

AGENDA Planning Committee 7th April 2025 _____	2
AGENDA ITEM 06b - Boundary Farm covering letter _____	7
AGENDA ITEM 07a - Gompels warehouse - Correspondence with Air Ambulance H&S officer _____	13
AGENDA ITEM 08f - Request for equipped play equipment for Phase 2 behind Townsend Farm _____	25
AGENDA ITEM 10a - Correspondence from CAWS to Brockleaze BESS _____	27
AGENDA ITEM 10a - CAWS Brockleaze Questions V1 _____	28
AGENDA ITEM 10a 0 Brockleaze BESS location plan _____	30
AGENDA ITEM 10b - Lime Down Solar Project update _____	31
AGENDA ITEM 10c - CAWS BESS update on substation connections _____	34
AGENDA ITEM 10c - CAWS BESS update on substation connections LIST _____	35
AGENDA ITEM 11a - Update on Westlands Lane _____	36



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Tuesday 1st April 2025

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), Mark Harris, Peter Richardson and Martin Franks

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 7th April 2025 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.

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=84128956620>

Or go to www.zoom.us or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**
Passcode: 070920. Instructions on how to access Zoom are on the parish council website www.melkshamwithout-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:**
 - a) **[PL/2025/02422](#) Holbrook Dairy Farm, Berryfield Lane, Melksham, SN12 6EH**
Prior Approval - Class Q - Agricultural to Dwellinghouse: Prior approval under Part 3 Class Q for a proposed Agricultural Barn Conversion to Single Dwelling.
Applicant: Mr Komosa **Comments by 7th April 2025**
 - b) **[PL/2025/02668](#) Boundary Farm, 620 Berryfield Lane, Melksham, SN12 6EF**
Full Planning Permission: Change of use of 20 square meters from agricultural to B2 commercial with temporary storage tank for stone waste.
Applicant: Sandridge Stone Ltd **Comments by 24th April 2025**
 - c) **[PL/2025/03004](#) 18 Duxford Close, Bowerhill, Melksham, SN12 6XN**
Householder Planning Permission: First Floor Bedroom Extension.
Applicant: Mr & Mrs Draper **Comments by 25th April 2025**
 - d) **[PL/2025/02839](#) 39 Duxford Close, Bowerhill, Melksham, SN12 6XN**
Householder Planning Permission: Proposed First Floor Extension.
Applicant: Mr Ryan Bewley **Comments by 23rd April 2025**
7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).

- a) **PL/2024/11426**: Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts: Construction of warehouse with office space, parking and associated landscaping including site access.
To consider additional information: Flood Risk Assessment & SuDS Strategy, Heritage Assessment, Landscape and Visual Impact Assessment, Validation of Employment Numbers, Highways Authority correspondence

To note correspondence with Wiltshire & Bath Air Ambulance.

8. Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

- a) **PL/2024/07097**: Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP: 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 and 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). Applicant: Catesby Estates Promotions Limited.

To consider feedback from meeting with Catesby 31st March and if any further comments to be submitted

- b) **PL/2024/10674**: Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd

- c) **PL/2024/10345**: Land north of the A3102, Melksham (New Road Farm) The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West

To note date to meet with Bloor and review revised/amended plans/documents

- d) **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.
To consider correspondence from Neighbourhood Plan consultants and applicant on this application.

- e) **PL/2025/00626: Land North of Berryfield Lane, Melksham, SN12 6DT:** Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).
- f) **PL/2024/11665: Land at Semington Road, Melksham, SN12 6DP:** (Rear of Townsend Farm Phase 2) Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping. Applicant: Living Space Housing.
New comments from Public Open Space/Play Area and subsequent correspondence

9. To consider the new Premises Licences:

- a) To note guidance for making representations
<https://www.wiltshire.gov.uk/article/5840/Licensing-Act-2003-guidance>
- b) **WTF Festival, Oakfield Stadium, Eastern Way, Melksham, SN12 7GU.** Applicant: Jarboom Ltd. Amplified Live Music (Outdoors), Recorded Music, Supply of Alcohol, Fri 20/06/25 & Sat 21/06/25 13:00 – 23:00 Sun 22/06/25 12:00 – 21:00. Open to the public Fri 20/06/25 & Sat 21/06/25 13:00 to 01:00 Sun 22/06/25 12:00 – 23:00

Comments by 15th April

- c) **Whitley Golf Club, Corsham Road, Whitley.** Applicant: Jack Nicholas Change permitted hours to sell alcohol from 10am to 8am so 8am to midnight every day. Amend opening hours to 7am start, until midnight, 7 days a week.

