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MELKSHAM WITHOUT PARISH COUNCIL
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Monday 23rd November 2026

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Committee), Alan Baines (Vice Chair of Committee), David Pafford (Vice-Chair of Council), John Glover (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 30th November 2026 at 8.00pm** 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=81536304157

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.
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, including Permission in Principle applications received within the required timeframe (14 days):**
   a. **PL/2026/07104 - Land North West Of Semington Bridge, Canal Bridge, Melksham** Scoping Opinion for a new full planning application for the Melksham Link to be submitted in 2027. Applicant name: Wilts & Berks Canal Trust **Comments by 01 December 2026**
   b. **PL/2026/07447 - Church Farm, Bath Road, Shaw, Melksham, SN12 8EF** Full planning permission Change of Use of Units 7–10 from Use Class B2 (General Industrial) to Use Class E (Commercial, Business and Service) Applicant name: Church Farm Commercial Ltd **Comments by 18 December 2026**
   c. **PL/2026/07206 - Land to the South of Western Way, Melksham, Wiltshire** Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), with associated open space, landscaping and parking, incorporating an alternative suite of house types to those proposed under PL/2025/07391, pursuant to Condition 2 of Outline Planning Permission PL/2022/08504. Applicant name: BDW Trading Ltd **Comments by 18 December 2026**
   d. **PL/2026/06907 Land at Upside, Melksham** Variation of Conditions 2, 3, 4, 9, 10, 12, 14, 15, 16, 21 and 22 of Planning Application PL/2022/06221 Applicant name: Mr Ashleigh Yarrow **Comments by 18 December 2026**
7. **Amended Plans/Additional Information: To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).**

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

a. **PL/2024/10345 (FULL)** & **PL/2025/09780 (OUT) 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 consider the comment submitted by Melksham Town Council (20/11/2026)

b. **PL/2026/04916 - Land west of Semington Road, Melksham**. Outline application for up to 225 dwellings, with access from Semington Road, along with public open space and landscape buffers to incorporate existing rights of way and to accommodate the route of the proposed Melksham Link Canal (under separate application W/12/01080/FUL). Demolition and clearance of all existing buildings and structures on the site. All matters reserved other than vehicular access from Semington Road.

- To consider Wiltshire Council correspondence about a Berryfield shop

c. **PL/2025/07391** - **Land South of Western Way, Melksham, Wiltshire**. Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant name: BWD Trading. Note: Joint Melksham Neighbourhood Plan allocation 7.3

PL/2026/01378 Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504
PL/2026/01660 Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504

- To consider any response received to pre-application enquiry ENQ/2026/01882 proposing possibility of alternative highway arrangements in relation to PL/2022/08504 (Outline) and PL/2025/07391 (Reserved Matters)

d. **PL/2026/02458 Land East of Eastern Way, Melksham (Lidl)** Full application for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing. The proposed development incorporates: • A single storey building with a total floor space of 2184m2 (GIA) including a net sales area of 1529m2. • 132 car parking spaces including 6 disabled bays, 9 parent and child spaces and 2 electric vehicle charging spaces. • Comprehensive landscaping scheme. • SUDS drainage scheme. Applicant name: Lidl Great Britain Limited

e. **PL/2026/01555 - Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**. A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 Applicant name: BDW Trading Ltd (David Wilson Redrow South West).

- PL/2026/05372 Discharge of condition 14 of PL/2023/11188 (Community Hub Concept Plan) - **To consider planning officer correspondence regarding the mobility hub**
- To consider any response received to pre-application enquiry ENQ/2026/01880 proposing possibility of alternative highway arrangements in relation to outline planning permission PL/2023/11188

f. **PL/2026/02966 - Blackmore Farm, Sandridge Common, Melksham, SN12 7QS *(East of Blackmore)*** Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common. Applicant name: Gleeson Land.

- To consider any responses to correspondence about the safeguarding of the Melksham Bypass route
- To consider the Rights of Way comments

g. **PL/2025/06749 - Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)** Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works. Applicant Name: Hannick Homes & Developments Ltd

h. **PL/2026/03551** - **Melksham Library, Lowbourne, Melksham**. Wiltshire Council R3 - 55 extra care flats (C3) with ancillary care facilities, landscaping, access drive and parking, and related works including demolition of existing buildings. Applicant: Wiltshire Council. Note: Joint Melksham Neighbourhood Plan site allocation 7.2

i. **PL/2025/06105 Land at Bowerhill Lane, Bowerhill, Melksham (*Old Loves Farm*)** Outline Planning Permission: Erection of up to 50 No. dwellings and associated works. Applicant name: The Silverwood Partnership.

- To note that the Gateway Test has been passed and the application will be considered by committee

j. **PL/2024/09725 Land off Corsham Road, Whitley, Melksham (Middle Farm)** 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. Note: Joint Melksham Neighbourhood Plan site allocation 7.5

- To consider the response to correspondence about wider flood mitigation (Melksham Neighbourhood Plan Policy 3)

9. Planning Policy:

a. **Joint Melksham Neighbourhood Plan (NHP):**

i. To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)

ii. To consider correspondence regarding application of NHP Policy 3 for Flood Mitigation

b. **Wiltshire Council Local Plan**

i. To note evidence gathering for Housing Land Supply – NHP2 site allocations

ii. To consider the response to a question about Business Survey at the WC Planning forum for Town and Parish councils on Tuesday 17th November 2026

10. Proposed Energy Installations

a. **PL/2025/05552 Land South of Brockleaze, Neston, Corsham, SN13 9TE** (outside Melksham Without parish) Full planning permission - Battery Energy Storage System with associated infrastructure. Applicant name: Grenergy Renewables UK Ltd

- To consider the objection from Wessex Water

b. Lime Down Solar (LDS)

c. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and, Studley Solar Farm (DNOC for Verdant Energy), and Wales and West gas main replacement program.

d. To consider correspondence regarding the National Grid Community Benefit scheme eligibility

e. To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

11. Appeals: To note new appeals and appeal decisions (if determined)

12. Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

13. S106 Agreements and Developer meetings: ***(Standing Item)***

a. Updates on ongoing and new S106 Agreements
   i. Pathfinder Place - Updates on S278 and S38 works
   ii. Buckley Gardens
   iii. To note any S106 decisions made under delegated powers

b. Contact with developers

c. Transparency of draft s106 agreements:
   i. To note new scheme starting 1st December

Copy to all Councillors

Agenda Item 06a

Melksham Link: Environmental Impact Assessment (EIA) Scoping Consultation

Planning Reference: PL/2026/07104

CLERK'S NOTE

Purpose of the consultation

The Wilts & Berks Canal Trust intends to submit a new planning application for the Melksham Link in 2027, replacing the original application submitted in 2012.

An Environmental Impact Assessment (EIA) is a process for identifying and assessing the likely significant environmental effects of a development, both during construction and once operational. The findings are presented in an Environmental Statement (ES) accompanying the planning application.

The purpose of the current scoping consultation is to establish which environmental impacts should be assessed (scoped in), which can be excluded from detailed assessment (scoped out), and what surveys and supporting evidence are required. Following consultation, Wiltshire Council will issue its formal Scoping Opinion.

Members are being consulted on what should be assessed, rather than the merits of the proposed development itself.

Unlike a normal planning application, the consultation documents are not available on Wiltshire Council's public planning register. There is therefore no planning portal link or opportunity to view the responses of other consultees in the usual way. The documents received by the parish council are included in the agenda pack.

Points of interest for members

The following background information and references may assist members in their consideration of the Scoping Report.

Semington Parish Council's response

A copy of Semington Parish Council's formal representation is included in the agenda pack. This raises matters including traffic and transport, construction noise and vibration, the need for updated surveys, flood risk, water balance and cumulative impacts.

Reinstatement of the marina

The marina, previously removed from the scheme in 2016, has now been reinstated but is not clearly identified on the accompanying plans.

Subsequent correspondence between the Chair of Semington Parish Council and the Canal Trust indicates a marina of approximately 3.5 hectares, with around 100 berths, a car park, facilities building and vehicular access from Semington Road.

The location, scale and operation of the marina are relevant to the consideration of the proposed site boundary and the environmental topics proposed to be scoped out, including traffic, noise, air quality, lighting and waste. Questions 8 and 9 of the Scoping Report relate specifically to the site boundary and marina.

Joint Melksham Neighbourhood Plan 2 (JMNP2)

Since the original application was submitted in 2012, the Joint Melksham Neighbourhood Plan has been prepared and subsequently reviewed, with JMNP2 being made in August 2025.

Policies and supporting evidence that may be particularly relevant to the scope of the environmental assessment include:

- **Policy 19 – Separation of Settlements:** the impact on the separation of Berryfield and Semington, including the potential urbanising effects of development, traffic movements and artificial lighting. The Green Gap and Wedge Study and its Addendum provide supporting evidence.
- **Policy 18 – Landscape Character:** the impact on the rural landscape, openness and tranquillity of the area.
- **Policy 12 – Green and Blue Infrastructure (GBI):** the beneficial and adverse impacts on the existing and potential GBI network, including habitat connectivity, waterways, biodiversity and walking and cycling routes, with reference to the GBI mapping and supporting evidence base.

JMNP2 recognises the Melksham Link as a priority project for Green and Blue Infrastructure and supports the principle of canal restoration. Associated development is also expected to reflect the policies of the Neighbourhood Plan.

Enabling housing development

Members may recall that previous proposals included approximately 850–900 enabling dwellings to assist in funding the canal restoration, as recorded in the Joint Melksham Neighbourhood Plan Steering Group meeting notes of 27 October 2021.

Question 1 of the Scoping Report raises the possibility of including the wider enabling-development masterplan within the environmental assessment.

In response to enquiries from the Clerk, Wiltshire Council's Planning Manager has advised that enabling housing is considered aspirational at this stage, that housing is not anticipated to form part of the 2027 application and that comments on future housing will not be taken into account in assessing the current scoping request.

The relationship between the canal restoration, marina and any future enabling development may nevertheless be of interest to members when considering the overall scope of the project and its cumulative environmental impacts.

National Planning Practice Guidance on Environmental Impact Assessment (paragraph 025) refers to the consideration of development as a whole where a proposal forms an integral part of a larger development.

Melksham Link: EIA Scoping Report 2026–27 (ES Appendix 2.1)

Draft for the Wilts & Berks Canal Trust, to accompany a request to Wiltshire Council for a Scoping Opinion

4 November 2026

1 Purpose of this report

The Wilts & Berks Canal Trust asks Wiltshire Council for a Scoping Opinion under regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), for a new full planning application for the Melksham Link to be submitted in 2027.

The Trust accepts that the Melksham Link is EIA development: it is an inland waterway project under Schedule 2, paragraph 10(h), and is likely to have significant environmental effects. A screening opinion is therefore not requested.

The Trust asks the Council to confirm:

1. The topics to be assessed in the Environmental Statement (ES), and those that can be scoped out.
2. The survey and assessment methods proposed for each topic.
3. The answers to the specific questions in section 8.

Under regulation 15(4), the Council must adopt its opinion within 5 weeks of receiving this request, unless a longer period is agreed in writing.

This request includes a plan identifying the land (Figures 1.1A and 1.2 in section 2), as regulation 15(2)(a) requires. It supersedes the Trust's scoping report of May 2012 (Final 1.2).

2 The site and the proposed development

The Melksham Link is a new waterway and towpath for the Wilts & Berks Canal, from the Kennet & Avon Canal at Semington to the River Avon above Melksham Gate Weir. About 3km is new canal; the final 0.8km uses the River Avon through Melksham town centre.

The route crosses mainly farmland south-west of Melksham, passes between the houses of Berryfield, and meets the River Avon downstream of the A350 Challymead Bridge, beside Conigre Mead Local Nature Reserve. There are no statutory nature conservation sites within the site.

Element	Proposal
Waterway junctions	Kennet & Avon Canal at Semington; River Avon downstream of Challymead Bridge
Locks	4: one south of Berryfield, two near the river junction, one beside Melksham Gate Weir
Pedestrian bridges	4: two fixed, two swing

Element	Proposal
Farm accommodation bridge	1, through the old railway embankment at Outmarsh Farm
Berryfield access	2 new roads with bridges, replacing 3 existing accesses
Aqueduct	1, over Berryfield Brook
Towpath	Footpath and cycleway linking the Kennet & Avon towpath to Melksham's Riverside Walk
Marina	Marina, dropped in 2016 and now added back into the scheme [TBC: location, number of berths and facilities, as described in ES chapter 4, section O]
Car park	16-space car park with vehicular access off the A350 south of Challymead Bridge, for anglers and canal visitors [TBC: confirm it remains in the scheme]
River works	Bed reprofiling and maintenance dredging for a 1.5m navigation depth; no training bank and no new weir
Earthworks	About 60,000 cubic metres of surplus material kept on site, in a bund beside the A350
BNG works	River Avon enhancements designed by Binnies (December 2024): riparian buffers, floodplain wetland and meadow, and root wads, giving a 10.05% watercourse gain

The design is the 2012 scheme, amended to remove the proposed new weir across the Avon, and with the marina, which was dropped in 2016, added back. The scope may extend to the c.600m link with three locks to the restored canal at Forest Farm, and to the enabling-development masterplan; see question 1 in section 8.

Site location

Figure 1.1A shows the site in its wider setting and the 4km study area. Figure 1.2 is the current overview plan, WBCT/10/006 Rev 5 (January 2025). It shows the planning application boundary (red line) with the new weir removed, and is the interim plan identifying the land for this request. A new 2027 location plan at 1:2500 or 1:1250 will replace it, incorporating the boundary changes listed below.

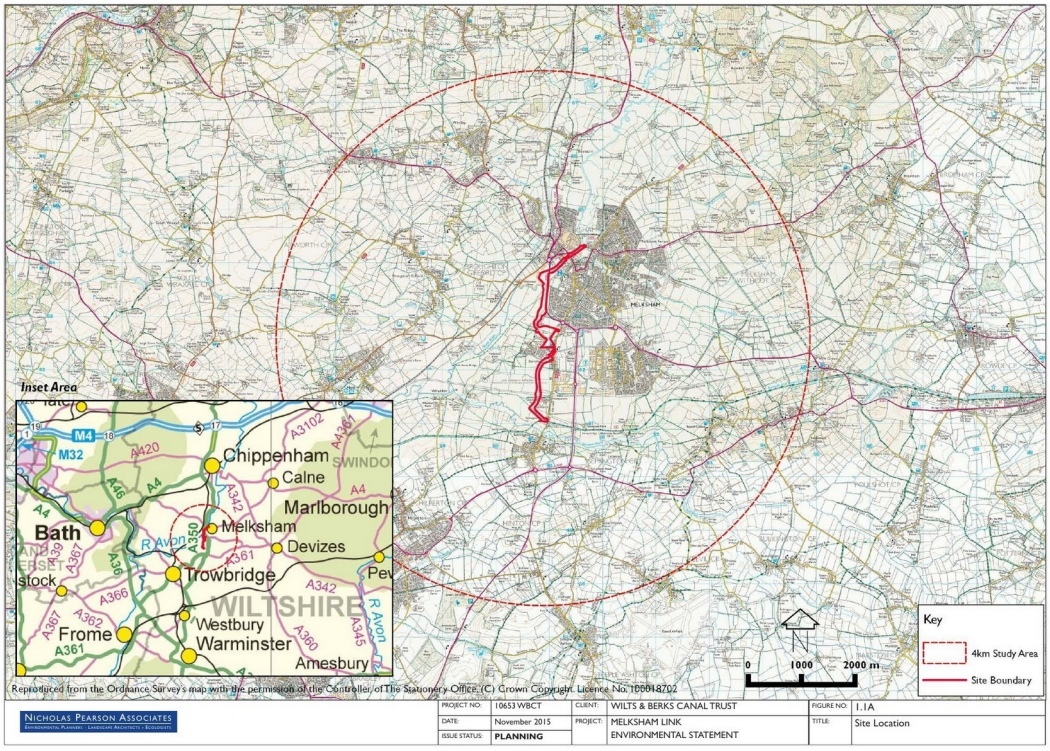


Figure 1.1A: Site location and 4km study area (2016 ES, November 2015)

