Right of Way officer on rerouting the RoW rather than residents using planks of wood to bridge the watercourse. This could be a RoW improvement through the s106 agreement as would be used by residents at their proposed development; as the styles locally have already been improved by the installation of kissing gates by other new developments. The developers explained that it was difficult for them to act as not on their land, but it could be a contribution via a s106 agreement.

**Community Facilities:**

Tor & Co asked if a local shop on the development would be a requirement, with members not sure as there was a local petrol station on Semington Road which was pointed out on the map. The parish council explained that they would be interested in entering into negotiations and first refusal on the play area; and would like to see areas for informal play and a teen shelter.

**Public Consultation:**

The consultation was planned to be launched online, with a mailing to residents close to the site. Members were disappointed to find out that a drop-in session for the public was not planned, and stressed that they felt that this was important, especially as there was a village hall so close to the proposed development which would be an excellent venue in terms of access and facilities.