Comments by 21st April 2025

10. Proposed Energy Installations

- a) To consider submitting a response to the **Brockleaze BESS** (Battery Energy Storage System) public consultation. Greenergy is proposing to build a 450MW BESS at Neston Park Estate, Corsham, SN13 9PQ <https://greenergy.eu/en-uk/projects/brockleaze/>
Public Consultation Weds 26th March to Monday 21st April (NB: outside of the parish boundary)
- b) To note update from **Lime Down Solar** following close of second public consultation ending 19th March and consider accepting an invitation to meet for briefing
- c) **To consider update by CAWS BESS (Community Action: Whitley & Shaw) Working Group on connections to Melksham Substation/s**

11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **Westlands Lane, Beanacre:** To receive update on current situation
 - b) **Berryfield Lane, Berryfield:** To receive update on current situation
 - c) **Land adjoining to 35 Westlands Lane, Beanacre:** To consider correspondence from resident
12. **Planning Policy:**
- a) **Joint Melksham Neighbourhood Plan:**
 - i) To consider response of Examiner following Examination (if received) and next steps
 - ii) To note approval of funding by Melksham Town Council for this joint project
 - b) **Wiltshire Council's Draft Local Plan Examination:** To note response to the Inspectors' Initial Questions by Wiltshire Council (21st March)
<https://www.localplanservices.co.uk/wiltshirelpexamination>
13. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
 - i) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**
[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. Applicant: Tor & Co for Gleasons
To consider any queries arising from ongoing negotiations and approve way forward
 - ii) **Pathfinder Place:**
 - To note any update on outstanding issues and consider way forward.
 - To note update regarding transfer of Play Area
 - iii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - 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.
 - v) **To note any S106 decisions made under delegated powers**
 - b) **Contact with developers:**

Copy to all Councillors

Wiltshire Council
Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER

16th March 2025

Dear Sir/Madam,

Please find enclosed a completed application for full planning permission for the change of use of 20m² of agricultural land to B2 commercial.

The land in question is a small area of farmland belonging to W D Guley and Sons of Boundary Farm, 620 Berryfield Lane, Melksham, SN12 6EF. The applicant rents a B2 industrial unit from J & D Guley within the growing industrial site known as 'Boundary Farm Business Park'.





Approx scale 1:2,000 @A4

W D Guley & Sons have agreed to the change and to allow periodic access to the site subject to proper planning approval for the change of use.

Background to the application

Sandridge Stone Ltd. operate a traditional stonemasonry business processing local Bath Stone. We have been active in the Melksham area since 2018, having formerly been located at Manor Farm, Sandridge Common. The expanding business moved to Boundary Farm Business Park in 2024 and this has provided the opportunity for a further increase in capacity, which now includes the cutting of primary quarry blocks (supplied by Hartham Park Quarry, Corsham).

A bi-product of the primary sawing of stone is an inert limestone slurry, which needs to be temporarily stored until such time as it can be cost effectively removed for correct disposal. At present the Sandridge Stone operation is severely hampered by the lack of a large temporary storage tank, which can be dug out mechanically. Currently, a small tank within the unit is having to be dug out by hand, which has proved far more time-consuming and inefficient than expected. This is creating a severe bottleneck in the operation, which is limiting production levels to below 50% of potential capacity.

Application proposal

The change of use of the 20m² of land would allow for a temporary storage tank to be sunk immediately adjacent to the Sandridge Stone Unit in a place which would be easily accessible for the stone waste removal and yet not compromising the safe operation of the stone yard, which relies on the ability to freely and safely move blocks of stone and pallets with forklift trucks.

The 20m² footprint includes a 1 metre boundary between the tank and the adjacent industrial units to ensure they are not compromised by the excavation. The tank itself would have a footprint of 11.2m² and its depth would be 1.8m, giving a total volume of 20 cubic metres. Based on the known levels of waste that will be generated, this would require the waste to be dug out and removed no more often than every three months.

Existing land use & proposed land use



The tank would be located with the boundary area marked in red above.