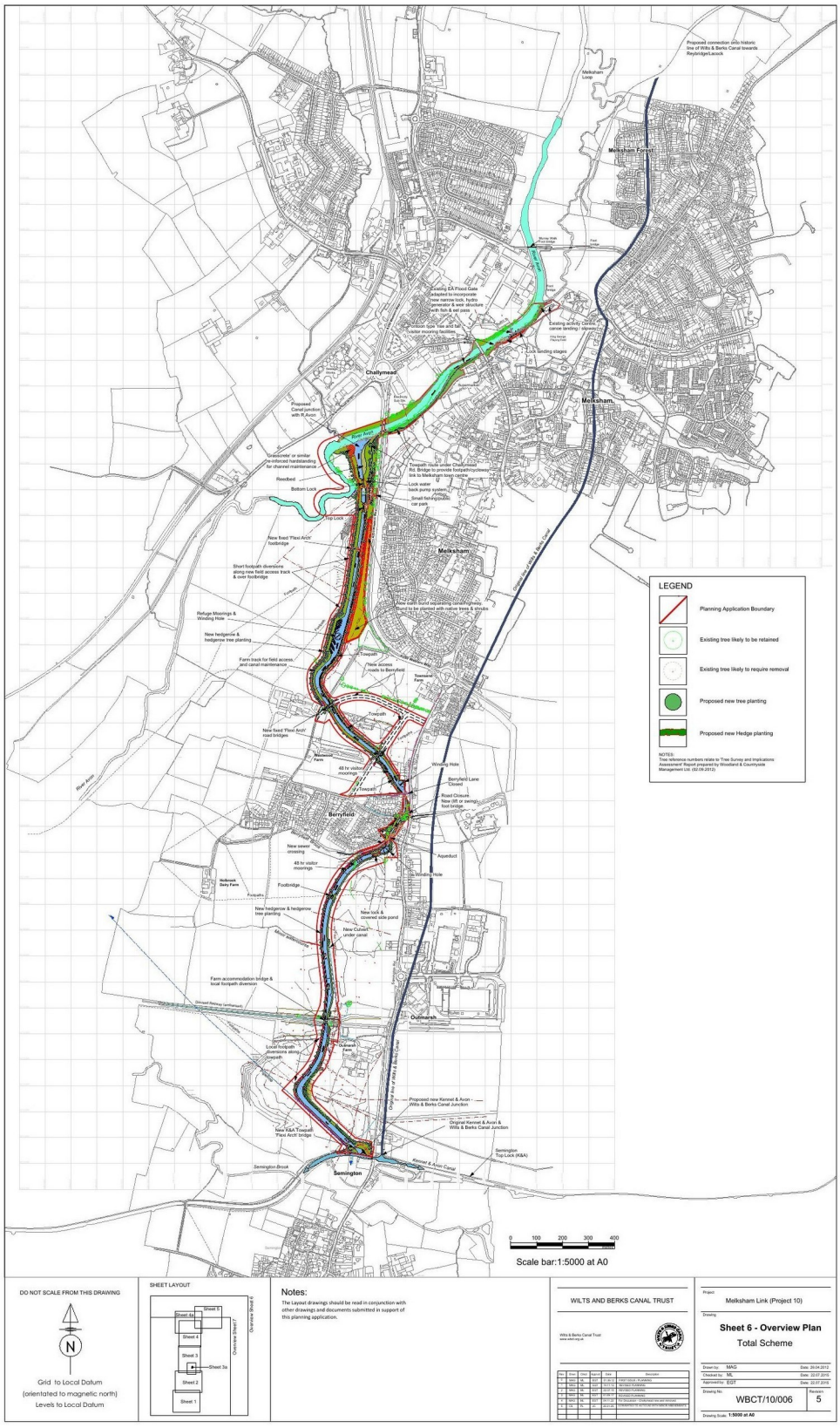


Figure 1.2: Overview plan, total scheme, WBCT/10/006 Rev 5, 1:5000 at A0 (January 2025). Reduced copy; do not scale.

Boundary changes since Rev 5. These are agreed or required, but not yet drawn. The Council's view is sought in question 8.

Location	Change	Reason
Semington Road	Move the route and road connection further south	Housing approved on appeal off Semington Road
Land North of Berryfield Lane	Narrow the canal corridor to the minimum agreed, with a SuDS basin inside it until the canal is built	Housing application PL/2025/00626; the Trust agreed masterplan TOR-SK25 Rev 1 (November 2025)
River Avon downstream of the A350	Extend to take in the Reach 4 floodplain and a further 103m of river (reach A5)	Watercourse BNG design (Binnies, December 2024)
River Avon upstream of Melksham Gate	Extend along the river to the Forest Farm link	Only if the Forest Farm link is included (question 1)
Marina site	[TBC: confirm whether the red line needs to change to take in the marina]	Marina added back into the scheme

3 Background

The Trust applied for the Melksham Link in August 2012 (W/12/01080/FUL). An ES followed in 2016, with an Addendum Report in 2018 and a Supplementary Report in 2019. The application is being withdrawn, and a new application will be made in 2027.

The new ES will build on the 2016 ES, but its baseline is out of date: most ecology surveys date from 2013–15, the Flood Risk Assessment and tree survey from 2012, and the 2012 Scoping Report predates the 2017 EIA Regulations.

The main issues raised on the old application, which the new ES must address from the start, were:

- the effect of a proposed new weir on the River Avon, now removed from the design;
- Biodiversity Net Gain, now mandatory at 10% under the statutory metric;
- flood risk, hydromorphology and Water Framework Directive compliance on the Avon.

The Trust's earlier scoping report (Final 1.2, May 2012) is superseded by this report. It was prepared under the 2011 EIA Regulations, had no site plan, and described a scheme with a new weir (now removed) and a marina (dropped in 2016 and since added back). It also predated the evidence that archaeology and land contamination need full assessment, and the 2017 Regulations' topics of climate change, human health, major accidents and alternatives.

4 EIA approach

The ES will meet regulation 18 and Schedule 4 of the EIA Regulations. If the Environmental Outcomes Report regime is in force at submission, the approach will be reviewed.

Baseline. Existing conditions, and changes expected without the development, will be set out from new surveys in 2027, records and consultation. The construction and operational phases will be assessed.

Significance. Each effect will be rated by comparing the sensitivity of the receptor with the magnitude of change, using topic-specific criteria. Effects of moderate or greater significance will be treated as significant. Effects will be reported after embedded mitigation, with residual effects after further mitigation.

Alternatives. The ES will describe the route options studied since the 1990s, the removal of the new weir, the reinstatement of the marina, and the options for delivering watercourse BNG, with the reasons for the choices made.

Cumulative effects. Other existing and approved projects within about 2km will be assessed, including housing at Land North of Berryfield Lane (PL/2025/00626) and Semington Road, and other Wilts & Berks Canal restoration projects. The Council is asked to confirm the list (question 5).

Competent experts. The ES will include a statement of each lead author's qualifications and experience, as regulation 18(5) requires.

Non-Technical Summary. A new summary will be prepared for the 2027 ES.

5 Topics to be scoped in

Nine topics will be assessed in full. Each will update the 2016 baseline with new 2027 surveys.

Topic (ES chapter)	2016 baseline	New work for 2027	Method and standards
Landscape and visual (7)	Viewpoints and site visits, summer 2014; tree survey 2012	New viewpoint photography in summer and winter; new tree survey and Arboricultural Impact Assessment	GLVIA3; Landscape Institute TGN 06/19; BS 5837:2012
Ecology and nature conservation (8)	Phase 1 habitat survey 2013; species surveys 2014–15; terrestrial BNG metric 2021 (Metric 2.0); River Avon statutory watercourse metric 2024 (Binnies)	UKHab habitat and condition survey; bats, otter, water vole, great crested newt (HSI and eDNA), reptiles, breeding birds, badger, fish and aquatic invertebrates; habitat and hedgerow metric redone in the statutory metric; watercourse metric extended to Berryfield Brook, ditches and the new canal; draft Biodiversity Gain Plan	CIEEM EcIA Guidelines (2018, v1.3 2024); statutory biodiversity metric

Topic (ES chapter)	2016 baseline	New work for 2027	Method and standards
Water environment (9)	FRA 2012; WFD assessments 2013–15; water balance 2015	New Flood Risk Assessment with hydraulic modelling of the Avon; WFD compliance assessment; water balance with climate change low flows; surface water drainage strategy	NPPF and Flood Risk and Coastal Change PPG; current EA climate change allowances; Severn River Basin Management Plan (2022); UKCP18
Historic environment (10)	Desk-based assessment 2013; magnetometry and Stage 1 trenching 2015	Stage 2 trench evaluation report; refreshed Historic Environment Record search; setting assessment	CIfA standards; Historic England GPA 3 and Advice Note 12; agreed WSI
Agriculture, soils and contamination (11)	ALC based on 1996 survey; contamination study 2015–16	Review of the ALC and farm holdings; updated contamination desk study; soil management plan	Natural England guidance; Defra Construction Code of Practice for soils; LCRM
Socio-economic effects (12)	Tourism data 2012–14	Updated economic and tourism data; rights of way and recreation effects	Proportionate assessment of benefits and effects
Climate change (13)	Qualitative	Construction and operational greenhouse gas emissions, quantified; climate resilience	IEMA GHG guidance (2022)
Human health (13)	Qualitative	Health effects of recreation, access and safety	IEMA health guidance (2022)
Major accidents and disasters (13)	Qualitative	Flooding, water safety, the railway embankment and unexploded ordnance risk near the former RAF Melksham	Preliminary UXO risk assessment; design risk review

6 Topics proposed to be scoped out

The Trust proposes that the following topics are not assessed as separate ES chapters. Each would still be covered by a supporting report or a planning condition.

Topic	Reason for scoping out	How it will still be covered
Traffic and transport	Surplus excavated material stays on site, so construction traffic is limited; the Highways response (October 2012) found no severe cumulative effect [TBC: confirm whether there was a later, 2016 response]	Construction Traffic Management Plan by condition; Berryfield access roads and the A350 car park access assessed for highway safety under the Highways Act; rights of way covered in Ch 12
Construction noise and vibration	Short-term, and controllable by working hours and site practice; locks and boats generate little operational noise	Noise management plan in the CEMP, by condition
Air quality (except construction dust)	No Air Quality Management Area in Melksham; few vehicle movements	A proportionate Air Quality Assessment of construction dust, to meet Wiltshire's validation requirement for EIA applications (question 3)
Waste	Excavated material re-used on site; operational waste managed through bins and boat facilities	Site Waste Management Plan in the CEMP
Lighting	Lighting is limited to minimal, sensitive lighting on the new Berryfield access roads, with none near the greater horseshoe bat roost east of Boundary Farm	Effects on bats assessed in Ch 8; a lighting scheme by condition

The marina has been added back into the scheme since these reasons were drafted. [TBC: confirm that they still hold with the marina, in particular for traffic (visitor and boat movements), noise, lighting and waste.] The Council's view is sought in question 9.

7 Proposed ES structure

The ES will keep the 2016 structure, so consultees can compare it with the previous assessment.

Volume	Contents
Non-Technical Summary	Separate document
Volume 1: Main text	Ch 1 Introduction; Ch 2 Scope, method and consultation; Ch 3 Background and alternatives; Ch 4 Description of the development; Ch 5 Other developments; Ch 6 Planning context; Ch 7 Landscape and visual; Ch 8 Ecology; Ch 9 Water environment; Ch 10 Historic environment; Ch 11 Agriculture, soils and contamination; Ch 12 Socio-economic effects; Ch 13 Climate change, human health and major accidents; Ch 14 Schedule of mitigation
Volume 2: Figures	Location and site plans; landscape viewpoints; ecology and heritage plans

Volume	Contents
Volume 3: Appendices	Scoping Report and Opinion; drawings; LVIA method and tree survey; ecology surveys; statutory metric and draft Biodiversity Gain Plan; Flood Risk Assessment; WFD assessment; water balance; heritage reports; ALC and contamination; economic study

Supporting documents outside the ES will include the Design and Access Statement, Planning Statement, Statement of Community Involvement, CIL Form 1, Sustainable Energy Strategy, Surface Water Drainage Strategy and draft heads of terms.

8 Consultation and questions for Wiltshire Council

The Trust asks the Council to consult the Environment Agency, Natural England, Historic England, the Canal & River Trust, the Lead Local Flood Authority, Wiltshire's ecology, archaeology, landscape, highways and public protection officers, Melksham Town Council, Melksham Without Parish Council, Semington Parish Council, Broughton Gifford Parish Council, Wessex Water, Wiltshire Wildlife Trust and the volunteer wardens of Conigre Mead Local Nature Reserve.

The Trust also asks the Council to answer these questions in its Scoping Opinion:

1. **Scope of the application.** Should the ES cover the canal route only, the route plus the Forest Farm link, or a hybrid application including the enabling-development masterplan?
2. **Topics.** Does the Council agree with the topics scoped in (section 5) and out (section 6)?
3. **Air quality.** Will an assessment of construction dust meet the Council's validation requirement for an Air Quality Assessment on EIA applications?
4. **BNG.** Do the Council and the Environment Agency accept Binnies' December 2024 outline design for the River Avon (a 10.05% watercourse gain) as the basis for the ES, and will they confirm it at a workshop before the design is fixed?
5. **Cumulative effects.** Which other projects should be included in the cumulative assessment?
6. **Surveys.** Does the Council agree the survey programme in section 5, and is any data from the 2016 ES acceptable without resurvey?
7. **Viewpoints.** Does the Council agree the 2016 viewpoint locations, or are new viewpoints needed?
8. **Site boundary.** Does the Council agree that the Rev 5 red line, amended for the boundary changes in section 2, is the right basis for the assessment?
9. **Marina.** Does the Council agree that the marina can be assessed within the topics in section 5, and that the reasons for scoping out traffic, noise, lighting and waste in section 6 still hold with the marina included?

Teresa Strange

From: Kenny Green <Kenny.Green@wiltshire.gov.uk>
Sent: 11 November 2026 07:58
To: Teresa Strange; Denis Hellewell
Cc: andrew.griffin@wiltshire.gov.uk; Fiona Dey
Subject: RE: Land North West Of Semington Bridge, Canal Bridge, Melksham, Wiltshire : Consultation - PL/2026/07104

Good morning Teresa

Denis has confirmed he has no objection to your request for an extension of time to respond to the EIA Scoping Opinion Request.

I cannot comment on what housing enabling figures the canal trust may hope to generate from the canal link project. It can only be considered as aspirational at this stage.

There is no housing element proposed as part of the live W/12/01080/FUL application, and I do not anticipate any housing to form part of a fresh application submission next year.

The reference made within the canal trust's enabling masterplan will have no material relevance as far as the consulted upon EIA Scoping is concerned because there is no detail provided.

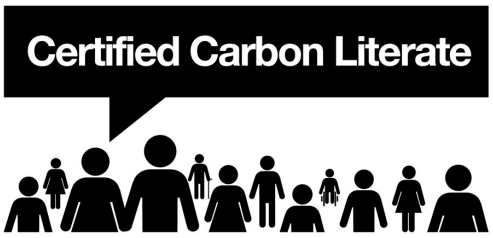
To be clear, the EIA Scoping Opinion will only consider the following:

EIA Scoping Opinion for a new full planning application for the Melksham Canal Link (to be submitted in 2027)

MWPC can of course provide comments on any future housing at this stage, but I will not be taking that into account as part of assessment of the Scoping request.

Yours sincerely,
Kenny

Kenny Green (BA, MA (Hons) MRTPI)
Planning Manager
Development Management
Planning, Economy and Climate Directorate
Tel: 01225 770251
Ext 15251
Email: kenny.green@wiltshire.gov.uk
2017 Achieving Excellence Winner



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Please note that I work a compressed week and a Friday is a non working day for me.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 10 November 2026 16:33
To: Kenny Green <Kenny.Green@wiltshire.gov.uk>; Denis Hellewell <denis.hellewell@wbct.org.uk>
Cc: Andrew Griffin <Andrew.Griffin@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Land North West Of Semington Bridge, Canal Bridge, Melksham, Wiltshire : Consultation - PL/2026/07104

Thanks for your swift response Kenny, we await the answer on an extension.

My question on the housing number was in relation to the question in the scoping document which talked to an "enabling housing masterplan" for the canal – is there an indicative number for how much enabling housing there will be for the canal link development.
With many thanks, Teresa

From: Kenny Green <Kenny.Green@wiltshire.gov.uk>
Sent: 10 November 2026 16:29
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Denis Hellewell <denis.hellewell@wbct.org.uk>
Cc: andrew.griffin@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Land North West Of Semington Bridge, Canal Bridge, Melksham, Wiltshire : Consultation - PL/2026/07104
Importance: High

Good afternoon, Teresa

Thanks for the email. I will need to ask the applicant, Denis Hellewell if the is willing to accept a delay to the processing of the EIA Scoping Opinion. For the record, I do anticipate other consultees asking for extensions as well due to the volume of casework we have at present, Denis and a request until early January would not be a surprise to me.