Design considerations

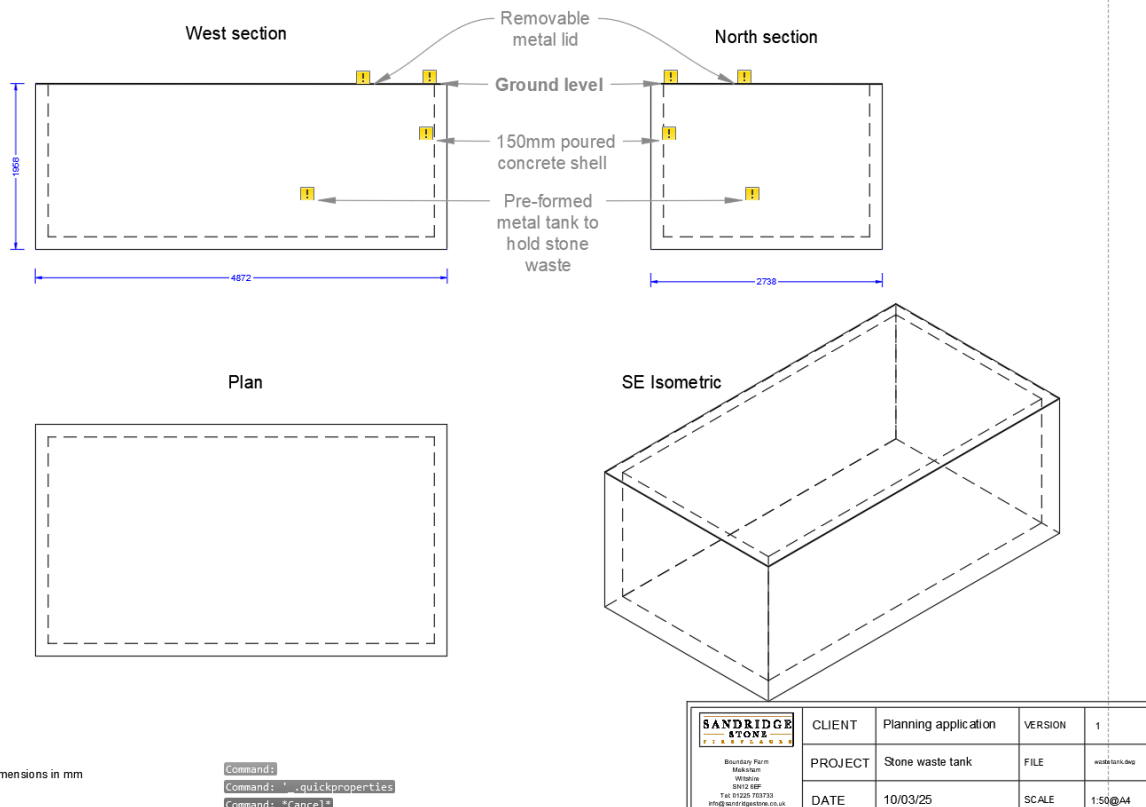
Two key factors have been considered in the design of the storage tank:

1. Integrity of the walls & base to ensure that the limestone/water mix cannot leach out into the surrounding soil.

This has been dealt with by use of a triple layer of protection:

- The tank itself is of a pre-formed metal construction, the integrity of which will be tested for leaks.
 - The metal tank will be sunk into a poured concrete shell, 150mm thick at the sides and base.
 - A tanking slurry layer will be applied between the metal tank and concrete shell.
2. Safety of personnel and livestock.
 - The tank will have a secure, lockable metal lid, which will be deployed at all times other than when the tank is being emptied. This will negate the risk of any people or animals falling into it.
 - A perimeter fence will be erected around the tank to keep livestock out. The fence will be of the same type as the rest of the fences in the field. The redundant gate shown in the above picture will be redeployed to provide digger access to the tank

Stone waste storage tank design & dimensions



Visual impact

The impact on the landscape will be very minimal because:

1. The site for the proposed change of use is tucked away in an otherwise redundant section of farmland.
2. There are no neighbours who could see it.
3. The proposed structure will be sunk into the ground, not elevated.

Neighbour amenity

Due to its remote and discreet location, the impact on neighbours is very minimal, with only three additional commercial vehicle movements within the Berryfield Lane area every three to six months (see below).

Access and highway plan

The land on which the tank is located will be access every three to six months using the same route as farm traffic.

There will three vehicle movements every 3-6 months:

1. Delivery of a skip next to the tank.
2. Access for medium sized digger.
3. Removal of skip after the tank has been dug out.



Sandridge Stone Industrial Unit and yard.



Gated access to east side of unit



Track used by farm vehicles to north to be used by skip lorry and digger.

Business intensity

Sandridge Stone is a traditional craft skills business who support the local economy by employing four local people directly and providing custom for many other local businesses, not least the Hartham Park quarry in Corsham.

Stonemasonry has a long and renowned association with the local economy because of the presence of the world-famous Bath Stone. The production principles and processes have

changed little over the generations. Two longstanding local masonry companies (JJ Masonry, Bowerhill, Melksham and Moonraker Masonry, Leafield Corsham) have closed over the last three years due to the retirement of their proprietors. Sandridge Stone have subsequently taken on many of their former customers and represents the next generation of stonemasons bearing the torch for what some consider to be a dying trade.

The approval of this application will remove a severe production bottleneck, which will allow for a large increase in production. This will in turn result in one additional full-time employee being taken on immediately.

I hope that the detail herein is sufficient to ensure your early approval of this application. However if there is any aspect of the proposal you wish to examine in more detail, please do not hesitate to contact me.

Yours faithfully,

Jim Wheel
Director
Sandridge Stone Ltd.

Teresa Strange

From: Francis, Claire <Claire.Francis@wiltshire.gov.uk>
Sent: 31 March 2025 17:41
To: Richard Miller; Teresa Strange; Matt Wilcock
Cc: Developmentmanagement; Brown, Russell
Subject: RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Thanks for your comments. I have forwarded these to our Environmental protection team who are assessing the planning application.

Kind regards

Claire

From: Richard Miller <richard.miller@wbairambulance.org.uk>
Sent: 31 March 2025 09:13
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Matt Wilcock <matt.wilcock@wbairambulance.org.uk>
Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Brown, Russell <Russell.Brown@wiltshire.gov.uk>; Francis, Claire <Claire.Francis@wiltshire.gov.uk>
Subject: RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Some people who received this message don't often get email from richard.miller@wbairambulance.org.uk. [Learn why this is important](#)

Morning Teresa

Thank you for the email, I appreciate you keeping us in the loop.

We are just looking into how this will affect our routes in and out of the airbase so we can preserve our flight safety. On initial glance I think it would be extremely sensible to have a bird management plan in place for this new build, just so we can reduce any safety concerns we or any other Air Ambulance might have in the future.

We'll respond via the below email with our answer.

Regards

Rich

Richard Miller
Safety & Operations Manager



Safety is No Accident

T: 01380 819306
M: 07552 233149
Outmarsh, Semington, Wiltshire, BA14 6JX
Charity Number 1144097

CHECK OUT OUR EXCITING
2025 EVENTS CALENDAR



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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 28 March 2025 16:06
To: Richard Miller <richard.miller@wbairambulance.org.uk>; Matt Wilcock <matt.wilcock@wbairambulance.org.uk>
Cc: 'Developmentmanagement' <developmentmanagement@wiltshire.gov.uk>; russell.brown@wiltshire.gov.uk;
Francis, Claire <Claire.Francis@wiltshire.gov.uk>
Subject: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Hi Richard and Matt

I just had a thought about your seagull/potential bird strike issue and a planning application for a large new warehouse just outside the Bowerhill Industrial Estate; would you like to take a look at the application, and send in any comments to:

developmentmanagement@wiltshire.gov.uk

I have gone back to your original email to me for background info for the Planning Officer, below. On the other big building applications in the close vicinity the parish council have asked for a management plan and bird proofing methods – **and by copy of this email to Development Management and the Planning Officer I doing that on this application too.** Claire Francis in Pest Control copied in for info as met the Air Ambulance with me.

The condition included on the temporary structures on the old Christie Miller site (PL/2023/01008) says:

When submitting a full permanent application for a highways depot, a bird management scheme will need to be provided to demonstrate how the buildings can be protected from seagull roosting to reduce the impact on the Air

Ambulance flight path. This is due to the previous now demolished building being a site where seagulls nested and the concern that they return to breed from their original site.

Other than the seagulls, you may have other planning considerations, I am not sure if this would be on your flight path into your base?

Wiltshire Council are currently reconsulting on the plans as there has been some new documents added to the online portal with a deadline of:

To see the planning application use this link, you can add your comments there or email them as per the emails copied.

PL/2024/11426

Site Address

Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

Proposal

Construction of warehouse with office space, parking and associated landscaping including site access

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ30000BQqO1IAL/pl202411426>

Apologies that I have only just thought to send this to you now.

Kind regards,

Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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Want to keep in touch?

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From: Pest Control <PestControl@wiltshire.gov.uk>
Sent: Monday, September 25, 2023 3:57 PM
To: Matt Wilcock <mattw@wiltshireairambulance.co.uk>; Pest Control <PestControl@wiltshire.gov.uk>; Richard Miller <Richardm@wiltshireairambulance.co.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: AIR AMBULANCE Seagull safety warning over Bowerhill Industrial Estate

Thanks Matt

I think it would be helpful to meet to discuss. The pest team is a self-funding service and whilst we don't have any resources to deal with gulls at the moment we could certainly work together with Melksham Without to write to landowners to advise about the issue and offer advice on proofing of roof spaces to try and protect the area. There is as you identified the risk that this pushes the problem to different roof spaces but could reduce numbers over time.

I live fairly locally so happy to meet on site and discuss in more detail.

Kind regards

Claire

From: Matt Wilcock <mattw@wiltshireairambulance.co.uk>
Sent: Monday, September 25, 2023 3:34 PM
To: Pest Control <PestControl@wiltshire.gov.uk>; Richard Miller <Richardm@wiltshireairambulance.co.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: AIR AMBULANCE Seagull safety warning over Bowerhill Industrial Estate

Hi Claire

I am aware of the legal challenge which changed the use of the 'General Licence' with regards control of certain bird species.

We do seem to be getting a growing population of Seagulls which hang around just to the north of our base and at a height which we will sooner or later hit one. We have in the last year hit 2 birds, 1 of which we are fairly certain was a seagull when flying near Calne.

We do have a bird scarer at base but it does not seem to deter the seagulls. Clearly, we do not own the buildings the seagulls seem to live on so there is not much we can initially do but there may be some deterrence methods which may work here, but my experience tells me that they will just move to a nearby set of buildings.