You can of course refuse such a request and you are entitled to seek a secretary of state direction instead of waiting for the Council to issue a decision. The secretary would however consult with consultees to inform any scoping direction, and in my experience, a sec of state EIA direction is never quicker than a Council reaching a decision.

Unlike planning applications, local planning authorities only consider what an applicant submits with an EIA scoping Opinion, and it can be quite limited at times, and we consult on what has been submitted for the scoping exercise.

If Denis wishes to share additional material at this stage, he will need to do so formally through developmentmanagement@wiltshire.gov.uk and the consultation exercise can be updated and no doubt require to be extended.

On your separate query (not relating to the EIA Scoping) I have not heard any update on the new housing figures for the County or Melksham CA. That would be a question for Georgina Clampitt Dix and the Council's strategic planning team to advise on.

With best wishes,
Kenny

Kenny Green (BA, MA (Hons) MRTPI)
Planning Manager
Development Management
Planning, Economy and Climate Directorate
Tel: 01225 770251
Ext 15251
Email: kenny.green@wiltshire.gov.uk
2017 Achieving Excellence Winner



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Please note that I work a compressed week and a Friday is a non working day for me.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 10 November 2026 16:16
To: Kenny Green <Kenny.Green@wiltshire.gov.uk>
Cc: Andrew Griffin <Andrew.Griffin@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: Land North West Of Semington Bridge, Canal Bridge, Melksham, Wiltshire : Consultation - PL/2026/07104

Dear Kenny
Thank you for the notification of this consultation response, it's a very short timescale, and unfortunately we have published the agenda for our Planning meeting on Monday already.
Can we please have an extension until Tuesday 1st December please, so that we can consider on the evening of Monday 30th November.

Whilst there is a red line plan in the scoping report, there is nothing relating to the "enabling-development masterplan" which they ask if it should be covered by the scoping report.
Do you have an indicative housing number at this stage?
With kind regards, Teresa

From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: 10 November 2026 15:18

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Land North West Of Semington Bridge, Canal Bridge, Melksham, Wiltshire : Consultation - PL/2026/07104

Wiltshire Council

Wiltshire Council Planning Consultation Response	
	Officer's Name: Kenny Green
	Direct Line: 01225 770251
Application No:	**PL/2026/07104**
Application Type:	**Scoping Opinion following a screening opinion**
Proposal:	**Scoping Opinion for a new full planning application for the Melksham Link to be submitted in 2027**
Site Address:	**Land North West Of Semington Bridge, Canal Bridge, Melksham, Wiltshire**

Please note the attached particulars in connection with the above planning application that are NOT available on the Public Register.

Please reply to Developmentmanagement@wiltshire.gov.uk do not respond by replying to this email

Please give your name when giving your comments in order that we know who to contact if we have any queries, etc.

I would welcome any comments that you have about this particular application by **24/11/2026.** If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Case Officer who will do their best to accommodate this.

Thank you

Kind regards,

Leonardo Guerra

Planning Business Support Officer

Economic Development & Planning

Wiltshire Council

Planning Tel: 0300 456 0114

Web: www.wiltshire.gov.uk

[ref:a0iQ300000PQsWEIA1;e8568f517c8c83efaf8e201cdd6f43c9:ref]

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FORMAL OBJECTION AND REPRESENTATION ON BEHALF OF SEMINGTON PARISH COUNCIL

To: Spatial Planning / Development Management, Wiltshire Council
From: Semington Parish Council
Date: 24th November 2026
Subject: Formal Response and Objections to the Environmental Impact Assessment (EIA) Scoping Report for the Melksham Link (Wilts & Berks Canal Trust, ES Appendix 2.1)

Semington Parish Council, as a statutory consultee, submits this formal representation regarding the **EIA Scoping Report for the Melksham Link** submitted by the Wilts & Berks Canal Trust under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

While the Parish Council recognizes the historical ambition of restoring the inland waterway connection between the Kennet & Avon Canal at Semington and the River Avon, **we formally object to several key proposals in the Scoping Report**.

Specifically, the report seeks to **scope out critical environmental topics**—most notably **Traffic and Transport**, **Construction Noise and Vibration**, and **Air Quality**—and relies on outdated baseline data. Given the proximity of the proposed 3km new canal route, Semington Road junction, locks, aqueduct, and major earthworks to our parish boundaries, we urge Wiltshire Council to require a far more rigorous and comprehensive Environmental Statement (ES).

Key Grounds for Objection & Requested Directives for the Scoping Opinion
1. Objection to Scoping Out "Traffic and Transport" (ES Chapter)

- **The Scoping Report Proposal:** Section 6 proposes to scope out Traffic and Transport as a separate ES chapter, relying on an outdated Highways response from October 2012.
- **Parish Council Objection:** Scoping out traffic and transport is completely unacceptable. Since 2012, the scheme has been fundamentally modified: a **marina has been added back into the proposal**, a 16-space car park off the A350 is proposed, and new road access bridges are planned at Berryfield. Furthermore, the canal route and connection at **Semington Road have been shifted south** due to approved housing developments.
- **Required Action:** Traffic and transport must be **scoped IN as a full ES chapter**. The ES must assess construction traffic (heavy haulage movements), operational traffic generated by the marina and car parks, boat movements, and highway safety at the Semington Road junction.

2. Objection to Scoping Out "Construction Noise and Vibration"

- **The Scoping Report Proposal:** Section 6 proposes to scope out Construction Noise and Vibration, asserting that impacts are short-term and manageable via a Construction Environmental Management Plan (CEMP).
- **Parish Council Objection:** The proposed works involve massive infrastructure engineering directly adjacent to residential areas, including **4 locks, 5 bridges, an aqueduct over Berryfield Brook**, bed reprofiling, and **60,000 cubic metres of surplus excavation earthworks** to be bunded along the A350. The noise and vibration from prolonged piling, excavation, and heavy earth-moving equipment cannot be dismissed as minor or scoped out.
- **Required Action:** Construction Noise and Vibration must be **scoped IN**. Baseline noise monitoring at sensitive residential receptors in Semington and Berryfield must be undertaken prior to application submission.

3. Inadequate Baseline Data and Outdated Surveys

- **The Scoping Report Proposal:** The report acknowledges that previous submissions relied on baseline data from as far back as 1996 (ALC soils survey), 2012 (Flood Risk Assessment and trees), and 2013–2015 (ecology).
- **Parish Council Objection:** While the report promises updated surveys in 2027, the Parish Council insists that **no legacy data from the 2012–2016 period should be carried over without complete re-verification**. Climate patterns, traffic volumes, ecological populations (such as water voles, otters, bats, and Great Crested Newts), and statutory flood risk models have altered significantly over the past decade.
- **Required Action:** Wiltshire Council must mandate that all 9 scoped-in topics undergo 100% fresh baseline surveys in 2027 in accordance with current statutory standards (e.g. UKCP18 climate projections, statutory BNG metrics, and CIEEM 2024 guidelines).

4. Water Environment, Water Balance, and Flood Risk at Semington

- **Critical Local Concerns:** The scheme connects directly to the **Kennet & Avon Canal at Semington**. The extraction/transfer of water, long-term water balance during low-flow summer periods, and potential impacts on local drainage networks are critical material planning considerations.
- **Required Action:** The ES must include detailed hydraulic modelling for Berryfield Brook and local ditch networks, a rigorous Water Framework Directive (WFD) compliance assessment, and a clear water balance analysis accounting for climate change low-flow scenarios.

5. Cumulative Impact Assessment with Local Housing

- **The Scoping Report Proposal:** Section 4 notes that cumulative effects will be assessed for approved/existing projects within 2km.
- **Parish Council Objection:** The surrounding area has experienced major planning activity, including housing approved on appeal off Semington Road and pending schemes such as Land North of Berryfield Lane (PL/2025/00626).
- **Required Action:** The cumulative assessment (ES Chapter 5) must rigorously evaluate the combined impacts of loss of agricultural land, surface water run-off, construction traffic, and pressure on local infrastructure across Semington and southern Melksham.

Conclusion & Requested Decision for Wiltshire Council's Scoping Opinion

Semington Parish Council requests that Wiltshire Council incorporate the following mandatory requirements into its formal **Scoping Opinion**:

1. **Rejection of Scoping-Out Proposals:** Formally reject the scoping-out of Traffic and Transport and Construction Noise & Vibration, requiring them to be included as full chapters in Volume 1 of the Environmental Statement.
2. **Fresh 2027 Baseline Audits:** Reject any reliance on 2012–2016 survey data without complete 2027 updates.
3. **Comprehensive Water & Flood Risk Modelling:** Require full hydraulic modelling at the Semington Kennet & Avon junction and Berryfield Brook.
4. **Full Statutory Consultation:** Ensure Semington Parish Council is kept fully consulted on draft Biodiversity Gain Plans, CEMP protocols, and traffic routing strategies as the 2027 submission is prepared

Teresa Strange

From: Bill Scott <bill.scott@semingtonparish.gov.uk>
Sent: 16 November 2026 12:01
To: Clerk Tekla; Teresa Strange; Peter Smith
Cc: Katie Lea
Subject: Fwd: Melksham Link

'Afternoon.

[redacted]

> The marina will be south of the old railway line. It will sit just north of the Kennet & Avon Canal, between the canal and Outmarsh Farm.
>
> It will be east of the new canal route, on the land between the new canal and Semington Road.
>
> In short, the site is bounded by the Kennet & Avon Canal to the south, Semington Road to the east, Outmarsh Farm to the north and the new canal to the west. The marina will open off the new canal close to the junction with the Kennet & Avon near Semington Bridge. It will take about 3.5 hectares, with around 100 berths, a car park and a small facilities building, and vehicle access from Semington Road.

I note that this is contrary to the Semington and joint Melksham neighbourhood plans. What they do not say is that all marine traffic will have to come through Semington village.

Bill

.....
Bill Scott
Chair: Semington
Parish Council
[redacted]

> Begin forwarded message:
>
> **From:** Denis Hellewell <denis.hellewell@wbct.org.uk>
> **Subject: Re: Melksham Link**
> **Date:** 16 November 2026 at 11:51:17 GMT+0
> **To:** Bill Scott <bill.scott@semingtonparish.gov.uk>
>
> Subject: Re: Melksham Link marina
>
> Dear Bill,

I've searched my files using my AI tools, saving so much time and I've come up with this information. I hope this will clear up your queries.

The map you have from Wiltshire Council is in all probability based on the 2012 application, which did not include the marina. The marina was added back into the scheme this year and will form part of the new application we intend to submit in 2027, with a revised site boundary.

On your two questions;

The marina will be south of the old railway line. It will sit just north of the Kennet & Avon Canal, between the canal and Outmarsh Farm.

It will be east of the new canal route, on the land between the new canal and Semington Road.

In short, the site is bounded by the Kennet & Avon Canal to the south, Semington Road to the east, Outmarsh Farm to the north and the new canal to the west. The marina will open off the new canal close to the junction with the Kennet & Avon near Semington Bridge. It will take about 3.5 hectares, with around 100 berths, a car park and a small facilities building, and vehicle access from Semington Road.

The detailed layout has not yet been drawn. We will share it with the Parish Council as soon as it is available, and before the application is submitted.

Kind regards,

Denis

On Mon, 16 Nov 2026 at 10:25, Bill Scott <bill.scott@semingtonparish.gov.uk> wrote:

> Thanks for the swift reply, Denis.
>
> We are disappointed that the map provided to us by Wiltshire Council does not seem to show the marina. Do you know more precisely where the marina will be? For example, is it north or south of the old railway line? And will it be east or west of the route of the canal?
>
> Yours,
>
> Bill
> .....
> **Bill Scott**
> Chair: Semington
> Parish Council
> [redacted]

On 16 Nov 2026, at 10:10, Denis Hellewell <denis.hellewell@wbct.org.uk> wrote:

The marina has been in and out of the planning application over the years, But never removed from the internal plans.

Phase one for the canal build runs from the K&A semington Lock for about 1 kilometre, the Marina as I understand it is positioned on the canal land at Outmarsh Farm.

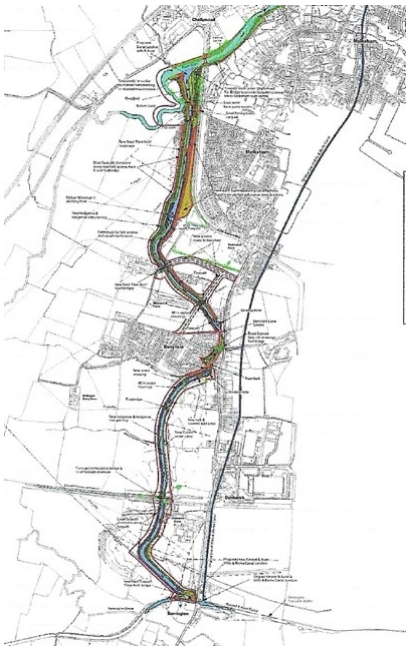
I am still in the process of having the maps and drawings updated.

Hope that helps

Denis

On Mon, 16 Nov 2026 at 10:02, Bill Scott <bill.scott@semingtonparish.gov.uk> wrote:

> Download full-resolution images
> Available until 16 Dec 2026
> Dear Mr Hellewell,
>
> I have been looking at the scoping report on the Melksham Link project that Wiltshire Council has sent to Semington parish council (attached). In this, there is reference to a marina, but I cannot see on the map where this is going to be. Can you tell me please?
>
> Yours
>
> Bill
> .....
> **Bill Scott**
> Chair: Semington Parish Council
> [redacted]



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SPC PL-2026-07104.pdf
21.2 MB

Outlook

RE: Land to the South of Western Way, Melksham, Wiltshire : Consultation - PL/2026/07206

From Steven Sims <Steven.Sims@wiltshire.gov.uk>
Date Mon 23/11/2026 11:46
To Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; nick.holder@wiltshire.gov.uk <nick.holder@wiltshire.gov.uk>

Dear Teresa

The new application changes some house types with all other elements remaining the same.

The applicant did not want to submit these details under the current reserved matters application (PL/2025/07391) because they are keen to get their decision over the line rather than enter into new consultations on the revised house types.

My understanding is a HGV refers to any vehicle above 3.5 tonnes.

I trust the above answers your question.

Kind regards

Steven Sims
Senior Planning Officer (Central Team)

Wiltshire Council

Tel: 01225 770238
Email: steven.sims@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 20 November 2026 08:19
To: Steven Sims <Steven.Sims@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Nick Holder <Nick.Holder@wiltshire.gov.uk>
Subject: Fw: Land to the South of Western Way, Melksham, Wiltshire : Consultation - PL/2026/07206

Morning Steve,

I just wondered if you could help us understand why a completely new reserved matters application has been submitted, rather than amendments being made to the existing

application?

From what we can see, there don't appear to be any significant changes other than the house types, so we're struggling to understand why the applicant hasn't simply amended the existing reserved matters application, particularly as I would have thought it must be getting quite close to determination by now.

I don't know whether it's related, but I also noticed that the three-year anniversary of the original outline permission granted at appeal was 14 November. I'm not sure whether that has any bearing on the situation, or how the timescales work in relation to reserved matters applications.

It would be really helpful to have some context as to why a fresh application has been submitted and what that means for the existing one. At the moment, this is the only planning application we have for our next Planning Committee meeting, so I just want to make sure members are clear about exactly what they're being asked to consider.

On a separate but related point, we also uploaded some additional comments from the Parish Council to the planning portal on the existing reserved matters application, seeking clarification on the restriction relating to HGVs using the Maitland Place entrance.

In particular, we're asking for clarity on exactly what constitutes an HGV for the purposes of that restriction, so that both the Parish Council and residents understand which vehicles would and wouldn't be permitted to use that access.

We're conscious that residents will understandably be keeping a close eye on this, and we're likely to receive complaints if larger vehicles continue to use Maitland Place. It would therefore be helpful to understand how the applicant and Wiltshire Council intend to monitor and enforce the restriction, and ensure that it is adhered to.

Any explanation or clarification you can provide on both points would be much appreciated.