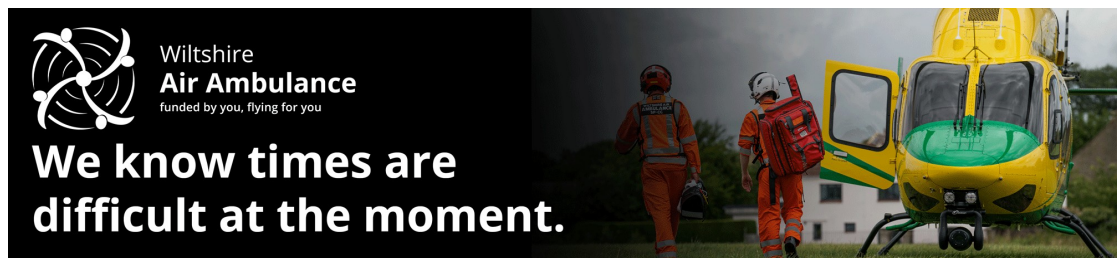
As a helicopter operating base who have a good case to put to NE for a licence to have the gulls permanently removed, but there are just some hoops to jump through.

Happy to help if I can.

Matt Wilcock
Capt
Chief Pilot
Wiltshire Air Ambulance

T: 01380 819339
M: 07796615763

 **Wiltshire Air Ambulance, Outmarsh, Semington, Wiltshire, BA14 6JX**



Registered charity number 1144097



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From: Pest Control <PestControl@wiltshire.gov.uk>

Sent: Monday, September 25, 2023 3:05 PM

To: Richard Miller <Richardm@wiltshireairambulance.co.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Pest Control <PestControl@wiltshire.gov.uk>

Cc: Matt Wilcock <mattw@wiltshireairambulance.co.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: RE: AIR AMBULANCE Seagull safety warning over Bowerhill Industrial Estate

Hi Teresa and Richard

Thank you for raising this issue.

Since 2019 when a legal challenge was launched there have been changes made to the way Gulls can be controlled, this has made it difficult for Gulls to be controlled other than by using proofing methods unless a license is applied for from Natural England. These licenses have been tightly controlled and I am not aware of any that have been successful in Wiltshire. A license has to be meet certain criteria and to pass a screening test to control gulls:-

- **preserve air safety**
- prevent disease or serious agricultural damage to livestock, animal feed, crops, growing timber, fisheries or inland waters
- preserve public health or safety
- conserve wild birds, other animals or plants

You must also show that :-

- actual damage or a problem is occurring, or likely to occur – and the target species is causing it
- you have tried non-lethal solutions or you can show that they would not be effective or practical
- there are no suitable alternative methods of control
- action you take under the licence will contribute to preventing damage or resolving the problem
- action you take under the licence will not negatively affect the conservation status of the wild bird

It would be useful to understand more about where the gulls are that are causing a problem and to consider what the options are. I am happy to visit the site and look at the issues and potentially seek advice from Natural England.

Kind regards

Claire

Claire Francis
Public Protection Manager Pest Control, Dog Service and Anti-Social Behaviour
Public Protection



Tel: 01249 706309

Email: claire.francis@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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From: Richard Miller <Richardm@wiltshireairambulance.co.uk>

Sent: Monday, September 25, 2023 10:32 AM

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Pest Control <PestControl@wiltshire.gov.uk>

Cc: Matt Wilcock <mattw@wiltshireairambulance.co.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>

Subject: RE: AIR AMBULANCE Seagull safety warning over Bowerhill Industrial Estate

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Hi All

Thanks Teresa, more than happy to set up a meeting hear at the airbase if it helps.

Take care

Rich

Richard Miller

Safety & Operations Manager

T: 01380 819306

M: 07552 233149



📍 Wiltshire Air Ambulance, Outmarsh, Semington, Wiltshire, BA14 6JX



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

Sent: Monday, September 25, 2023 10:25 AM

To: pestcontrol@wiltshire.gov.uk

Cc: Richard Miller <Richardm@wiltshireairambulance.co.uk>; Matt Wilcock <mattw@wiltshireairambulance.co.uk>;
Nick.Holder@wiltshire.gov.uk

Subject: AIR AMBULANCE Seagull safety warning over Bowerhill Industrial Estate

Importance: High

Dear Pest Control

After a couple of 'phonecalls to Wiltshire Council this morning I am sending this concern to you direct as have been advised that you are the right department/authority to talk to.

This has been raised as a safety concern by the Air Ambulance who are based in the parish.

Its hard to spot but you can see the gulls in the photo below.

The contact details for the Air Ambulance are below, but if you can keep us in the loop and/or let us know if there is anything we can assist with, please let us now.

With kind regards,

Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Market Place, Melksham

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www.melkshamwithout-pc.gov.uk

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From: Richard Miller <Richardm@wiltshireairambulance.co.uk>
Sent: 25 September 2023 10:17
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Matt Wilcock <mattw@wiltshireairambulance.co.uk>
Subject: RE: Seagull safety warning over Bowerhill Industrial Estate

Hi Teresa

Thanks for the chat earlier, really appreciate your support. Especially as this has now raised a safety report at Wiltshire Air Ambulance.

We've noticed over the last 2 years an increase in bird (mainly Seagulls) activity coming from and over Bowerhill Industrial Estate. At the moment we haven't had to avoid any on our approach/departure from our landing site in Melksham, but I'm fearing it won't be long until it happens.

On the 24th September around 1900 we noticed twice a large sum of gulls which we estimated to be around 100 coming from the industrial estate and I'm wondering what we can do to prevent a serious accident from happening (picture below).



More than happy to come across and chat if it helps.

Regards

Rich

Richard Miller

Safety & Operations Manager



T: 01380 819306

M: 07552 233149

 Wiltshire Air Ambulance, Outmarsh, Semington, Wiltshire, BA14 6JX



Registered charity number 1144097



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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Monday, September 25, 2023 10:05 AM
To: Richard Miller <Richardm@wiltshireairambulance.co.uk>
Subject: Seagull safety warning over Bowerhill Industrial Estate

Morning Richard

Good to talk to you this morning, if you are able to reply with a couple of details of what we discussed this morning, and I will let you know what I can find out in terms of responsibility etc. and a way to proceed.

Kind regards, Teresa

Teresa Strange
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Teresa Strange

From: Teresa Strange
Sent: 01 April 2025 18:21
To: Wilcock, Lance
Cc: Geeson, Daniel
Subject: Your comments on 2024/11665 REM land at Semington Road (living spaces phase 2)

Hi Lance (and Danny)

I note your comments on this application which is for 53 100% affordable houses at Land at Semington Road (behind Townsend Farm). This is actually Phase 2 of this development, with 50 dwellings already with permission at appeal, and being built out (20/07334/OUT & PL/2023/00808REM) These are also 100% affordable – the reason that they were both approved at appeal.

The parish council feel very strongly that if these two applications had come forward together – as they were once – that the 103 dwellings would have triggered the requirement for some equipped play and have been consistently been asking for this.

Its for 100% affordable housing, and in what the parish council consider not a very sustainable site, with lack of public transport options.

Any pressure you could put to request that some play equipment should be provided on site, rather than an off site contribution, would be greatly appreciated.

Public Open Spaces Comments 24th March 25

Hi Adrian, Regarding the public open space aspect of REM application PL/2024/11665, firstly I note from the documents on the online planning portal that the proposal seems to be for 53 dwellings (the original description was ‘for up to 53 dwellings’). From Schedule 5, clause 1 of the attached S106 it states that the Owner needs to inform the Council at Reserved Matters whether they intend to provide the Open Space on-site, either fully or partially, or pay the Off-site Open Space Contribution, either fully or calculated on the shortfall of Open Space provided on-site. This similarly applies to the Play Area. The attached Proposed Site Layout Plan suggests that there is some Open Space on-site (although the area of this isn’t clear), but there doesn’t appear to be any Play Area on-site. Could you please get confirmation from the applicant whether the Open Space provided on-site meets the 1,850.18 sqm requirement or whether an Off-site Open Space Contribution calculated on the shortfall at a rate of £34 per sqm will also be required? (payable prior to first occupation of the Development). In the absence of an on-site Play Area, could you please also confirm with the applicant that they intend to pay the Off-site Play Area Contribution of £13,508.64? (93.81 sqm x £144; also payable prior to first occupation of the Development). Schedule 5, clause 3 also requires that the Landscape Plan is submitted and approved. I can confirm that the Landscape Plan submitted (attached) meets the requirements. Thanks, Lance. Lance Wilcock Senior Technical Officer Highway Operations

With kind regards, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor

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Teresa Strange

From: CAWS <whitley.and.shaw@gmail.com>
Sent: 27 March 2025 17:44
To: info.uk@grenergy.eu
Cc: Teresa Strange; MATHEW, Brian (MP); Phil Alford; Corsham Council; CAWS; whitleywg24@gmail.com; Atworth Clerk
Subject: Brockleaze BESS
Attachments: Brockleaze Questions V1.pdf

Dear Brockleaze

I refer to your request for questions in relation to the above proposed scheme.

I lead a community group that represents residents living in two villages to the south of the proposed site. Those residents are understandably concerned about the impact of the proposed BESS and the associated cable run.

We intend to attend your webinar next week but it would be very helpful if you could provide answers to our initial questions in the attached list as soon as possible, and ideally before the webinar.