Many thanks,

Teresa

Teresa Strange
Melksham Without Parish Council
01225 705700

From: Wiltshire Council <planning@sf.wiltshire.gov.uk>
Sent: Tuesday, November 17, 2026 10:47
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Land to the South of Western Way, Melksham, Wiltshire : Consultation - PL/2026/07206

SUPPLEMENTARY PLANNING STATEMENT

LAND AT UPSIDE, MELKSHAM, WILTSHIRE

21st October 2026

Version 2

Planning Permission Reference: PL/2022/06221

Site Address: Land at Upside, Melksham, Wiltshire

This document has been prepared to support an application under Section 73 of the Town and Country Planning Act 1990 to vary/remove conditions attached to the above planning permission and to amend the list of approved drawings.

1. Reason for the application

Background
The residential element of the proposed development is being purchased by Taylor Wimpey Bristol.

Following a review, Taylor Wimpey Bristol concluded that the approved house types did not provide an acceptable standard of accommodation. In particular, many rooms were considered too small to support practical, usable furniture layouts. In order to provide a better standard of accommodation, all of the house types have been substituted out and replaced with their latest range of house types.

The proposed range of house types are larger in size and, for the most part, comply with the National Described Space Standards and are able to accommodate the range of furniture set out in Furniture Schedule of Appendix D in Approved Document M: access to and use of buildings, volume 1: dwellings.

2. Purpose of the Application

This Section 73 application seeks to:

a) Vary the following conditions to amend the list of approved drawings:

   Conditions 2 and 3

b) Remove the need for the conditions listed below by submitting further information for approval:

   Conditions 9, 14, 15 and 16

c) Vary the following condition to amend the drawing references to the newly submitted information:

   Condition 4

d) Vary the following conditions to remove reference to the residential sections by submitting further information for approval:

   Conditions 10, 12, 21 and 22.

3. Proposed Changes to Conditions 2, 3, 4, 21 and 22

Approved Condition 2

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

Location Plan	001 Rev C
Site Plan	109 Rev E
Site Layout	110 Rev J
Accessible Units Site Plan	113
Open Space Strategy Plan	1310-SK008 Rev P1
Apartment Block 1 Floor Plans	045 Rev C
Apartment Block 2 Floor Plans	041 Rev C
Commercial Units	050

Proposed Condition 2

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

Location Plan	001 Rev C
Site Layout (1:500 Scale @A0)	26003.101
Site Plan in Context (1:750 Scale @A0)	26003.102
Affordable Housing Plan	26003.103
Open Space Strategy Plan	26003.107
Commercial Units	050

It's unclear how or why the split between drawings between conditions 2 and 3 was arrived at. However, we propose the apartment drawings are all listed under condition 3.

Approved Condition 3

The development will be carried out in strict accordance with the following documents:

Ecological Impact Assessment	eg20976.03_ECIA_00
Re: Upside, Melksham – Bat Tree Inspection	eg20976_TI
House Type A	030 Rev A
House Type B	031 Rev A
House Type C	032 Rev A
House Type D	033 Rev A
Apartment Block 1 Elevations	044 Rev B
Apartment Block 2 Elevations	040 Rev B
General Arrangement Plan 1 of 2	1310-001 Rev P4
General Arrangement Plan 2 of 2	1310-002 Rev P4
Landscape Statement. July 2022	1310-G501 P1.
Tree Protection Plan 1 of 4	05741.TPP 11.04.25

Tree Protection Plan 2 of 4	05741.TPP 11.04.25
Tree Protection Plan 3 of 4	05741.TPP 11.04.25
Tree Protection Plan 4 of 4	05741.TPP 11.04.25

Proposed Condition 3

Ecological Impact Assessment	eg20976.03_ECIA_00
Re: Upside, Melksham – Bat Tree Inspection	eg20976_TI
External Works Plans - Sheet 1 of 2	26003.104.01
External Works Plans - Sheet 2 of 2	26003.104.02
Waste Management Plan	26003.105
Enclosures Details	26003.106
Open Space Strategy Plan	26003.107
Street Scenes	26003.200
Apartment Block EMPF23-24 - Floor Plans	26003.APT23-24.200
Apartment Block EMPF23-24 - Elevations	26003.APT23-24.201
Bin & Cycle Store - Plots 104-112 - Plans & Elevations	26003.303
Apartment Block EMF12 – Floor Plans	26003.APT12.200
Apartment Block EMF12 - Elevations	26003.APT12.201
Bin Store – Plots 47-52 – Plans & Elevations	26003.301
Cycle Store – Plots 47-52 – Plans & Elevations	26003.302
EMA36 Plans & Elevations Variation 1	26003.EMA36.201
EMA36 Plans & Elevations Variation 2	26003.EMA36.202
EMA36 Plans & Elevations Variation 3	26003.EMA36.203
EMAP21 Plans & Elevations Variation 1	26003.EMAP21.201
EMAP21 Plans & Elevations Variation 2	26003.EMAP21.202
EMAP32 Plans & Elevations Variation 1	26003.EMAP32.201
EMAP32 Plans & Elevations Variation 2	26003.EMAP32.202
EMAP32 Plans & Elevations Variation 3	26003.EMAP32.203
EMB31 Plans & Elevations Variation 1	26003.EMB31.201
EMB31 Plans & Elevations Variation 2	26003.EMB31.202
EMB41 Plans & Elevations Variation 1	26003.EMB41.201
EMB41 Plans & Elevations Variation 2	26003.EMB41.202
EMB41 Plans & Elevations Variation 3	26003.EMB41.203
EMC31 Plans	26003.EMC31.200
EMC31 Elevations Variation 1	26003.EMC31.201
EMC31 Elevations Variation 2	26003.EMC31.202
EMC31 Elevations Variation 3	26003.EMC31.203
EMC41 Plans	26003.EMC41.200
EMC41 Elevations Variation 1	26003.EMC41.201
EMC41 Elevations Variation 2	26003.EMC41.202
EMC41 Elevations Variation 3	26003.EMC41.203
H4B7P Plans	26003.H4B7P.200
H4B7P Elevations Variation 1	26003.H4B7P.201
Detailed Soft Landscape Proposals	GL2716 LP 01
Detailed Soft Landscape Proposals	GL2716 LP 02
Detailed Soft Landscape Proposals	GL2716 LP 03

Detailed Soft Landscape Proposals	GL2716 LP 04	
Detailed Soft Landscape Specification	GL2716 SP 01	
Landscape Management Plan	GL2716 – issue 1	
Kerb Layout	17-02 A	
Kerb Layout	17-03 A	
Attenuation Pond Details	18-05	
Road Geometry	20-01	
Section 38 – Highway Adoption Plan	38-01 A	
Slab Levels	100-01 A	
Drainage Strategy	101-01 A	
EV Charging Plan	102-01 A	
Double Yellow Lines	103-01	
Section 104 Adoption Plan	104-01 A	
Refuse Vehicle Tracking	105-01 A	
Landscape and Ecology Management Plan (LEMP)	eg20976.04	Rev01
Construction Environmental Management Plan (CEMP)	eg20976.04	Rev01
Sustainability Statement	October 2026	

Approved Condition 4

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

Proposed Condition 4

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

Approved Condition 10

a) No development of the residential element hereby permitted shall commence until a final Sustainable Energy Strategy for the residential element, explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations, has been submitted to and approved in writing by the Local Planning Authority.
b) No development of the commercial element hereby permitted shall commence until a final Sustainable Energy Strategy for the commercial element, explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations, has been submitted to and approved in writing by the Local Planning Authority.
c) Each element of the development shall be carried out in accordance with the respective approved details.

Proposed Condition 10

a) No development of the commercial element hereby permitted shall commence until a final Sustainable Energy Strategy for the commercial element, explaining the low-carbon approach of the scheme taken in the technical design stages, including details of energy efficiency, low-carbon technologies and integrated renewable energy generation benchmarked against the relevant Building Regulations, has been submitted to and approved in writing by the Local Planning Authority.
b) Each element of the development shall be carried out in accordance with the respective approved details.

Approved Condition 12

a) No development of the residential element above slab level shall occur until final details of the EV chargers for the residential element have been submitted to and approved in writing by the local planning authority.
b) No development of the commercial element above slab level shall occur until final details of the EV chargers for the commercial element have been submitted to and approved in writing by the local planning authority.
c) Details for each element shall include, but not necessarily be limited to, location, number, dimensions and manufacturer's details.
d) The EV chargers for each element shall be provided as per the respective approved details prior to first occupation of the relevant building.

Proposed Condition 12

a) No development of the commercial element above slab level shall occur until final details of the EV chargers for the commercial element have been submitted to and approved in writing by the local planning authority.

b) Details for each element shall include, but not necessarily be limited to, location, number, dimensions and manufacturer's details.
c) The EV chargers for each element shall be provided as per the respective approved details prior to first occupation of the relevant building.

Approved Condition 21

a) No development of the residential element shall commence on site until details of waste and recycling infrastructure, which meets Wiltshire Councils waste collection requirements, has been submitted to and approved in writing by the Local Planning Authority. The submitted detail shall demonstrate how the necessary infrastructure will be secured and delivered prior to first occupation of the development.
b) No development of the commercial element shall commence on site until details of waste and recycling infrastructure, which meets Wiltshire Councils waste collection requirements, has been submitted to and approved in writing by the Local Planning Authority. The submitted detail shall demonstrate how the necessary infrastructure will be secured and delivered prior to first occupation of the development.
c) The development shall thereafter be carried out in full accordance with the approved details, and the approved waste and recycling infrastructure shall be provided prior to first occupation of the development.

Proposed Condition 21

a) No development of the commercial element shall commence on site until details of waste and recycling infrastructure, which meets Wiltshire Councils waste collection requirements, has been submitted to and approved in writing by the Local Planning Authority. The submitted detail shall demonstrate how the necessary infrastructure will be secured and delivered prior to first occupation of the development.
b) The development shall thereafter be carried out in full accordance with the approved details, and the approved waste and recycling infrastructure shall be provided prior to first occupation of the development.

Approved Condition 22

a) No Development of the residential element shall commence on site until details relating to waste management for the residential element have been submitted to and approved in writing by the local authority.
b) No development of the commercial element shall commence on site until details relating to waste management for the commercial element have been submitted to and approved in writing by the local planning authority.
c) The details shall include, but not necessarily be limited to, the following:
i) A plan clearly showing what is public highway and private roads to allow clear assessment of potential turning points/refuse collection vehicle access
ii) Vehicle tracking demonstrating that refuse collection vehicles can move through the relevant part of the development and turn at the ends of roads, especially taking account of cars parked in allocated spaces and at the roadside

iii) Vehicle tracking access needs to be shown for all properties within the relevant element
iv) A plan clearly identifying collection points for all properties within the relevant element
v) A plan clearly showing bin store allocations for the relevant element
vi) Details of the number, size, type and location of all waste and recycling containers, demonstrating that sufficient capacity is provided for the proposed use, in accordance with Wiltshire Councils waste collection requirements
d) Each element of the development shall be carried out in accordance with the respective approved details.

Proposed Condition 22

a) No development of the commercial element shall commence on site until details relating to waste management for the commercial element have been submitted to and approved in writing by the local planning authority.
b) The details shall include, but not necessarily be limited to, the following:
i) A plan clearly showing what is public highway and private roads to allow clear assessment of potential turning points/refuse collection vehicle access
ii) Vehicle tracking demonstrating that refuse collection vehicles can move through the relevant part of the development and turn at the ends of roads, especially taking account of cars parked in allocated spaces and at the roadside
iii) Vehicle tracking access needs to be shown for all properties within the relevant element
iv) A plan clearly identifying collection points for all properties within the relevant element
v) A plan clearly showing bin store allocations for the relevant element
vi) Details of the number, size, type and location of all waste and recycling containers, demonstrating that sufficient capacity is provided for the proposed use, in accordance with Wiltshire Councils waste collection requirements
c) Each element of the development shall be carried out in accordance with the respective approved details.

3. Proposed Conditions to be Removed

Proposed removal
It is proposed that Conditions 9, 14, 15 and 16 be removed.

Supporting information
The additional drawings and information submitted with this Section 73 application provide sufficient detail to support their removal. The following section sets out, for each condition, the information supplied.

Condition 9

a) No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until Details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority.
b) Development shall be carried out in accordance with the approved details.

The following drawings have been submitted which identify the location of all boundary enclosures along with the design details of the enclosures.

External Works Plans - Sheet 1 of 2	26003.104.01
External Works Plans - Sheet 2 of 2	26003.104.02
Enclosures Details	26003.106

By supplying this information and having it approved as part of the S73 application it would eliminate the need for the condition.

Condition 14

a) No development shall commence on site until drainage detail has been provided to and approved in writing by the Local Planning Authority. The drainage detail shall include, but not necessarily be limited to, the following:
i) A plan showing the cross sections and design of any attenuation pond and its components
ii) A Drainage Strategy Plan showing conveyance routes, that minimises the risk to people and property, for flows exceeding the 1 in 100 year plus climate change rainfall event
iii) Any third-party agreements for temporary and permanent discharge into their system
b) Development thereafter shall be carried out in compliance with the approved detail.

Condition 14a requires details of the design of the drainage system to be submitted for approval. Those details have been included in this submission and are detailed below.

Kerb Layout	17-02 A
Kerb Layout	17-03 A
Attenuation Pond Details	18-05
Road Geometry	20-01
Section 38 – Highway Adoption Plan	38-01 A
Slab Levels	100-01 A
Drainage Strategy	101-01 A
Double Yellow Lines	103-01
Section 104 Adoption Plan	104-01 A

It is proposed that the drainage infrastructure will be adopted partly under a Section 38 Agreement and partly under a Section 104 Agreement. There is no proposal to cross third-party land or connect to any third-party system, other than those owned or operated by statutory undertakers.

By providing this information and securing its approval as part of the Section 73 application, the requirement for Condition 14a would be satisfied, eliminating the need for the condition.

Once the details have been approved, Condition 14b would become redundant, as its requirements would be covered by Condition 3.

Condition 15

a) Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

i) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

ii) Working method statements for protected/priority species, such as nesting birds, amphibians, badger and reptiles.

iii) Mitigation strategies already agreed with the local planning authority prior to determination, such as for reptiles and bats; this should comprise the pre-construction/construction related elements of strategies only.

iv) Invasive species management plan.

v) Pollution prevention measures including the location of site and storage compounds, the use of plant and machinery, measures to control of dust and noise, the location and use of wheel washing and vehicle washdown plant/machinery, and the location and use of oils/chemicals.

vi) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

vii) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

b) Development shall be carried out in strict accordance with the approved CEMP.

A Construction Environmental Management Plan (CEMP) has been submitted with the S73 application and covers all the points identified within the condition. When the CEMP is approved it would remove the need for this condition.

Condition 16

a) Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together

with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
b) The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

A Landscape and Ecology Management Plan (LEMP) has been submitted with the S73 and covers all the points identified within the condition. When the LEMP is approved it would remove the need for this condition.

PL/2024/10345 New Road Farm

Name Melksham Town Council

Stance Comment

Melksham Town Council is concerned about the single access point to the site. There is a possibility of future development in adjacent fields and the only suitable access to such development would be though this site. Melksham Town Council therefore feels that a second access, preferably via a roundabout, should be provided further along the A3102 towards the town centre. Melksham Town Council appreciate that there are no known plans but there is currently other proposed development in the area and Melksham Town Council feel that a holistic approach should be taken.

Comment left on **20/11/2026**

PL/2024/10345 Land North of the A3102 (New Road Road)

Extract from Pre-application meeting held on 21 May 2024

Q: Whilst two accesses are proposed, is the access to the West an emergency/pedestrian access and will removable bollards be installed? If a full access, the parish council might prefer to see a no right turn, in order to ease traffic flow.

A: It is a full access to serve the south western parcel of the site and provide a loop around the development. Discussions have been held with the Highways Team, but the traffic modelling is still taking place, however, they could go away and discuss possibility of a no right turn into the western access.

Extract from Pre-application meeting held on 19 September 2024

Members voiced concerns at the secondary vehicular access shown (not the access connecting via a 4th arm to the existing roundabout) and that this should be a roundabout as a T junction would cause traffic issues and likely become the de facto main access point. This was agreed, and noted that it was likely the access point for the first phase of housing to be built and for construction access until the roundabout access constructed. It was agreed that this 2nd access point would be best reserved for emergency access in the future and closed off for non-emergency access after construction completed, this could be closed via a clause in the s106 or a planning condition. Bloor explained that they had not been able to secure a discussion with the highways team at Wiltshire Council as part of pre planning, the Clerk had also tried to engage with the highways planning team to see what their thoughts were for potential improvements to New Road as a single-track road; with no success.

Extract of MWPC comments submitted 20/01/2025

In the proposal there are details of a secondary access into the site as well as cycling and pedestrian accesses. The parish council is concerned that this secondary access will become a major access in and out of the development without the implementation of the necessary highway safety measures, e.g., no right/left turn in and out of the development as necessary. The council would like further clarification on these plans as they are contrary to the request of the parish council at pre-app stage with the developer, who agreed this would be removed.

Teresa Strange

From: Victoria Moloney <Victoria.Moloney@wiltshire.gov.uk>
Sent: 18 November 2026 11:22
To: Teresa Strange
Cc: Fiona Dey; andrew.griffin@wiltshire.gov.uk
Subject: RE: Berryfield, Melksham – Significant Housing Growth and Potential Retail Investment Opportunity

Dear Teresa

Apologies for the delay in coming back to you, I took some annual leave which was unfortunately followed by an illness.

To my knowledge we have limited direct retail contacts and would mostly encounter retailers through agents. However, I will discuss with the team and provide a fuller response asap.

Many thanks
Victoria

Victoria Moloney
Head of Economy and Regeneration
Planning, Economy and Climate

Wiltshire Council

Tel: 01225 718430
Email: victoria.moloney@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 11 November 2026 15:26
To: Victoria Moloney <Victoria.Moloney@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Andrew Griffin <Andrew.Griffin@wiltshire.gov.uk>
Subject: Berryfield, Melksham – Significant Housing Growth and Potential Retail Investment Opportunity

Dear Victoria,
I am writing on behalf of Melksham Without Parish Council to seek assistance from Wiltshire Council's Economic Development team in highlighting a potential commercial retail opportunity in Berryfield, Melksham.

Berryfield was originally a village of approximately 500 homes, with no local convenience shop. Significant residential development has already taken place, with the village now approaching 800 occupied homes and further housing under construction, approved in principle or progressing through the planning system. If all the developments currently under construction, approved in principle or proposed proceed, Berryfield could grow to approximately 1,180 homes – more than double its original size. I have attached a map identifying the major housing developments, including dwelling numbers and planning application references, to demonstrate the scale and concentration of this growth.

Despite this substantial increase in the residential population, Berryfield still has no local convenience store for everyday essentials. The Parish Council feels that this growth may now present a commercially viable opportunity for a convenience store operator, particularly as a substantial proportion of the new housing is already occupied.

We have also previously identified the former Waney Edge Café and car park on Semington Road, Berryfield (SN12 6DY), in our submission to Wiltshire Council's survey of previously developed or underused land with potential for future development or regeneration. The café has been closed and in a deteriorating condition for over ten years. The adjoining Babyworld shop at 597 Semington Road is still trading, although its opening is now very limited and intermittent. We have not investigated ownership, availability or the feasibility of redevelopment, but feel the location merits consideration as a possible opportunity for a permanent convenience store. Redevelopment of this site could also provide a valuable opportunity to regenerate this part of Semington Road, bringing a long-underused commercial site back into productive use, improving the appearance of the street frontage and providing a much-needed local facility for both existing and new residents. The site is particularly well situated in terms of its potential commercial catchment, being close to Hampton Park commercial estate, Bowerhill Industrial Estate and the A350 strategic road corridor. In addition to Berryfield's growing residential population, a convenience store could potentially serve employees from nearby businesses and passing customers.

I have attached snapshots from Google maps to identify the site.

The Parish Council has also discussed the lack of local shopping facilities with Bellway Homes, whose current application proposes up to 225 additional dwellings (PL/2026/04916). Bellway suggested that serviced hardstanding, with electricity and water, could potentially accommodate visiting traders or mobile retail facilities. This could provide an interim solution, although the Parish Council would ideally like to see a permanent retail facility established and with good access from Semington Road to be accessible to all Berryfield residents.

Melksham Without Parish Council are not seeking Wiltshire Council funding to establish or operate a village shop. Rather, we would welcome your team's assistance in bringing Berryfield's substantial residential growth and potential retail opportunity to the attention of commercial convenience store operators, supermarket groups, retail developers and commercial property agents. We wondered whether Wiltshire Council has established contacts with such operators through its business support or inward investment activities and whether your team could help promote the opportunity or facilitate introductions.

We appreciate that any decision to establish a store will ultimately be a commercial one, but feel that potential operators may not appreciate how significantly Berryfield has grown, or the further growth anticipated.
We would be grateful for your advice on whether this is something your team could assist with, or whether there is a colleague who works more directly with commercial retail investment.
Many thanks for your assistance.
Kind regards,
Teresa


Berryfield Park
Semington Rd
Dadford Ln
Dadford Ln
Baby World
The Paddocks
491B
492


597 Semington Rd
Melksham, England
Google Street View
Jul 2024
See more dates
New & Nearly New
Babyworld
Baby Equipment



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

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 X: @melkshamwithout

On Instagram: melkshamwithoutpc
On LinkedIn: Melksham Without Parish Council

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Teresa Strange

From:	Teresa Strange
Sent:	19 November 2026 16:27
To:	'Alex Jelley'; Peter Lawson; Hughes, Cecelia; Developmentmanagement
Cc:	Thomas, Amy; Mykena Mortimer-Davies; Claire Hawkes; Fiona Dey; nick.holder@wiltshire.gov.uk
Subject:	RE: *EXTERNAL:FW: Blackmore Farm – Mobility Hub / Community Hub Clarification PL/2026/05372.

Hi Alex,
Thank you for taking the time to review this and for setting out the two options clearly.

Before the Parish Council could give further consideration to Option 2, there are a number of points on which we would welcome clarification.

Firstly, if the EV charging points, cycle charging facilities and associated Mobility Hub infrastructure were to be located within the Community Hub land, who would be responsible for their day-to-day operation and management? For example:

- Who would be responsible for maintenance and repairs?
- Who would deal with faults, outages, vandalism or other operational issues?
- Who would bear the ongoing running costs?
- Who would be responsible for eventual replacement when the infrastructure reaches the end of its operational life?
- Would these liabilities transfer to the Parish Council if the infrastructure is located on Community Hub land?
- Will the EV charging and electric cycle charging facilities operate on a paid-for basis and, if so, who would receive any income generated?

Our understanding is that the Mobility Hub is intended to serve the wider housing development rather than the future community centre itself. Whilst the Parish Council may ultimately wish to include EV charging associated with a future community centre, that would be driven by the needs of community centre users and the final design of the site, rather than the wider development.

There are also practical concerns regarding the implications of locating Mobility Hub infrastructure within land intended to transfer to the Parish Council. The Section 106 Agreement requires the transfer of 0.4ha of Community Hub land, which was considered sufficient to accommodate a future community building and its associated facilities. It is unclear whether the area occupied by EV charging, cycle charging, cycle storage and related infrastructure would effectively reduce the usable area available for community purposes. If so, has any consideration been given to increasing the area of Community Hub land, or providing alternative compensation, to ensure the Parish Council still receives a site capable of delivering the community facilities envisaged by the Section 106 Agreement?

At present, the Parish Council has no fixed proposals for the size, orientation or siting of a future community building. Members may wish to position the building adjacent to the play areas and provide supporting facilities such as a patio or terrace, outdoor seating, landscaping and other space directly associated with the community centre. We are therefore concerned that locating Mobility Hub infrastructure within the Community Hub land at this stage could constrain future design options and reduce flexibility in how the site is ultimately planned and used.

The Parish Council would also welcome clarification on how the Mobility Hub would operate in practice. For example, if a future community centre included a car park that the Council wished to secure overnight for operational or security reasons, would this conflict with the requirement for public access to the Mobility Hub facilities? Would the charging infrastructure form part of the community centre car park, or would it operate as a separate facility serving the wider development?

We would also be interested to understand whether alternative locations have been considered for the EV charging and cycle facilities, including within the southern part of the development where the proposed employment land is, where they may also be closely aligned with the users they are intended to serve.

Finally, whilst the Parish Council can see the benefit of locating bus stops close to the future community centre and school, does the EV charging and cycle infrastructure necessarily need to be co-located with the bus stops in order to satisfy Condition 14, or could these elements be provided separately?

Clarification on these points would be appreciated before the Parish Council considers its position further.

Kind regards,
Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
01225 705700

From: Alex Jelley <alex.jelley@ceresproperty.co.uk>
Sent: 19 November 2026 16:02
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Peter Lawson <peter.lawson@turley.co.uk>; Hughes, Cecelia <cecelia.hughes@dwh.co.uk>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Cc: Thomas, Amy <amy.thomas@barrattredrow.co.uk>; Mykena Mortimer-Davies <mykena.mortimer-davies@turley.co.uk>; Claire Hawkes <claire.hawkes@turley.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; nick.holder@wiltshire.gov.uk
Subject: RE: *EXTERNAL:FW: Blackmore Farm – Mobility Hub / Community Hub Clarification PL/2026/05372.

Hi Teresa,

Thanks for your email. I understand the PC's desire to maximise the benefits to come from this scheme, as well as all others either already granted permission or coming through the system currently in Melksham.

I've been through the Outline Decision, associated plans and the s106 Agreement and it seems to me that the Mobility Hub was always intended to be provided as part of the Mixed-Use Hub set out on the approved Parameter Plan, although unfortunately it does not establish exactly where it is intended to be within the Decision Notice, approved plans or s106 Agreement. Where the decision lets us down is that there appears to be an interchangeable use of Mixed-Use Hub and Community Hub in the s106 agreement. This is exacerbated by the use of the phrase 'The Hub' on the Illustrative Masterplan that accompanied the Outline application.

The s106 requires the applicant to provide:

- 0.4 ha of Community Hub Land. The S106 defines the Community Hub Land as 0.4 ha, or an alternative area agreed through the relevant mechanisms. The freehold is to be transferred to the Parish Council for £1, following service of the required notice.
- A serviced site — before transfer, the land must have connection points at its boundary for:
    - electricity;
    - water;
    - broadband;
    - foul drainage; and
    - surface-water drainage,

  all at a capacity reasonably required for a community building of circa 400 m^2.
- Access — an access road connected through to the public highway, completed at least to base-course level and physically capable of carrying vehicles and pedestrians.
- £186,000 Community Building Contribution towards construction of the community building/hub. The S106 provides for 25% before commencement of the development and the remaining 75% on completion of the land transfer, with Wiltshire Council passing the money to the Parish Council.
- Land in an appropriate condition for development — including a clear, level site with vacant possession, cleared of rubbish/building materials, and free from contamination, supported by the specified environmental certification.
- Suitable title and rights — broadly, the land must be transferred free of financial charges and of matters that would prevent or unreasonably restrict its beneficial use as a community building/hub, together with the necessary access rights and subsequent transfer/registration documentation.

As you are aware, the details submitted under the PL/2026/05372 relate to Condition 14, which requires:

"Prior to commencement of development a phasing and specification plan for the Mobility Hub shall be submitted to and approved by the Local Planning Authority. The Mobility Hub shall include as a minimum a bus stop with shelter and associated real time information for bus, cycle parking including electric cycle charging points, electric vehicle fast and rapid charging points. The Mobility Hub shall be constructed in accordance with the approved specifications."

Mapping out the different options available at this stage, there appear to be two paths we can take.

<u>Option 1</u>
We require the Mobility Hub to be located outside of the 0.4ha Community Hub land, with the knock-on impacts this would have in terms of layout, etc. This could be either within Phase 1 or Phase 2, as there is no clear requirement either way as far as I can see.

This would enable the Parish Council greater control over what comes forward within the Community Hub land, under the obvious restrictions of the approval and requirements from consultees, etc when any subsequent application is submitted.

It might mean that the Mobility Hub Bus Stops are further from the Community Centre and the School Site, which appear to be contrary to their purpose.

In this scenario, when the Parish Council brings forward a planning application for the Community Hub land, they would be required to demonstrate how it caters for cyclists, EV charging, parking, etc

as any similar application would be asked to. Furthermore, they would be required to make use of the £186,000 contribution in the delivery of these facilities.

Option 2
The Parish Council agrees a compromise with the applicant whereby the Mobility Hub provisions (i.e. secure bike storage and EV parking) are located within the 0.4ha Community Hub land, the Mobility Bus Stops are located immediately adjacent to the Community Centre and School Site, and the cost of installing the EV charging, bike storage, etc is met by the applicant (rather than the Parish Council), leaving the Parish Council to spend the £186,000 contribution on the Community Centre itself, or nice to haves within the wider Community Hub land.

If I've missed something in my consideration of the above, I'd be happy for my mistake to be pointed out.

As case officer for the DISCON, I could recommend approval despite the Parish Council objection, the details contained within the submission are (aside from the above) in line with the requirements of the condition – but I'm conscious that doing so would lead to potential conflict in terms of the s106 obligations and I am not inclined to overrule an important consultee in this way on this matter (given the important role they will play in the delivery and ongoing management of the Community Hub land. I would, as such, much rather an agreement is reached between you as to how to progress from this point.

My preference would be that some version of Option 2 is reached.

Best wishes,

Alex Jelley BA MSc MRTPI
Partner
07564 583599
alex.jelley@ceresproperty.co.uk
ceresproperty.co.uk



Ceres Property Unit 5, Home Farm, Sywell, Northampton NN6 0BQ

Company Number: OC437363

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 19 November 2026 14:40
To: Peter Lawson <peter.lawson@turley.co.uk>; Hughes, Cecelia <cecelia.hughes@dwh.co.uk>; Alex Jelley <alex.jelley@ceresproperty.co.uk>; Developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Cc: Thomas, Amy <amy.thomas@barrattredrow.co.uk>; Mykena Mortimer-Davies <mykena.mortimer-davies@turley.co.uk>; Claire Hawkes <claire.hawkes@turley.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; nick.holder@wiltshire.gov.uk
Subject: RE: *EXTERNAL:FW: Blackmore Farm – Mobility Hub / Community Hub Clarification PL/2026/05372.

Blackmore Farm – PL/2026/01555 and PL/2026/05372 (Community Hub Plan)

Alex Jelly – for your information regarding discharge of condition 14.
Development Management -please upload against PL/2026/05732 against the discharge of condition 14 application, the whole email trail please.

Dear Cecilia and Peter

Further to the call from Cecilia, the parish council's Planning Committee met on Monday evening, and considered your further request as to whether a mobility hub is required at all on the Blackmore Farm development.

Members considered that it remained a requirement of the outline permission and should be accommodated within the housing development. The indicative facilities included bus shelters, cycle parking and electric charging. Pressure on the layout did not justify transferring the obligation to community land or dispensing with it.

Resolved: To confirm that the mobility hub remained required as it was a condition of the outline planning permission and should be accommodated within the development, with the layout revised and fewer dwellings if necessary. The full 0.4 hectares of community hub land should remain available for the Parish Council's own purposes.

With kind regards, Teresa

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 02 November 2026 16:56
To: Peter Lawson <peter.lawson@turley.co.uk>; Hughes, Cecelia <cecelia.hughes@dwh.co.uk>
Cc: Thomas, Amy <amy.thomas@barrattredrow.co.uk>; Mykena Mortimer-Davies <mykena.mortimer-davies@turley.co.uk>; Claire Hawkes <claire.hawkes@turley.co.uk>; Alex Jelley <alex.jelley@ceresproperty.co.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; nick.holder@wiltshire.gov.uk; developmentmanagement <developmentmanagement@wiltshire.gov.uk>
Subject: RE: *EXTERNAL:FW: Blackmore Farm – Mobility Hub / Community Hub Clarification PL/2026/05372.

Dear Peter and Cecelia
Further to our recent meeting, I am just confirming to you formally that Melksham Without Parish Council reject the proposal to locate the development wide mobility hub on the community hub land intended to be transferred to the parish council as the site as the East of Melksham Community Centre; in order to retain flexibility for community use. This would not preclude the separate consideration of EV charging associated with the community building.