Regards

Peter Richardson
CAWS Chair and Parish Councillor



Questions Regarding Brockleaze Battery Storage at Neston V1

No	Question	Answer
1.	Is this scheme in any way connected with Lime Down Solar?	
2.	You state that you intend to connect to Melksham Substation 2.5KM away. Do you have a Transmission Entry Capacity Agreement (TECA)?	
3.	What is your expected connection date?	
4.	We note that you have a TECA for a scheme called "Beanacre BESS" for the Melksham 132KV Substation. Is this the same scheme as Brockleaze"?	
5.	What is the proposed cable route?	
6.	Is the cable route underground or above ground?	
7.	Have you had a pre application meeting/discussion with Wiltshire Council?	
8.	Please confirm the BESS capacity (MWh) and power (MW).	
9.	What type of battery units are proposed?	
10.	Please confirm the expected life of the scheme.	
11.	Please confirm the height of the highest piece of equipment in the onsite substation.	
12.	What is the minimum required distance between battery related equipment and residential properties?	
13.	Can we see a copy of the proposed Battery Safety Management Plan?	
14.	Please provide a copy of all site surveys including hydrology/drainage, ecology, biodiversity, heritage and traffic/access.	
15.	What is the size of the site in acres?	
16.	How long would you expect the construction phase to last (BESS and cable)?	

17.	How long will the cable-laying works take?	
18.	Has a flood risk assessment been carried out?	
19.	What is the noise output of each BESS unit expected to be inclusive of fans/cooling equipment?	
20.	What is the cumulative noise output of the BESS equipment expected to be inclusive of the substation?	
21.	Have the Fire Service been consulted?	
22.	How will the cumulative impact with the other local solar farms and battery sites be assessed?	
23.	Has an independent consultant assessed the soil quality or are you relying on historic published records?	
24.	If soil quality has been assessed, please advise who has done this.	
25.	Will the BESS contain second-life batteries?	

27 March 2025



LEGEND
 APPLICATION BOUNDARY —

PROJECT MELKSHAM BESS
 OWNER GREENERGY RENOVABLES

DESCRIPTION LOCATION PLAN

UTM LOCATION	DRAWING NUMBER
REGION UK	REVISION 1
COUNTIE	SCALE 1:4000
COUNCIL	DATE 19.03.2025



Teresa Strange

From: Lime Down Solar Park <info@limedownsolar.co.uk>
Sent: 26 March 2025 10:13
To: Fiona Dey
Subject: Project Update: close of statutory consultation on proposals for Lime Down Solar Park

No images? [Click here](#)



Lime Down Solar Park Project Update

Dear Teresa Strange,

I am writing to you as Melksham Without Parish Council to confirm that the second stage of consultation on our proposals for Lime Down Solar Park has now closed.

The purpose of this statutory stage of consultation was to present our updated proposals for Lime Down Solar Park and give local communities and interested parties the opportunity to provide their views on how the plans have evolved since the initial consultation we held last year.

Over the course of the seven-week consultation, over 1,110 people attended the in-person and online information events we held. We also met with individuals and organisations to understand first-hand their concerns and answer any questions.

We are really pleased with the significant level and quality of responses we have received over the course of the consultation; further to it closing on 19 March 2025, over 1,500 individuals and organisations have submitted feedback. We would like to thank everyone who took part. It has been a rewarding seven weeks and we welcome the level of engagement we've received.

What happens next?

Now the consultation has closed, we will review all the feedback received alongside the findings from our ongoing environmental and technical assessments, to help finalise our detailed proposals for Lime Down Solar Park. We will then submit our application for development consent to the Planning Inspectorate (PINS).

Our final application will include a Consultation Report summarising the responses submitted to the consultation, along with an explanation of how we have taken those issues into account to develop our final proposals for the Project.

We anticipate submitting our application towards the end of 2025. After receiving our application, PINS has 28 days to decide whether to accept it so it can proceed to examination stage. If accepted, PINS will publish all the application documents on its website, including the Consultation Report.

Subject to our application being accepted for examination, you will have the opportunity to register with PINS to have your say at the pre-examination stage of the ongoing project development process. Information about how you can have your say at different stages of the development process for Nationally Significant Infrastructure Projects can be found on PINS' website at: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/having-your-say-guide>

When the examination process concludes, PINS will make a recommendation to the Secretary of State for the Department of Energy Security and Net Zero (DESNZ) about whether the application should be approved. The decision on whether to grant final consent for Lime Down Solar Park will be made by the Secretary of State for DESNZ.

Next steps

Further to completing our review of feedback received, we would welcome the opportunity to brief Melksham Without Parish Council and provide an overview of this stage of consultation along with a summary of the issues raised, if this would be of interest.

A member of the team will be in touch with you shortly to discuss the possibility of arranging a briefing in the coming weeks. Alternatively, please

do contact us directly by calling FREEPHONE 0808 175 6656, sending an email to info@limedownsolar.co.uk, or writing to us at FREEPOST Lime Down Solar. We will otherwise continue to update you on the Project development process as it progresses.

Yours sincerely,



Will Threlfall
Senior Project Development Manager
Island Green Power

Communication Lines

- info@limedownsolar.co.uk
- Freephone - 0808 175 6656 (open 09.00-17.00 Monday to Friday excluding bank holidays)
- FREEPOST Lime Down Solar Park
- www.limedownsolar.co.uk



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Teresa Strange

From: Peter Richardson
Sent: 01 April 2025 12:32
To: Teresa Strange
Cc: CAWS
Subject: Connections to Melksham Substations(s)

Hi Teresa

The CAWS BESS Working Group monitors connections to local substations. An update is published by NG twice a week. The latest is below.