Alex Jelly – for your information regarding discharge of condition 14.
Development Management -please upload against PL/2026/05732 against the discharge of condition 14 application, the whole email trail please.
Many thanks, Teresa

From: Peter Lawson <peter.lawson@turley.co.uk>
Sent: 14 September 2026 16:25
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Hughes, Cecelia <cecelia.hughes@dwh.co.uk>; Thomas, Amy <amy.thomas@barrattredrow.co.uk>; Mykena Mortimer-Davies <mykena.mortimer-davies@turley.co.uk>; Claire Hawkes <claire.hawkes@turley.co.uk>; Alex Jelley <alex.jelley@ceresproperty.co.uk>
Subject: FW: *EXTERNAL:FW: Blackmore Farm – Mobility Hub / Community Hub Clarification PL/2026/05372.
Importance: High

Good Afternoon, Teresa

Thank you for getting in touch with Cecelia Hughes at Barratt Redrow concerning this application to discharge Condition 14 – Mobility HUB.

We welcome your feedback and queries.

Condition 14 requires:

Prior to commencement of development a phasing and specification plan for the Mobility Hub shall be submitted to and approved by the Local Planning Authority. The Mobility Hub shall include as a minimum a bus stop with shelter and associated real time information for bus, cycle parking including electric cycle charging points, electric vehicle fast and rapid charging points. The Mobility Hub shall be constructed in accordance with the approved specifications.

The application has been submitted with a 'Concept Plan' only at this stage, and the application provides us with a formal mechanism to begin conversations with the Town Council and Wiltshire Council around how and where the Mobility HUB should be provided.

The bus stops and associated shelters clearly need to be provided on the public highway. At this stage, our suggestion is that the other elements are best located next or close to the intended Community Centre upon that parcel of land or adjacent to it. Assuming this is the consensus view we will need to work with you to develop the proposals further, including the plan and specification, how they are to be provided, and who will maintain them etc.

We have a meeting programmed with you for 22nd September and look forward to discussing this further with you then.

Thank you again for your feedback.

Kind regards

Peter

Peter Lawson
Senior Director

Mobile: +44 7917 327 582
Office: 0118 902 2830

Turley

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From: Teresa Strange
Sent: 11 September 2026 14:02
To: 'Hughes, Cecelia' <cecelia.hughes@dwh.co.uk>; 'Callum Warren' <callum.warren@tfa-ltd.co.uk>
Cc: Alex Jelley <alex.jelley@ceresproperty.co.uk>
Subject: Blackmore Farm – Mobility Hub / Community Hub Clarification PL/2026/05372.

Dear Cecelia,

I hope you are well.

Whilst reviewing the recently submitted drawings relating to the LEAP, I came across the discharge of condition application for the Community Hub Concept Plan / Mobility Hub at Blackmore Farm, which is due to be considered by Melksham Without Parish Council at its Planning Committee meeting on Monday evening.

The Parish Council had not been notified of this discharge application and therefore only became aware of it by chance. The application is currently listed under planning application PL/2026/05372.

Having reviewed the concept plan, I am unclear whether I have misunderstood what is being proposed, or whether assumptions have been made regarding the future use of the 0.4ha parcel of land intended to transfer to the Parish Council.

It appears that the proposed Mobility Hub may be located within this land parcel. If that is the case, I would be grateful if you could clarify how this is intended to work, as the Parish Council has not previously been consulted on the inclusion of a Mobility Hub within the land that is proposed to transfer to its ownership.

As you may recall, we were still awaiting the information you kindly offered regarding the size and footprint of the Bromham Community Centre, to assist the Parish Council in considering how a future community building might be accommodated on the site. It was therefore surprising to see a concept plan that appears to establish not only the location and footprint of the community building, but also the inclusion and positioning of a Mobility Hub and associated infrastructure within the same area.

The current concept plan appears to make a number of assumptions, including:

- The size and shape of the future community building.
- The location of that building within the site.
- The relationship between the building, parking, open space and surrounding facilities.
- The inclusion and location of a Mobility Hub within land intended to transfer to the Parish Council.

Whilst the Parish Council supports the principle of delivering a community facility on the site, it has not yet had the opportunity to consider the detailed layout of the wider parcel of land. For example, the Council may wish to provide associated outdoor space for community use, such as a patio or terrace area, informal gathering space, landscaping, community gardens, or additional open space around the building. The inclusion of a Mobility Hub within this land parcel could therefore have significant implications for how the site is ultimately planned and used.

I would therefore welcome clarification on:

- Whether the Mobility Hub is intended to sit on land that will transfer to the Parish Council.
- How responsibility for any Mobility Hub assets would operate if they are located on Parish Council land.
- Which elements would remain the responsibility of the developer, management company, service provider or Parish Council.
- How the proposed car parking provision has been calculated.
- Whether there is any additional information available to explain the assumptions that have informed the concept plan.
- Whether the layout shown is intended to be illustrative only, or whether it is expected to form part of the future design and operation of the land transfer area.

The Parish Council will be considering this matter on Monday evening and it would be extremely helpful if you could provide any clarification, plans or background information before then. Equally, if I have misunderstood the purpose of the discharge application or the intention of the drawing, please do let me know.

Many thanks for your help.

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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Western Gateway STB
70 Redcliff Street
Bristol
BS1 6AL

By email to:
Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place,
Melksham
Wiltshire, SN12 6ES

26 November 2026

Dear Teresa

A350 Melksham Bypass and future investment in the A350

Thank you for your email of 2 November 2026 concerning the removal of the A350 Melksham Bypass from the Major Road Network (MRN) programme. Please accept my apologies for not replying sooner.

This was a disappointing decision given the A350 corridor's strategic importance for Wiltshire and the wider South West. The route provides an important north-south connection between the south coast, the west Wiltshire towns, Chippenham and the M4, serving local communities, businesses, freight movements and planned growth.

This is recognised in the Western Gateway's Strategic Transport Plan with its Theme 4 for facilitating strategic north-south movement from the Midlands to the South Coast with Policy NS1 to work with National Highways on delivering the recommendations from the 'M4 to Dorset Coast Strategic Study.' This Study included the A350 Melksham Bypass in its primary recommendations and National Highways continue to support progression of the scheme. The A350 Melksham Bypass is included in the Western Gateway's Strategic Investment Plan refresh of September 2026 as a priority scheme for the region.

At a more local level the proposed bypass would have addressed longstanding problems associated with the existing route through Melksham and Beanacre, including congestion, unreliable journey times, community severance, road safety, air quality and noise and support housing and employment growth.

The removal of the A350 Melksham Bypass from the MRN programme does not remove the underlying transport problem. It creates a need to still consider both immediate interventions and the longer-term strategic solution.

We support, therefore, Wiltshire Council in their asks for A350 through Melksham to remain under active consideration within the emerging delivery programme for the 'M4 to Dorset Coast Strategic Study' and within future investment plans for the strategic and major road networks.

In the interim we support Wiltshire Council's request for the Government to fund deliverable short and medium-term measures to improve road safety, resilience and traffic flow through Melksham, Beanacre and the wider A350 corridor while a longer-term solution is developed.

We are particularly concerned over the future safeguarding of the route and urge the Government and National Highways to work with Wiltshire Council to ensure that development decisions do not unnecessarily prejudice the ability to deliver a future bypass or other strategic improvement. In this respect we are aware of the planning application for land east of Blackmore Farm for up to 275 dwelling which is crossed in part by the proposed bypass route. The withdrawal of the emerging Wiltshire Local Plan, which had included a safeguarding policy for the route, means the route is no longer formally protected. We will support Wiltshire Council in addressing this.

The Western Gateway will provide support and work alongside the Department for Transport, National Highways, Wiltshire Council, Brian Matthews M.P., Melksham Town Council and Melksham Without Parish Council to secure a credible way forward.

Yours sincerely



Councillor Chris Willmore, FIEMA, FRSA
Chair of the Western Gateway sub-national Transport Body

Name Rights of Way

Stance Comment

Thank you for the notification of the updated plans. I have reviewed the letter from Claire Hawkes Associate Director at Turley and the revised Composite Parameter Plan.

Connection on to MELW40 behind Lopes Close.

I believe it is possible for a link to be created onto MELW40 from the northern part of the development, it could be constructed south of the northern block of housing. The path could be hoggin based and can be provided away from the Veteran tree and the oak tree shown on the plan.

A dedicated Bridleway from MELW40 into the development.

I dispute the limited equestrian facilitates, horses are stabled within 650 metres or the red line boundary south of the proposed development, horses are also stabled on New Road, a circular route is used in this area which involves MELW40 -A3102- Eastern Way-MELW41-MELW43-MELW25 this route currently uses 630 metres of the A3102 including a stretch very close to the national speed limit and bend.

By utilising a route through the development, you could remove a 230-metre section of the A3102 which would include the bend and section near the national speed limit, all it requires is a bridleway status path linking MELW40 to the proposed developments road network. I believe this is a very low-cost improvement to the Public Right of Way network which could include one of the planned links between the development and MELW40.

Third connection from the proposal to the North of the Eight-Acre Plantation,

The applicant's comments are welcomed

Amendments to the surfacing of MELW26 to a 2m width. Culvert to be provided over Clackers Brook Tributary.

The applicant's comments are noted and whilst I disagree with the suggestion that an improved surface is not required. My main concern at this point is the current bridge at grid reference ST 92839 63875. Given the increased in usage that this development will create and bringing this Public Footpath much closer to a residential area.

The crossing of the watercourse at this location will need to be improved so that it is accessible to as wide a group of users as possible including the disabled who should be able to enjoy MELW26.

The crossing of the watercourse will need to have step free access with a suitable gradient on each approach the surface approaching each side of the bridge culvert will need to be consolidated so that it can withstand the increase in use. Handrails will also need to be installed to protect users of the path and a suggested useable width of 1.5 metres.

Removal of stiles no longer needed for the control of livestock.

The applicant's comments are noted and agreed with.

Diversion of MELW26 at grid ref ST93058 63628

The proposed development will create more use of MELW26 the current alignment of the path at ST93058 63628 is under the canopy of a mature oak tree. The increased use of this footpath will lead

to increased compaction of the tree roots an also the need to manage this tree in a more invasive way as the risk of injuries to users of the footpath will be higher given the frequency of use increasing.

This diversion could also be used to realign the footpath in the adjoining landowners' field from where it currently crosses the field which is subject to ploughing to perhaps following the field edge track subject to the landowner's approval, this would lead to an improved surface for walkers and a more productive field for the growing of crops.

Section 106 contribution of £150 per dwelling to improve the public rights of way network.

Diversion of MELW26: this development will increase the use of MELW26, at present MELW26 goes under an Oak tree, increased use of this path will create additional pressure on the tree root system as well as the potential for work needing to be undertaken pro-actively given the increased footfall and target that this development would create. By diverting the footpath away from the tree, it can be managed more sympathetically and its root plate protected. Cost of this Public Rights of Way diversion is in the region of £4,000

MELW30 is a public footpath which crosses two fields, it is subject to ploughing and has no recorded width. I would seek to divert this Public Footpath on to a field edge route that would not be subject to ploughing and would therefore provide an improved surface for the public making the Public Footpath more useable all year round and easier for disabled users to navigate the path. Cost of this Public Rights of Way diversion is in the region of £4,000

The culvert at the junction of MELW40 and SEEN41 over Clackers Brook is getting towards the end of its lifespan increase in use of this Public Right of Way will mean that the replacement of this culvert with a bridge which will need to be equalities act complaint. Cost of this is estimated to be in the region of £35,000

MELW25 follows a different route on the ground to the route on the definitive map, the route is shown on different maps following an alternative route which looks to be an issue not of the landowners making in this case, given the increase in users in the area this would be a good path to divert on to the used route and remove the potential for misunderstandings on which route the public should use. £4,000

Access furniture upgrades on MELW29/SEEN54/SEEN33 replacements of the stiles on this route with more accessible alternatives and improvements to the ditch crossing points so that they could support disabled access.

25 stiles and 13 bridges will need upgrading.

Depending on the gate that is chosen for the location 25 x 800 per stile to disabled friendly kissing gate. £20,000

13 sleeper/armco bridges culvert upgrades to provide disabled friendly ditch crossing points £13,000

The costs listed above exceed the £40,150 that has been requested as funding has been secured from other developments in the area.

Stile at MELW26 will need to be replaced with a more accessible piece of furniture.

The comment is noted with thanks

Paul Millard Countryside Access Development Office

Gateway Test Assessment Form

Completion requirement: The nominated Member and officer must complete their assessments independently within 10 working days, give reasons and record the agreed outcome.

Planning application reference:	**PL/2025/06105**
Site address	**Land at Bowerhill Lane, Bowerhill, Melksham**
Development description	**Erection of up to 47 No. dwellings and associated works**
Date gateway test request received	**N/A**
10-working-day completion deadline	**11 November 2026**

Gateway Test 1: Significant Planning Matter

"Where the application raises a significant planning matter having regard to the development plan and any other material considerations."

- Is the proposal significantly contrary to the Development Plan or a departure?
- Does the proposal require substantial weight to be given to material considerations which outweigh the Development Plan, for example five-year housing land supply?
- Does the proposal raise a difficult or finely balanced planning judgement, for example Green Belt issues?
- Does the proposal raise strategic issues extending beyond the immediate site?
- Are there unresolved planning objections from consultees?

Gateway Test 2: Significance to the Local Area

"Where the application raises an economic, social or environmental issue of significance to the local area."

- **Economic:** Could the proposal have a significant effect on employment, local businesses, town centres, regeneration or economic growth in the local area?
- **Social:** Could the proposal have a significant effect on housing delivery, community facilities, infrastructure, health, education or community wellbeing in the local area?
- **Environmental:** Could the proposal have a significant effect on landscape, biodiversity, climate resilience, flood risk, amenity or environmental quality in the local area?

- **Heritage / Place:** Could the proposal have a significant effect on heritage assets, conservation areas, townscape, local character or local identity?

Assessment 1: Nominated Member

Name:	**Cllr Stewart Palmen**
Does it meet the gateway test?	Yes ☒ No ☐
Reasoning **Please explain how the request does or does not meet the relevant criteria, referring to the information provided in the gateway test request.** **This meets the test as it clearly goes against Wiltshire Council's development plan (the site is not allocated for housing) and has a potentially negative effect on a listed building.**	
Date completed	19th November 2026
e-Signature or confirmation	Stewart Palmen

Assessment 2: Nominated Officer

Name:	**Gary Collins**
Does it meet the gateway test?	Yes ☒ No ☐
Reasoning **Please explain how the request does or does not meet the relevant criteria, referring to the information provided in the gateway test request.** **The application is for 47 dwellings on a site not allocated in the development plan. The application raises issues of the principle of development, impact on a nearby listed building, landscape impact and transport impact. There are other developments proposed nearby and the cumulative impact will also need to be considered. These issues are significant in the local area and therefore the application passes the Gateway Test and should be considered by Committee.**	
Date completed	12/11/2026
e-Signature or confirmation	Gary Collins

Final Outcome

Are the nominated Member and nominated officer in agreement?	Yes ☒ No ☐
Final outcome **☒ Both agree the criteria and gateway test are met — the application will be considered by committee.** **☐ Both agree the criteria and gateway test are not met — the application will be determined under delegated powers.** **☐ The parties do not agree — they will discuss their assessments and agree the final outcome.**	
Agreed reasons for the final outcome **The application is for 47 dwellings on a site not allocated in the development plan. The application raises issues of the principle of development, impact on a nearby listed building, landscape impact and transport impact. There are other developments proposed nearby and the cumulative impact will also need to be considered. These issues are significant in the local area and therefore the application passes the Gateway Test and should be considered by Committee.**	
Date final outcome agreed	19 November 2026

Process note: Where the parties initially disagree, the final outcome should be recorded only after they have discussed the request and reached agreement.

Teresa Strange

From: Isobella Wise <Isobella.Wise@wiltshire.gov.uk>
Sent: 18 November 2026 10:55
To: Teresa Strange; Alison Whalley
Cc: phil.alford@wiltshire.gov.uk; Fiona Dey
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution

Good morning, Teresa,

The representation received from the LLFA (informed by their specialist review of the provided site-specific FRA) **does not indicate that the development proposed under this application would require mitigation in the form of contribution towards wider catchment projects.**

Kind regards,
Isobella Wise
Senior Planning Officer
Planning, Economy and Climate

Wiltshire Council

Tel: 03004560114
Email: isobella.wise@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

Your opinion matters - how did we do? Feedback Survey.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 18 November 2026 10:48
To: Isobella Wise <Isobella.Wise@wiltshire.gov.uk>; Alison Whalley <alison@rawplanning.co.uk>
Cc: Phil Alford <Phil.Alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution

Thank you for the prompt reply Isobella.