A few of points to note:

1. Many are a long way off (2037) but we think some of those might come forward early with the upgrades to the substation.
2. We assume the Melksham 132KV substation is the one by the Farmers Roundabout/Asda which will make some cable runs challenging. But it could be part of the substation at Beanacre. Location details are unclear.
3. "Beanacre BESS" is being developed by the same company as the new Neston development that is currently under consultation. It might even be the same scheme. If it is the same scheme, then 2037 is misleading.
4. It is also possible that new Neston scheme is a cover story for the Lime Down Solar BESS. We say this because the developer says he plans to connect to the Melksham Substation and only LDS have a connection big enough for that right now.
5. The Elements Green development is huge!

We know this area is a honeypot for developers because of the substation, but that does not mean that all developments have to be in close proximity to the substation. LDS have told us that 20-mile-long connections are economically and environmentally viable and so there is an opportunity for developments to be considered from a strategic point of view to minimise the cumulative impact. I am still trying to get clarity from WC on Cumulative Impact BTW.

I think this list helps us to look strategically at such issues and so I thought I should let you have so you can consider if it should be brought to the attention of the planning committee.

Project Name	Customer Name	Connection Site	MW Connected	MW Increase	Cumulative Tot	MW Effective From	Project Status	Agreement Type	HOST TO	Plant Type	Project ID	Project Number
Beanacre BESS	Grenergy Renewables UK Limited	Melksham 132kV Substation	0	200	200	15/10/2037	Scoping	Direct Connection	NGET	Energy Storage System	a014L0000005iwoQAA	PRO-002452
JBM Solar 13 - Melksham	JBM SOLAR PROJECTS 13 LIMITED	Melksham 400kV Substation	0	49.99	49.99	14/11/2025	Scoping	Direct Connection	NGET	Thermal	a014L0000005iogQAA	PRO-000495
Melksham	LIME DOWN SOLAR PARK LIMITED	Melksham 400kV Substation	0	500	500	31/07/2029	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a014L0000005iP1QAI	PRO-001605
Melksham (Tertiary)	MELKSHAM CALNE GREEN LIMITED	Melksham 400kV Substation	0	57	57	31/10/2025	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a014L0000005izlQAA	PRO-000463
Melksham BESS & PV	ELEMENTS GREEN LIMITED	Melksham 400kV Substation	0	800	800	15/10/2037	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a014L0000005ikwQAA	PRO-002441
Melksham Grid Park ESS & PV	JEPHANY LIMITED	Melksham 400kV Substation	0	90	90	31/10/2037	Scoping	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a018e000001Hq1bAAC	PRO-004164
Melkshem (Cartridge Farm)	Queequeg Renewables Ltd	Melksham 400kV Substation	0	480	480	31/10/2037	Awaiting Consents	Direct Connection	NGET	Energy Storage System	a018e000000TPCYAA4	PRO-003193
Norrington Gate	ADV 004 LIMITED	Melksham 400kV Substation	0	150	150	15/09/2037	Consents Approved	Embedded	NGET	Energy Storage System	a014L0000005iMFQAY	PRO-002329
South Brook	JBM SOLAR LIMITED	Melksham 400kV Substation	0	35.5	35.5	28/06/2037	Awaiting Consents	Direct Connection	NGET	Energy Storage System;PV Array (Photo Voltaic/solar)	a014L0000005iwiKQAAQ	PRO-002402
Gastard BESS	SIRIUSECODEV (GASTARD) LTD	Melksham B 132KV Substation	0	200	200	15/11/2037	Scoping	Direct Connection	NGET	Energy Storage System	a018e0000011yrPAAQ	PRO-003552

Teresa Strange

From: Teresa Strange
Sent: 02 April 2025 12:49
To: Fry, Ian; Baker, Dean; Planning Enforcement; Alford, Phil; Thomas, Dave
Cc: Steve.Lane@equans.com; Sophie Blainey; Miszczynski Giza, Kamil; Ryan Murley; OHare, Thomas
Subject: RE: [External] FW: PHOTO EVIDENCE - National Grid Melksham works, Westlands Lane, Beanacre, Melksham Without
Attachments: WhatsApp Image 2025-03-25 at 12.26.20_072888fc.jpg

Dear all

I just wanted to come back to you all as I am still in touch with the residents of Westlands Lane. Thankyou for getting the signage in place, as this has helped a lot, and the situation is now much better. I drove down there on Friday afternoon and it also looked cleaner and less mud on the road. There is still one persistent tipper truck using the route off the A350, but to date the residents have not been able to identify any logo or reg number. Thank you for resolving the issues. With kind regards, Teresa

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