The parish council is not referring to any change in the development impacting on the south of the site, they are referring to this policy clause
"**Development proposals in locations with known flooding issues should include** appropriate mitigation and construction methods, and**, where appropriate, contributions towards wider catchment projects".** to provide funding to the wider catchment area projects, with a scheme drawn up for here by the LLFA (Richard Williams/Danny Everett).

With kind regards, Teresa

From: Isobella Wise <Isobella.Wise@wiltshire.gov.uk>
Sent: 18 November 2026 10:41

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Alison Whalley <alison@rawplanning.co.uk>
Cc: phil.alford@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution

Good morning, Teresa,

As before, the contribution amount of £2,150 is not to address any flooding issues affecting properties to the south of the site. The amount has been requested by the RoW team because the scheme will result in an increased use of (impact on) the RoW and, consequently, a need to mitigate that impact under this application by providing funding towards a particular scheme associated with that RoW – the scheme is one that the team have identified and the amount has been put forwards as proportionate to the scale of the development.

The representation received from the LLFA (informed by their specialist review of the provided site-specific FRA) does not indicate that the development proposed under this application would result in a change to (impact on) drainage or flood issues affecting properties to the south of the site and as such this scheme does not trigger a mitigation need for that purpose.

Kind regards,
Isobella Wise
Senior Planning Officer
Planning, Economy and Climate

Wiltshire Council

Tel: 03004560114
Email: isobella.wise@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

Your opinion matters - how did we do? Feedback Survey.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 17 November 2026 15:22
To: Isobella Wise <Isobella.Wise@wiltshire.gov.uk>; Alison Whalley <alison@rawplanning.co.uk>
Cc: Phil Alford <Phil.Alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution

Dear Isobella
Thank you for your response.
The Parish Council discussed this matter again at last night's meeting and remains concerned that the proposed contribution does not appear to address the known flooding issues affecting properties to the south of the site, particularly given the references within JMNP2 Policy 3 to contributions towards wider catchment projects where appropriate.
Members are also unclear about the issue being addressed on MELW85. Local flood wardens and others familiar with the area are not aware of a drainage problem at this location, and it would be helpful to understand what specific issue has been identified, what works the £2,150 contribution would fund, and the evidence that additional use arising from the development necessitates those works.
Could you also explain why no contribution towards wider off-site flood mitigation has been sought in this case, given the well-documented flooding problems in the locality?

We would appreciate any further clarification you can provide before the application is determined.
Kind regards,
Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council

From: Isobella Wise <Isobella.Wise@wiltshire.gov.uk>
Sent: 13 November 2026 14:26
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Alison Whalley <alison@rawplanning.co.uk>
Cc: phil.alford@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution

Good afternoon, Teresa,

Thank you for your email regarding the proposed £2,150 contribution towards drainage works to Public Right of Way MELW85. I can confirm that your email of 3 November has been added to the case file as an additional representation from the Parish Council.

The obligations identified in the Heads of Terms have been considered against the statutory tests applicable to planning obligations. The £2,150 contribution has been taken forward to the Section 106 drafting stage as it relates to a specific project with a geographical and functional relationship to the additional use of MELW85 arising from the proposed development.

To clarify: The contribution would fund drainage improvements to the relevant section of MELW85 so that the route is suitably drained and capable of accommodating that additional use. The contribution is not for general off-site flood mitigation and is not intended to address the existing flooding experienced by properties to the south of the development. Its purpose is specifically to mitigate the impact of the proposed development on MELW85.

Kind regards,
Isobella Wise
Senior Planning Officer
Planning, Economy and Climate

Wiltshire Council

Tel: 03004560114
Email: isobella.wise@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

Your opinion matters - how did we do? Feedback Survey.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 12 November 2026 17:17
To: Isobella Wise <Isobella.Wise@wiltshire.gov.uk>; Alison Whalley <alison@rawplanning.co.uk>
Cc: Phil Alford <Phil.Alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution

Good afternoon
The parish council are meeting on Monday evening, and I just wondered if there was any update on this query please.
Many thanks, Teresa

From: Teresa Strange
Sent: 03 November 2026 13:38
To: Wise, Isobella <isobella.wise@wiltshire.gov.uk>; Alison Whalley <alison@rawplanning.co.uk>
Cc: Alford, Phil (Phil.Alford@wiltshire.gov.uk) <Phil.Alford@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; developmentmanagementwest@wiltshire.gov.uk
Subject: Middle Farm, Corsham Road – PL/2024/09725 Query on drainage contribution
Importance: High

Dear Isobella and Alison

The parish council's Planning Committee met last week, and reviewed the Heads of Terms v3 which we can see on the planning portal.

They wish to seek clarification on the proposed £2,150 drainage contribution towards public right of way MELW85 to the north of the site.
Whilst this off site flood mitigation funding is welcome, and as per the request/requirement under the Joint Melksham Neighbourhood Plan 2 Policy 3, we don't understand the location that is described. There are no dwellings in that vicinity, and we are not aware of any flooding issues in the north of the development site, or that would impact/alleviate the dwellings to the south of the development that do flood regularly.
I have checked in with the well respected volunteer flood wardens in the area and they too don't understand what the reference to that location is for.
Regular pumping is required south of the development site in heavy rain to prevent internal property flooding, and several visits by the Drainage team (Danny Everett and Richard Williams) have taken place, and the PROW location has never been mentioned.

Before this application is brought to a conclusion could you please clarify what this drainage contribution at this location is for.

With many thanks, Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Wiltshire, SN12 6ES
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On Instagram: melkshamwithoutpc
On LinkedIn: Melksham Without Parish Council

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From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 03 November 2026 13:29
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Fw: Middle Farm, Corsham Road – PL/2024/09725

From: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Sent: 21 September 2026 22:03
To: Wise, Isobella <Isobella.Wise@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re: Middle Farm, Corsham Road – PL/2024/09725

Hi Isobella,

I'm just emailing to follow up on the email chain today and confirm that I am happy to withdraw the call in for middle farm.

All the best and thanks for everything,

Phil

Sent from Outlook for Android

From: Wise, Isobella <Isobella.Wise@wiltshire.gov.uk>
Sent: Monday, 21 September 2026 15:08:40
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Alison@rawplanning.co.uk <Alison@rawplanning.co.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Cc: Abi Leeder <absleeder@hotmail.co.uk>; Clinton Dicks <c.westlands.lane@outlook.com>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Middle Farm, Corsham Road – PL/2024/09725

Good afternoon, Fiona,

Thank you for keeping me copied in on your reply.

I can confirm that the draft officers report and recommendation contained within (which would be included as part of the legal instruction to begin drafting the S106 agreement) indicates that any approval of planning permission would be subject to conditions and legal agreements, including the following:

- 9no. affordable dwellings (approximately 41%)
- Pedestrian and highway improvement works, including footway and crossing improvements, bus stop enhancements, and PRoW improvements
- The LLFAs requirements, including detailed drainage design, testing, implementation and long-term maintenance arrangements
- Measures to ensure that the development does not prejudice the comprehensive development of the wider allocation
- Appropriate public open space, play provision and associated management arrangements.

I can also confirm that the Parish Council's request for the committee decision to be withdrawn (which would need to be confirmed in writing by Cllr @Alford, Phil) would not affect the Parish Council's right to comment on future reserved matters applications, or other submissions relating to the wider allocation area.

Finally, I can confirm that the Parish Council's request for sight of the draft S106 prior to signing would be passed onto the legal team as part of our legal instruction and note that the applicant has, within the letters of promise, demonstrated a commitment to their engagement with the Parish Council.

Once Cllr Alford has confirmed that the request for committee decision is withdrawn, and I have received agreement to a necessary EoT (this will be discussed separately with @Alison@rawplanning.co.uk) I will be in a position to make the legal instruction.

Kind regards,
Isobella Wise
Senior Planning Officer
Planning, Economy and Climate

Wiltshire Council

Tel: 03004560114
Email: isobella.wise@wiltshire.gov.uk
Website: www.wiltshire.gov.uk

Your opinion matters - how did we do? Feedback Survey.

From: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Sent: 21 September 2026 14:16
To: Alison@rawplanning.co.uk
Cc: Abi Leeder <absleeder@hotmail.co.uk>; Clinton Dicks <c.westlands.lane@outlook.com>; Wise, Isobella <Isobella.Wise@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: Re: Middle Farm, Corsham Road – PL/2024/09725

Dear Alison,

At the MWPC Planning Committee meeting on Monday 14th September 2026, the following was resolved:

Resolved: To withdraw the call-in request to avoid further unnecessary delay, subject to written confirmation from Wiltshire Council that any delegated approval will secure 40% affordable housing, the required pedestrian and highway works, Lead Local Flood Authority drainage requirements, the connection necessary for comprehensive development of the remainder of the allocation, and appropriate open space. The Parish Council requested sight of the draft Section 106 agreement. Withdrawal was not to be interpreted as relinquishing the Council's interest in reserved matters or comprehensive development of the wider JMNP2 Policy 7.5 allocation

Kind regards
Fiona

Fiona Dey

Parish Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

office@melkshamwithout-pc.gov.uk

www.melkshamwithout-pc.gov.uk

Please note: I work Monday through Thursday. I will reply to any messages received on Friday when I return on Monday. For urgent matters, please contact the Parish Clerk at Clerk@melkshamwithout-pc.gov.uk

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From: Alison Whalley <Alison@rawplanning.co.uk>
Sent: 03 September 2026 18:19
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Wise, Isobella <isobella.wise@wiltshire.gov.uk>; Abi Leeder <absleeder@hotmail.co.uk>; Clinton Dicks <c.westlands.lane@outlook.com>
Subject: Middle Farm, Corsham Road – PL/2024/09725
Importance: High

Hi Teresa,

Further to the Parish Council's recent comments, please find attached a letter which responds to the remaining points raised.

We have appreciated the constructive discussions we have had with the Parish Council throughout the application and I hope the letter provides the reassurance members are seeking. In particular, a number of the matters raised have now been confirmed by the Council's technical officers or can be appropriately secured through conditions and the Section 106 Agreement.

We are keen to keep the application moving and reach the point where the Parish Council feels able to support the application and withdraw the call-in request. This would allow the application to progress towards a recommendation and enable the formal Section 106 process to commence.

I would be grateful if you could circulate the attached to members and, as always, I am very happy to discuss any points with you or the Parish Council.

Best wishes,

Alison

Alison Whalley BA (Hons) DipTP MRTPI
Director
M: 07841 417344
E: alison@rawplanning.co.uk
W: www.rawplanning.co.uk

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Teresa Strange

From: Kenny Green <Kenny.Green@wiltshire.gov.uk>
Sent: 19 November 2026 09:59
To: Teresa Strange
Cc: Jonathan James
Subject: RE: Guidance for Melksham NHP2 Policy 3: for wider flood mitigation

Importance: High

Good morning, Teresa

Thanks for the email.

The Aldi application did not qualify for developer contributions because it had been evidenced and accepted by the technical experts that the proposal would deliver betterment on the site and the off-site problems cannot reasonably be placed at the door of a developer to resolve.

The JMNP policy you refer was suitably complied with in Aldi's case.

Unpicking the JMNP policy,

development proposals in locations with known flooding issues should include appropriate mitigation (this is fully satisfied please refer to the published committee report that sets out all the secured betterment and mitigation) and

construction methods (ditto) and,

where appropriate, contributions to wider catchment projects. (the use of the words 'where appropriate' are critical here in two ways. Firstly, any developer contribution must satisfy the three legal tests and CIL regulation requirements and secondly, it is for the decision maker to consider what the evidence is saying. In Aldi's case, burdening Aldi to contribute towards wider flood mitigation would have failed those legal tests. The technical experts (EA, LLFA and LHA) all argued the proposal was acceptable without any developer contributions.

The responsibility for 'wider flood mitigation' essentially falls to the EA for river flooding, the LLFA/LHA for highway/non river flooding as well as riparian owners.

Had the Council imposed such a burden on ALDI yesterday, it would no doubt have exposed the Council to an appeal and costs claim and the direct question being asked why are the relevant responsible parties not doing this work? As well as asking why are CIL receipts (both WC and local TC/PC) not being used?

Turning to your follow-on question about the application of the policy, there may be a case where operational development takes place on land that is at risk of flooding that cannot be mitigated on site and compensatory flood risk measures are required to make the development acceptable (and this would require the LLFA/EA buy-in) that could bring into play s106 developer contributions to secure things like

- lowering adjacent land to provide additional flood storage;
- creating or enlarging flood attenuation areas;
- drainage/SuDS measures to manage additional runoff; and

 works that maintain or improve flood conveyance routes.

The above sets out how things operate at present, but it would also be remiss of me not to alert you to the potential changes the Government may introduce regarding s106 legal agreements in the next 6-12 months.

The Government is actively moving towards greater standardisation of Section 106 obligations and agreements, although it is not proposing a single nationally fixed tariff covering all developer contributions.

In August 2026 the Ministry of Housing, Communities and Local Government consulted on four standardised Section 106 templates.

From what we have been informed, major changes are planned to cover schemes of 10 to 49 homes and sites up to 2.5 ha and comprise:

1. a standard bilateral S106 agreement;
2. a standard unilateral undertaking;
3. a standard affordable-housing schedule for full applications; and
4. a standard affordable-housing schedule for outline applications.

How this will manifest into a finalised national requirement, we will just have to wait and see.

The direction of travel is essentially:

less locally bespoke drafting + clearer standard requirements + less negotiation = faster S106 completion.

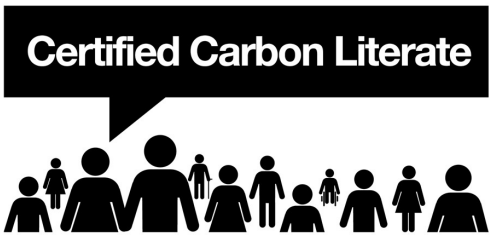
Importantly though, the consultation includes this recognition…

standardisation doesn't remove the need for site-specific obligations. The proposed templates provide a common starting point, but obligations still need to respond to the particular development.

I hope the above response is helpful.

Best wishes,
Kenny

Kenny Green (BA, MA (Hons) MRTPI)
Planning Manager
Development Management
Planning, Economy and Climate Directorate
Tel: 01225 770251
Ext 15251
Email: kenny.green@wiltshire.gov.uk
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Please note that I work a compressed week and a Friday is a non working day for me.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 18 November 2026 16:43
To: Kenny Green <Kenny.Green@wiltshire.gov.uk>
Subject: Guidance for Melksham NHP2 Policy 3: for wider flood mitigation

Hi Kenny,
Following the discussion at Western Area Planning Committee this afternoon, I wanted to drop you a quick email while the points are still fresh in our mind.

I understand the explanations given regarding the application of planning policy and the legal tests that any planning obligation must meet. This is not intended as a challenge to anything that was said today (or by the officers for the relevant applications), but more a request for advice on how we should approach this issue going forward.

The reason I ask is that, despite the wording in Policy 3 of the Joint Melksham Neighbourhood Plan, we have not been able to secure any wider flood mitigation contributions through major applications such as Upside (112 dwellings), Aldi, or potentially the forthcoming decision at Middle Farm (Land South of Corsham Road).

The relevant part of Policy 3 states that development proposals in locations with known flooding issues should include appropriate mitigation and construction methods and, where appropriate, ***contributions to wider catchment projects***. As you know, the requests we have been making are not for general flood mitigation across the wider Melksham area, but for very specific locations where flooding issues are well understood and where we have been working with Wiltshire Council's drainage team on potential solutions.

What I am trying to understand is whether:

- in practice this element of the policy is unlikely ever to be enforceable through S106 obligations and we should accept that; or
- the key issue is that any wider mitigation needs to be identified and justified by the drainage authority as necessary to mitigate the impact of a particular application, in which case our discussions should be focused more directly with the drainage team? This has happened at a local level, but obviously not with the team member replying to the planning applications.

As the NHP policy went through Wiltshire Council consultation, statutory consultation and independent examination before being made, I am keen to understand whether we are simply misunderstanding how it is intended to operate in practice.
I would be grateful for your honest view on whether this is something worth continuing to pursue, and if so, who we should be engaging with to give it the best chance of being applied appropriately in future cases.
Many thanks for any advice you can offer.
Kind regards,
Teresa

Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council
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Market Place, Melksham
Wiltshire, SN12 6ES
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Teresa Strange

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 18 November 2026 21:50
To: Ethan Davies
Cc: CEO; JMNP 2
Subject: RE: Wiltshire Council - Housing Trajectory Survey 2026

Hi Ethan
Further to my earlier email, I have gathered the latest information available on the remaining JMNP2 allocations.

Land at Cooper Tires Factory Site (NP/NW52)
Prior notification for demolition (PL/2025/07169) was granted on 30 September 2025 and demolition works are continuing across the site. The site has been acquired by Melksham Development Company Ltd and parts of the site are currently being used under interim commercial arrangements for storage by Gompels, and for vehicles by Broughton Transport.
This is a complex strategic brownfield redevelopment opportunity with significant flood risk and land contamination constraints. Whilst the Joint Melksham Neighbourhood Plan 2 allocation is supported by a substantial evidence base and remains a key regeneration opportunity for Melksham, progress towards a comprehensive redevelopment scheme has been limited to date. The demolition works are a positive step and indicate an intention to bring the site forward, but there has not yet been significant progress towards a masterplan or planning application for the wider allocation; no pre application discussions other than initial contact.
Engagement with the owners and promoters of the wider site has proved challenging and there has been little indication to date of emerging proposals or discussions regarding the comprehensive redevelopment of the allocation as a whole.
Separately, planning permission was granted under application PL/2026/00855 on 4 June 2026 for four dwellings on land between 83/91 Bath Road, known locally as the former Bakers Yard site. This land formed the former overflow car park serving the Cooper Tires factory and lies within the wider site allocation in the NHP2. The applicant is linked to the same ownership interests as the wider Cooper Tires site. Whilst this permission demonstrates some progress on a small part of the allocation, it does not yet provide a clear indication of how or when redevelopment of the wider strategic site will come forward.

Land at Whitley Farm, Whitley (NP/NW55)
No planning application has yet been submitted for the site. Feedback received this week from the site's planning agent, Geraint Jones of Savills, confirms that Neston Estate remains committed to bringing the site forward and is currently engaged in the process of identifying a preferred development partner.
Once a developer has been selected, more precise timescales will be available. Based on information provided by Savills, a realistic programme at this stage is approximately 12 months to prepare and submit a planning application, a further 12 months to secure planning permission, and a further 2-3 years for delivery on site.
Savills considers an indicative yield of around 10-15 dwellings to be a reasonable assumption at this stage and is not aware of any issues likely to materially affect deliverability.

Land at the Former Melksham Library Site (NP/NW53)
Planning application PL/2026/03551 for 55 extra care flats (Use Class C3) with ancillary care facilities remains under consideration.
I spoke this week with Louise Newman, Residential Development Project Manager at Wiltshire Council, who advised that updated plans are currently awaited from the project team and that discussions are continuing with the planning officer in relation to consultation responses. Louise has advised that she has been asked to provide similar information on a number of sites and will provide an update directly to you on the progress of this application, along with others you have asked about.

Land at Middle Farm, Corsham Road, Whitley (NP/NW56)
Outline application PL/2024/09725 appears to be very close to determination. The application is for up to 22 dwellings, which effectively reflects the allocation in the original Joint Melksham Neighbourhood Plan (JMNP1). Since the adoption of JMNP2 in July 2025, the site forms part of a larger allocation of approximately 55 dwellings.
The Parish Council's outstanding concerns have now been satisfactorily resolved and Cllr Phil Alford has subsequently withdrawn his call-in request. The Parish Council has also had sight of draft Section 106 Heads of Terms and, given the progress made on the outstanding issues, all indications are that the application is nearing a decision.
The applicant is a local farming family and has advised that a further update on the application would be provided by their planning consultant. I requested this information approximately a week ago but have yet to receive a response.
The Parish Council has sought and received written confirmation that the remainder of the JMNP2 allocation will be brought forward as a second phase of development. We have also received a letter of commitment confirming that the design and layout of the first phase will not prejudice delivery of the remainder of the allocation. The Parish Council has worked closely with the applicant and planning officer to ensure that the first phase facilitates, rather than constrains, delivery of the full JMNP2 allocation and that the wider site can be delivered comprehensively in accordance with the adopted Neighbourhood Plan.

I hope this is helpful. Please let me know if you require any further information.

Kind regards,
Teresa Strange
Clerk & Responsible Financial Officer
Melksham Without Parish Council

From: Ethan Davies <Ethan.Davies@wiltshire.gov.uk>
Sent: 05 November 2026 11:36
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Wiltshire Council - Housing Trajectory Survey 2026

Yes, we are aware of that site under application ref. PL/2022/08504 and have sent a separate email to the developer. Thanks for checking though Teresa, as due to the number of sites we are monitoring, it can get confusing!

Kind regards,

Ethan

Ethan Davies
Senior Planning Officer
Strategic Planning

Wiltshire Council

Email: ethan.davies@wiltshire.gov.uk
Website: www.wiltshire.gov.uk
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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 05 November 2026 11:32
To: Ethan Davies <Ethan.Davies@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: RE: Wiltshire Council - Housing Trajectory Survey 2026

Hi Ethan
Thanks for this, the contact@melkshamneighbourhoodplan.org email address still works, as its forwarded to me.
There is still a site allocation missing from the Joint Melksham Neighbourhood Plan 2 adopted July 25. This may be because it was an outline application at time of allocation?
Its for 210 houses and a care home. 2022/08504 outline, now at reserved matters 2025/07391.
Don't want you to double count, but don't want it missed either!

Allocations of Land for Housing	**46**
Policy 7.1: Land at Cooper Tires	49
Policy 7.2: Land at the Former Melksham Library Site	54
Policy 7.3: Land South of Western Way, Bowerhill	58
Policy 7.4: Land at Whitley Farm, Whitley	61
Policy 7.5: Land at Middle Farm, Whitley	65

All the best, Teresa

From: Ethan Davies <Ethan.Davies@wiltshire.gov.uk>
Sent: 05 November 2026 11:16
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Wiltshire Council - Housing Trajectory Survey 2026

Wiltshire Council - Housing Trajectory Survey 2026

Hello,

We are currently preparing our Housing Land Supply Statement (April 2026 base date) and are gathering evidence to help establish the deliverability of permitted sites. Our records show you as the contact for the sites listed below; please can you complete the housing delivery forecast for each year (01 April to 31 March), as well as providing a short commentary in the comments box, covering the following areas as appropriate:

- Any outstanding legal issues such as land ownership or a current use of the sites.
- Key planning issues that need to be resolved e.g. nutrient neutrality.
- If the sites are being promoted by a developer, timescales related to disposal of the sites.
- Progress towards submission(s) of reserved matters for the sites, discharge of conditions etc and related timescales.
- If delivery has deviated from previous trajectories, please can you explain why, whether there are barriers affecting progress on the sites and whether it will impact on overall delivery rates.
- If the sites are being developed by more than one housebuilder, please indicate how many outlets are operating in each year and how many units each outlet will deliver.

Address	Planning Ref	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2
Land at Cooper Tires Factory Site	NP/NW52									
Land at Whitley Farm, Whitley	NP/NW55									
Land at the Former Melksham Library Site	NP/NW53									
Land at Middle Farm, Corsham Road, Whitley	NP/NW56									

Note: Any evidence you provide may be put into the public domain as part of the Council's evidence of its housing land supply. We will redact any sensitive information but may be required to summarise your position on certain matters. Please indicate in your return email any information that is confidential and that you do not consent to be made publicly available. As we will identify this as commercially sensitive and confidential, it will not be subject to Freedom of Information requests.

Please could you return this information to landsupply@wiltshire.gov.uk by **Wednesday 18 November 2026**.

Many thanks for your help.

Strategic Planning (Monitoring)
Wiltshire Council

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Question about Business Survey at the WC Planning forum for Town and Parish councils on Tuesday 17th November 2026.

In the chat box, and answered by Nic Thomas, Director of Planning:

Question from MWPC:

Wiltshire Council's Business Land and Premises Survey is presumably to help inform the evidence base for the new Local Plan. Could you outline what channels are being used to promote the survey beyond the Business Newsletter, as we have not seen it advertised through Wiltshire Council's website, social media channels or LinkedIn?

Given that the previous Local Plan examination highlighted concerns regarding the provision of employment land, how will Wiltshire Council ensure that the survey receives sufficient responses from businesses across the county to provide a robust and representative evidence base for future employment land policies and allocations? it seems to have a very short consultation time.

Response from Nic Thomas:

Thanks for the question Teresa. We have approached a range of land owners, including all those who promoted land previously. We have also promoted this on our website. Aside from this, we have raised this at a number of forums and partnership events, including meetings with public sector partners and at two recent Wiltshire Business events. Getting evidence from businesses be challenging as Local Plan timescales often don't align with when business require land for expansion. We deal with this in different ways - allocating land for speculative growth, allocating land where there is a known demand (where land is available and sites are sustainable) and having pro-active policies to support speculative growth to support business expansion. Its not an exact science but we are very much aware of the challenges and how we might respond to the feedback from last time.

Another member of the meeting put into the chat that they had checked the WC website News & Communications section and could see no mention of it on the WC website, and asked for where it was.

There was no response.

Outlook

FW: Wessex Water have highlighted the pollution risk posed by a BESS in Wiltshire

From Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Date Thu 19/11/2026 21:00
To Fiona Dey <office@melkshamwithout-pc.gov.uk>

1 attachment (284 KB)
WW Resp PLN ST86NE_ 230 Land at Neston Park Estate, Corsham, SN13 9PQ.pdf;

For awareness/planning agenda?

From: [redacted]
Sent: 19 November 2026 12:36
To: Daniel Everett <daniel.everett@wiltshire.gov.uk>; Environmental Protection <enquiries@theoep.org.uk>
Cc: Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; phil.alford@wiltshire.gov.uk
Subject: Wessex Water have highlighted the pollution risk posed by a BESS in Wiltshire

Dear Mr Everett, and members of the OfEP,

I would like to draw your attention to the attached **Holding Objection** that Wessex Water (WW) have just posted to the planning application PL2025/05552 for a Battery Energy Storage System at Brockleaze, near Corsham in Wiltshire.

First, some background information about the environmental threats posed by BESS (in case you need to know):

> *BESS are not "safe" and they are not even necessary for "Net Zero" (but that's outside the scope of this email). BESS fires are unpredictable, self-sustaining and **cannot be extinguished**. The current recommended technique for dealing with a fire in a BESS unit is simply to prevent the fire from spreading to adjacent units, and to allow it to burn itself out. This is achieved by "gently" flooding the area with water which, in turn, inevitably becomes contaminated with the hazardous chemicals that are produced by the fire.*
>
> *It can take more than 24 hours to "convert" a single BESS unit into smoke and ash in this way. That means millions of litres of polluted water must be captured, and then treated. I have been told that there is no company in the UK that is able to handle this water in such quantities. Neither can anyone supply enough trucks to transport it away to store for later treatment.*
>
> *Finally, BESS fires are not "unlikely events", so we are talking about a real risk, here. According to the statistics provided by the developers of this BESS (in their first webinar), their design **has a 36% chance of a fire** at some point in its 40 year lifetime.*

Why do Wessex Water object to this development? The proposed site lies above an aquifer that provides drinking water to the local area. That sounds like a significant "threat of harm" to me,

so, I thought this report might be of interest to you, too.

Yours faithfully,

[redacted]

Response to: Verity.Giles-Franklin@wiltshire.gov.uk			
Planning Ref:	PL/2025/05552	**Email:**	Planning.liaison@wessexwater.co.uk
Proposal:	Battery Energy Storage System	**Our Ref:**	ST86NE/230
Location:	Land at Neston Park Estate, Corsham, SN13 9PQ	**Date:**	13/11/2026

Wessex Water raises a **holding objection** to the proposed development because the information currently submitted does not adequately demonstrate that credible pollution incidents associated with the development can be contained and managed without creating an unacceptable risk to groundwater and the Goodshill public water supply.

The site lies within Source Protection Zone 2 associated with the Goodshill public water supply. As operator of the Goodshill public water supply, Wessex Water has a direct interest in ensuring that development within its groundwater catchment does not introduce an unacceptable risk to raw water quality or the continued operation of the source.

Wessex Water would be able to reconsider the holding objection following submission of sufficient information addressing:

1. A proportionate Hydrogeological Risk Assessment, considering the Goodshill public water supply, relevant groundwater pathways, subsurface quarry workings and credible pollution scenarios.
2. A firewater containment and management strategy, addressing containment capacity, subsequent rainfall, sampling, removal/treatment or disposal, and post-incident recovery.
3. Details demonstrating the extent, integrity and lifecycle management of the proposed impermeable containment measures.
4. Details demonstrating reliable and fail-safe drainage isolation and the criteria for restoring normal discharge following an incident.
5. Identification of realistic and appropriately authorised disposal options for contaminated water, without reliance on an unconfirmed discharge to the public sewerage system.

Wessex Water requests that it is reconsulted when this information has been provided so that the holding objection can be reconsidered.

Existing Services

There are no known Wessex Water assets within the red line boundary.

Statutory Standoff Requirements

Please note that required standoffs and protection measures apply to all Wessex Water apparatus which may be affected by the development, including apparatus not shown on our records and apparatus located outside the proposed site boundary. It is the applicant's responsibility to establish the presence and location of any such apparatus, and notify Wessex Water so that protection measures can be agreed.

Protection Measures

All existing apparatus must be accurately located on site and marked on deposited drawings. Any damage to our apparatus by third parties will result in a compensation claim.

A map showing all known Wessex Water assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website Mapping enquiries (wessexwater.co.uk)

Note: Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located.

Source Protection Zone

The proposed development is within Source Protection Zone 2 (SPZ2) for the Public Water Supply at Goodshill, which comprises several abstraction boreholes at this groundwater source.

The aquifer system in this area is complex. The apparent protection cover provided by the Forest Marble is complicated by the intricate layering of permeable and semi permeable strata within this horizon. Recent groundwater investigation work by Wessex Water's Environment Investigations team has identified high hydraulic conductivity zones at similar sources close by, within the Great Oolite (GO). The site proximity to the Park Lane Quarry subsurface mine for building stone also increases potential risk, which has not been addressed in the applicant's information.

The applicant refers to geology and hydrogeology, principally in the context of groundwater flooding. However, Wessex Water has not identified in the submission pack a sufficiently detailed assessment of the potential effects of the proposed development upon groundwater quality and the Goodshill public water supply.

Given the sensitivity of the location and the potential contaminant pathways identified, Wessex Water considers that a proportionate **Hydrogeological Risk Assessment** should be provided by the applicant. This should assess credible pollution scenarios, groundwater pathways, containment failure and the effectiveness of the proposed mitigation.

Firewater containment and surface water drainage

The proposals indicate that potentially contaminated firewater would be contained within the drainage system and attenuation basin through operation of a penstock. While Wessex Water supports the principle of isolating contaminated water, further information is required to demonstrate how the system would operate throughout and following an incident.

In particular, the applicant should demonstrate:

- that sufficient containment is available for credible firewater volumes and subsequent rainfall;
- the extent, integrity and lifecycle management of the proposed impermeable lining;
- reliable and fail-safe drainage isolation;
- how contaminated water would be sampled, removed, treated or appropriately disposed of; and
- the criteria for safely restoring normal surface-water drainage following an incident.

The application should not assume that the public sewerage system or Wessex Water's treatment facilities would be available for contaminated firewater. Any proposed discharge to a Wessex Water public sewer would require prior engagement and all necessary approvals under the Water Industry Act 1991, including trade effluent consent where applicable. Acceptance of trade effluent into the sewerage system should not be assumed. Where acceptance is not agreed, the contaminated firewater would need to be removed and managed through an appropriately authorised treatment or disposal route.

Please Note: Wessex Water will not accept any surface water runoff, land drainage or ground water discharge to the public foul sewer network, either directly or indirectly.

Water For Firefighting

Wessex Water continuously manage the public water network to ensure that regulatory service standards are maintained at all times throughout the day (9 litres/minute at 10m head), however, water for firefighting purposes can never be guaranteed.

Wessex Water will always make their best endeavour to provide a water supply but have no obligation to guarantee a minimum flow or pressure for firefighting purpose. We advise all developers that we cannot guarantee pressures or flow for firefighting purposes. Unless there is dedicated storage, any interruption to the supply could leave the premises unprotected. An interruption could be due to Wessex Water taking planned or unplanned work or if the supply to the premises has to be shut down for operational purposes. Therefore, we cannot guarantee a continuous supply of water or constancy of pressure.

NOTE: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this document is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g., changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk