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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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

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

Tuesday 29th October 2024

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 4th November 2024 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=87809260811>

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



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AGENDA

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

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications:**

[PL/2024/09323](#): 489A Semington Road, Melksham, Wilts, SN12 6DR: Use of building as a site office/store/welfare facilities and residential accommodation for a temporary period by the owner/project manager in connection with the on-going development of the adjacent sites. Applicant: Mr. Williams **(Comments by 21st November 2024)**

[PL/2024/07915](#): Whaddon Grove House, Berryfield Lane, Melksham, SN12 6EL: To site a mobile home on land north of Whaddon Grove House for use of ancillary accommodation. Applicant: Mr. Jenkins. **(Comments by 25th November 2024)**

[PL/2024/09606](#): 238 New Road, Melksham, SN12 7QY: Proposed garage/store. Applicant: Mr. Regler. **(Comments by 25th November 2024)**

[PL/2024/09727](#): 38 Shaw Hill, Shaw, Melksham, SN12 8EY: Proposed rear extension and new garage to the front of the property. Applicant: Mr. & Mrs Bensley. **(Comments by 26th November 2024)**
7. **To consider response to public consultation for proposal for homes on land to the north of Berryfield Lane (Drop in event at Berryfield Village Hall 3.30pm to 7pm Weds 30th October) Website goes live 30/10/24 www.berryfieldlane.co.uk**
8. **Lime Down Solar:** To review the Lime Down Solar Consultation Summary Report

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relating to the non-statutory consultation in March/April 2024. <https://bit.ly/3NLr0S1>

9. **Land off Beanacre Road, Beanacre:** To note confirmation that tree preservation order (TPO/2024/00015) has been made

10. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
 - a) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
 - b) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application PL/2024/07097)** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works
 - c) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (Planning Application PL/2023/11188)** Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space

11. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
 - a) **Land West of Semington Road, Melksham (Townsend Farm):**
To note enforcement report regarding unauthorised access to site and any update received as a result.

12. **Planning Policy**
 - a) **Melksham Neighbourhood Plan:** To receive an update.

13. **S106 Agreements and Developer meetings: (Standing Item)**
 - a) **Updates on ongoing and new S106 Agreements**
 - i) **Pathfinder Place:**
 - To note any update on outstanding issues and consider way forward.
 - ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
 - To note any updates and consider a way forward.
 - iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
 - To note any updates and consider a way forward.
 - To consider correspondence regarding parish council request for s106 change for location of bus shelter
 - iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.

 - vi) **To note any S106 decisions made under delegated powers**

- b) **Contact with developers**

Copy to all Councillors

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Delivered by



Invitation to a public consultation event and website

A proposal for homes on land to the north of Berryfield Lane, Melksham

We are pleased to invite you to view the emerging proposal and Have Your Say on

Wednesday 30th October

3:30pm to 7:00pm

Berryfield Village Hall

Telford Drive, Melksham SN12 6GF

You can also view the proposal and Have Your Say online via berryfieldlane.co.uk, going live on Wednesday 30th October at 7:00pm.

Once you have read through the information, please provide your feedback by Friday 15th November.

Address line 1
Address line 2
Address line 3
Address line 4
Address line 5



Martin Grant Homes

The emerging proposal

Martin Grant Homes is bringing forward a proposal for the delivery of around 70 high-quality one, two, three and four-bedroom homes.

The proposal includes much-needed affordable homes, publicly accessible open and play spaces, safe footpaths and cycleways, retention of the public right of way through the middle of the site, enhancements to the landscape and local employment opportunities.

Contact us

If you would like to contact us, please send an email to berryfieldlane@torandco.com

To discuss any aspect of the proposal over the telephone please let us know your query by email and we will make arrangements to speak.

If you are aware of someone unable to get online, then please let us know and we will post a copy of the proposal to them or arrange a call.



Marianne Rossi

From: [REDACTED]
Sent: 22 October 2024 20:39
To: Marianne Rossi
Subject: Emerging Proposal-Land North of Berryfield

Hello Teresa, I believe that there is a public consultation regarding this proposal due to take place on Wednesday 30th October in the village hall.

We live at [REDACTED] Semington Road [REDACTED] and our back garden backs directly onto the fields that are subject of this proposal and will be adversely affected by it.

That said I will try and be objective with my comments regarding my strong opposition to such a proposal in this location.

On the face of it this is another example of a speculative planning proposal with little or no regard to the local community. Berryfield in recent years has seen a considerable increase in housing development, I believe with the completion of the building of houses behind Townsend Farm that in the region of 450 new houses will have been built.

I believe that the use of the land identified does not fall within the Melksham Neighbourhood Plan 2020-2026 for residential property.

There is ample supply of land for further housing development in the Melksham area with the impending sale of the Cooper Avon site, and there are other areas that are far more suitable than this one.

Already at times trying to access the A350 is at best a challenging process this will not help with that or with the other traffic issues that Semington Road suffers.

The long awaited creation of the canal link between the Kennet and Avon canal and the river Avon was planned to pass through one of these fields, this proposal if granted I am guessing will kill that project dead; that would be such a shame, as I believe that most of the Melksham community appreciate the benefits such a project would bring to the area.

As usual the benefits to the Berryfield community given by Martin Grant Homes are nothing more than word salad and I wish I had the opportunity to attend this meeting and discuss this with them and how they believe such a development will 'enhance the landscape', not sure the deer and other considerable wildlife would concur!!!

[REDACTED]

I hope the parish council strongly oppose any such development that brings no benefit to the Berryfield community, it will only detract from it further.

Many thanks

[REDACTED]

[REDACTED]

Marianne Rossi

From: Teresa Strange
Sent: 23 October 2024 09:22
To: Marianne Rossi
Subject: Fw: New homes in Berryfield

From: [REDACTED]
Sent: 23 October 2024 09:12
To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: New homes in Berryfield

Good morning,

I am quite sure you've been asked this question many times already but how exactly is Berryfield supposed to take an influx of what I have heard to be somewhere near to 400 new homes?

This seems like a ridiculous amount of homes for a very small and already built up area?
And not to forget that Melksham is already mostly in gridlock due to the massive influx of residence with no changes to the general infrastructure.

Just some information on this would be appreciated.

Regards

[REDACTED]

Marianne Rossi

From: Teresa Strange
Sent: 23 October 2024 09:23
To: Marianne Rossi
Subject: Fw: Public Exhibition: Land to the north of Berryfield Lane

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 23 October 2024 09:21
To: [REDACTED]
Subject: Re: Public Exhibition: Land to the north of Berryfield Lane

MWPC will consider their response to the public consultation on Mon 4th November at their Planning Committee meeting and will take note of your comments.

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 23 October 2024 09:17
To: [REDACTED] Lane

PS have sent it to the canal trust contacts and relevant officer for the canal project at WC

From: [REDACTED]
Sent: 22 October 2024 21:25
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Re: Public Exhibition: Land to the north of Berryfield Lane

Hi Teresa

This all seems very quick... wonder why.
Weekday consultation at 3.30 is not acceptable for many working people if this is truly a neighbourhood consultation and considering the massive implications this development could have on the future canal link. I hope the PC can bring pressure to bear either with the developer directly or with WC to get a longer consultation and clarity on the the canal route protections.
All smells of done deal to me unfortunately.

Regards

[REDACTED]
Sent from [Outlook for iOS](#)

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Tuesday, October 22, 2024 4:02:44 PM
To: [REDACTED]

For info.....

From: [REDACTED]
Sent: 22 October 2024 15:32
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Public Exhibition: Land to the north of Berryfield Lane

Good morning Teresa,

I hope you are well.

We are looking forward to our upcoming public exhibition on Wednesday 30th October, and attach the invitation which is being distributed to the local community (within 1km of the site).

If you can kindly promote the invitation through your channels, it would be greatly appreciated.

I look forward to hopefully seeing you there.

Kind regards,
Amar

[REDACTED]

[REDACTED]



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Consultation Summary Report

October 2024



Introduction

This Consultation Summary Report provides an overview of the feedback we received during our Stage One consultation for Lime Down Solar Park. Our Stage One consultation ran for six weeks, from 14 March 2024 and 26 April 2024.

This document includes a summary of the comments received and how we are using this feedback to inform the project design process moving forward.

About Lime Down Solar Park

Lime Down Solar Park is a new utility-scale solar park and battery energy storage project proposed to be built on land in North Wiltshire. The project would comprise the installation of solar photovoltaic (PV) panels and an on-site battery energy storage facility, plus associated development to connect the project into the national grid at Melksham Substation so the electricity it generates can be made available to homes and businesses across the UK.

Our team is continuing to develop the proposals for Lime Down Solar Park ahead of further consultation next year. You can view the latest map of our proposals on page 22 and our project webpage: www.limedownsolar.co.uk.

The map was published in July alongside our Environmental Impact Assessment (EIA) Scoping Report. You can read more about this on Page 20.

About us

Established in 2013, Island Green Power is a leading developer of renewable energy projects. We specialise in the development of utility-scale solar projects and battery energy storage systems; overseeing the entire development process from start to finish, including sourcing land, securing grid connections and obtaining planning consents.

We are committed to help the UK decarbonise and meet net zero goals. Our mission is to help the UK increase its solar energy generation, making more renewable energy possible while drastically reducing carbon emissions.

Over the last decade we have successfully delivered over 34 projects worldwide totalling more than one gigawatt of clean, renewable energy assets. This includes 17 projects in the UK and Republic of Ireland.

We are equally committed to responsible land use, developing projects that work in harmony with local communities and the environment, while delivering bespoke benefits and enhancements best suited to the surroundings.

Our Stage One non-statutory consultation

Thank you to all those who participated in our consultation by attending events, submitting feedback and asking questions.

During our consultation we:

- Engaged with parish, district and county councillors across the area.
- Distributed our community consultation leaflet to over 11,400 addresses.
- Hosted two online webinars, which were attended by over 100 people.
- Advertised our Stage One consultation, events and webinars in local and regional newspapers.
- Invited feedback through an online and paper feedback form.
- Received feedback and responded to enquiries through our range of communications channels (email, Freephone and Freepost).
- Held six in-person community consultation events in Sherston, Hullavington, Grittleton, Upper Seagry, Corsham and Shaw, where we spoke with over 960 attendees.

Our Stage One consultation provided an opportunity for people to view and comment on our early-stage proposals. We are pleased to have received a significant volume of feedback and would like to thank everyone who engaged in our consultation.

Your comments have helped to improve our understanding of the local area and the aspects of Lime Down Solar Park that you consider important for us to prioritise as we develop our proposals.

During our consultation we received:

- 📖 752 paper and online feedback forms;
- @ 539 emails;
- ✉ 35 letters; and
- 🖱 334 people registered to receive project updates.

What you told us

Our focus is on providing accurate and honest information to build an understanding of how Lime Down Solar Park can generate low carbon energy, while minimising impacts on the local environment and surrounding communities.

About you

Community input is key to the project development process, and the majority (79%) of feedback we received during Stage One came from individuals who identified themselves as local residents.

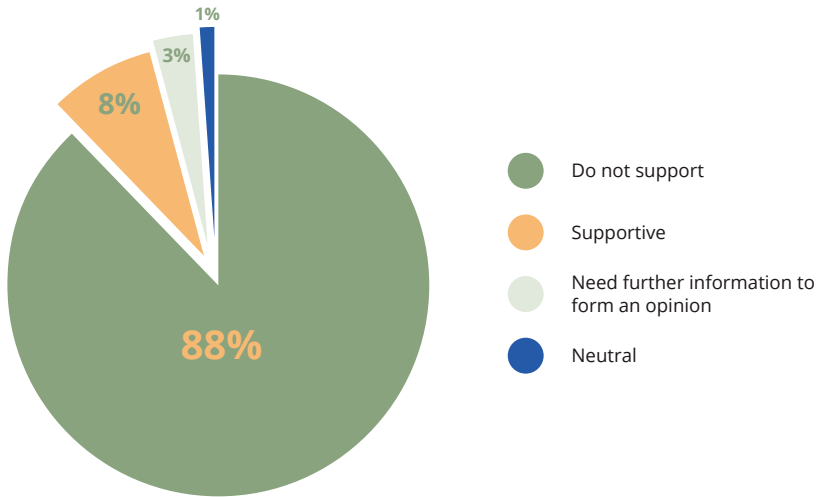
In our feedback form, we also asked respondents their age to help gauge the average demographic makeup of participants. A few respondents also voluntarily disclosed their age to us in their feedback submitted by email and Freepost. Most respondents (60%) were 55 years old or above, and 40% of respondents were between 18 years old and 54 years old.

General

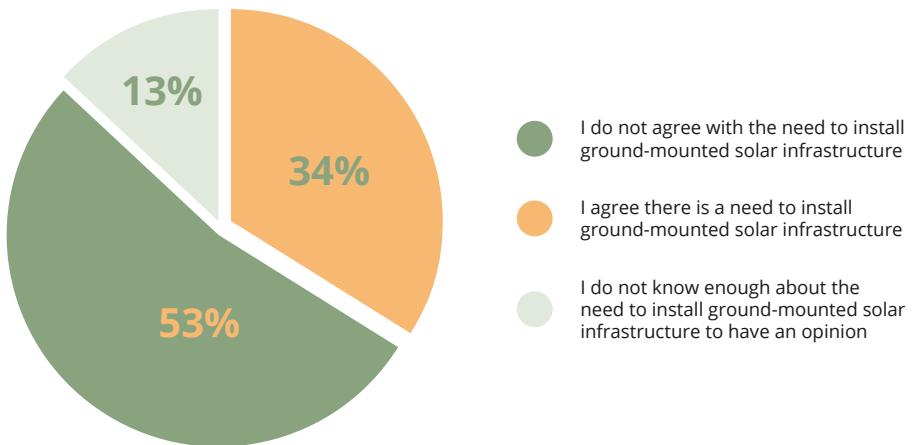
We also aimed to understand how members of the local community felt about solar energy in general, as well as about our early-stage proposals for Lime Down Solar Park. As shown in the charts on page 5, most respondents (53%) did not agree with the need to install ground-mounted solar infrastructure, and 88% did not support our proposals at this initial stage in the development process.

This feedback is important as we need to understand the basis for these concerns and look at how they can be addressed as the project develops further. In the following pages we summarise the feedback received and how we are working to refine our plans for Lime Down Solar Park, including on environmental topics and our approach to consultation and engagement.

What is your view of our proposals for Lime Down Solar Park at this early stage in the development process?



As a principle do you agree there is a need to install ground-mounted solar infrastructure in the UK?

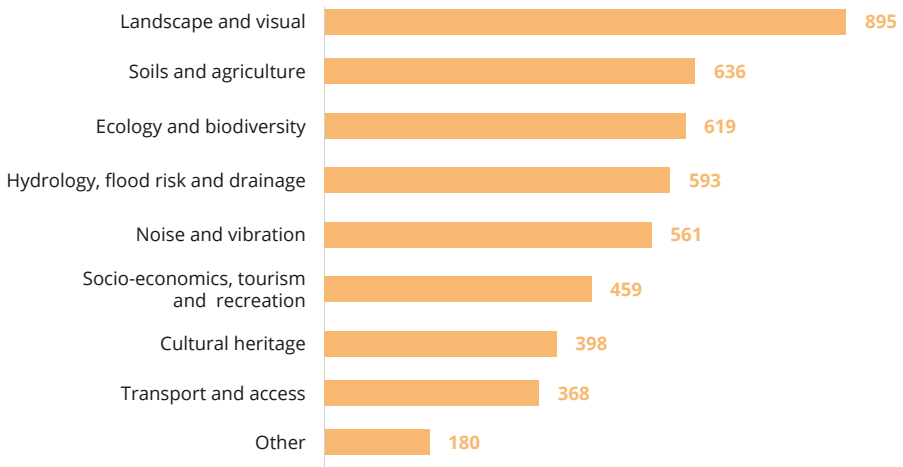


Environmental considerations

In our feedback form, we asked which aspects of the proposals mattered to you most. We provided respondents the option to ‘tick’ from a list of key environmental themes which themes were most important to you, along with a text box for you to add further details. Respondents were also presented with an ‘Other’ box so they could speak to any other themes or areas of importance.

We also accounted for instances where respondents specified particular themes of importance in feedback submitted via emails and Freepost.

Which aspects of the project are most important to you?



We are currently preparing a Preliminary Environmental Information Report (PEIR). This report will include chapters on the relevant environmental topics to explain the assessments being undertaken, the potential effects of the project, and appropriate mitigation measures being explored. Your feedback to Stage One is being considered by the team undertaking this work.

The PEIR will be published as part of the upcoming Stage Two statutory consultation, currently set to take place early next year.

This table summarises the key themes raised through all the Stage One feedback received, and how the project team is considering these.

Landscape and visual

Your comments	How we're listening and what happens next
<p>A common theme within the comments received was the proposed size of Lime Down Solar Park. Concerns raised that this could result in the loss of visual amenity of countryside views, which are valued by the community and visitors.</p> <p>Respondents expressed concern for project impacting the setting of the Cotswold National Landscape.</p> <p>Respondents raised concerns about how the sites will impact the views and overall character of the local landscape. We noted particular concern for the proximity to the AONB.</p> <p>We also noted particular concern for the visual impact of the proposed battery storage site on the villages of Whitley and Shaw, in particular at Top Lane.</p>	<p>We are undertaking a full Environmental Impact Assessment (EIA) which will include a Landscape and Visual Impact Assessment (LVIA). The LVIA will specifically assess the impacts on the Cotswold National Landscape as well as on the character of the landscape and visual amenity of identified receptors within the Study Area. The viewpoints from which the landscape and visual impacts will be assessed and developed in consultation with landscape officers at the local planning authority and with the Cotswold National Landscape Board.</p> <p>A Residential Visual Amenity Assessment will also be undertaken to assess views from neighbouring properties where significant residual effects are identified. Through the course of the iterative design process the team will continue to look for opportunities to reduce and mitigate the visual impact of the project.</p> <p>The Outline Landscape and Ecological Mitigation Plan (LEMP) that will be presented in the Development Consent Order Application will seek to increase the green infrastructure within the site and where possible, link up ecological networks. This includes:</p> <ul style="list-style-type: none"> • The creation of new native woodland blocks and belts; • Planting new native hedgerows; • Reinforcing existing boundary hedgerows; • New native tree planting; • New areas of wildflower and grassland for ecological mitigation.

Soils and agriculture

Your comments	How we're listening and what happens next
<p>Respondents stated concern regarding the loss of productive agricultural land, and suggested that farmland is not appropriate for large-scale solar farms.</p> <p>Respondents expressed concerns regarding the project's impact on the UK's food security.</p> <p>Respondents expressed concern for the project to negatively affect soils.</p>	<p>Government policy is to deploy large-scale ground-mounted solar PV generation across the UK, looking for development mainly on brownfield, industrial, and low and medium grade agricultural land.</p> <p>The quality of agricultural land used for Lime Down Solar Park is being established through detailed soil and Agricultural Land Classification surveys, which have been discussed in regular consultations with Natural England. These surveys will establish the area and quality of agricultural land which will be reported in the PEIR and ES, and the results are being used in the design of the scheme to avoid the best and most versatile land where possible.</p> <p>It is estimated that ground-mounted solar used just 0.1% of UK land in 2022; and that to meet the Government's net zero target, 90GW of solar will be needed by 2050, which would mean solar farms would account for approximately 0.6% of UK land. As Energy Secretary Ed Miliband has said: <i>"The biggest threat to nature and food security and to our rural communities is not solar panels or onshore wind: it is the climate crisis, which threatens our best farmland, food production and the livelihoods of farmers."</i>¹</p> <p>Construction of Lime Down Solar Park will be carried out in accordance with a number of management plans which will be presented in the Development Consent Order Application, including an outline soil resource management plan which will address the avoidance of soil compaction and other negative impacts on soil quality.</p>

¹Hansard. (2024) Clean Energy Superpower Mission. Volume 752: debated on Thursday 18 July 2024, House of Commons. Available at: <https://hansard.parliament.uk/commons/2024-07-18/debates/1B2ABC9B-1455-4C86-8E2F-5E763B38E888/Clet>

Ecology and biodiversity

Your comments	How we're listening and what happens next
<p>Respondents expressed concern that the proposals could negatively impact existing local ecology and diverse ecosystems. Local habitats highlighted as being particularly sensitive included ancient woodlands (such as Bradfield Wood), hedgerows and watercourses. Respondents wanted to be provided with more information on how these would be protected.</p> <p>A range of protected and conservation priority species in the area were noted as being of concern. In particular, respondents emphasised the importance of the area for bats, farmland birds, owls, small mammals, amphibians, pollinating invertebrates and rare plants. Your comments showed us you are particularly concerned about how security fencing could impact the movement of local wildlife.</p> <p>Some respondents expressed scepticism for the project's ability to deliver an increase in biodiversity, while other respondents recognised the potential benefits for biodiversity and expressed support for the Biodiversity Net Gain that would be delivered with the project.</p>	<p>We will consider the habitats and species you have told us about, alongside the environmental surveys we are doing, as part of our environmental impact assessment, details of which will be within the Ecology and Biodiversity Preliminary Environmental Information Report (PEIR) chapter. The assessment will specifically consider the potential impacts of the project on woodlands, hedgerows, watercourses, bats, birds and other local wildlife. The findings of the surveys and assessments will be consulted on with local authorities, as well as statutory environmental and nature conservation bodies such as the Environment Agency and Natural England.</p> <p>The PEIR assessment and consultation process will also inform any mitigation and enhancement measures and will be made publicly available for you to comment on as part of our stage two consultation. Protective buffers from sensitive habitats such as woodlands, hedgerows, watercourses and ponds will be implemented. Buffer zones will be targeted for appropriate habitat creation measures, designed to benefit target wildlife as well as strengthening connective links between existing habitats.</p> <p>While formal targets for Biodiversity Net Gain (BNG) do not yet apply to Nationally Significant Infrastructure Projects (NSIPs) such as Lime Down Solar Park, we anticipate the project will deliver the minimum target of 10% BNG, which is expected to become a legal requirement for NSIPs from November 2025.</p>

Hydrology, flood risk and drainage

Your comments	How we're listening and what happens next
<p>Respondents expressed concerns regarding the location of the development being partially within Flood Zones 2 and 3.</p> <p>Also, there was concern of an increase in perceived flood risk due to water runoff from solar panels and battery storage.</p> <p>Respondents stated the area is already prone to flooding during periods of heavy rain, we noted particular concern for the project's impact on the villages of Whitley, Shaw, Gastard, Seagry, Rodbourne, Norton and Hullavington.</p>	<p>As a response to this feedback and consultation with bodies including the Environment Agency, Lead Local Flooding Authority and Wiltshire Council, in producing the Hydrology, Flood Risk and Drainage chapter of the PEIR that we will consult on at Stage Two, we are studying all water environment receptors within the project boundary as defined in the PEIR and within a 250m radius of the boundary. This includes, but is not limited to, the River Avon and Gauze, Pudding and Hardenhuish Brooks as well as the unnamed ordinary watercourses. As we pursue our assessments, it is likely that any potential areas at high risk of flooding will be avoided and, where this is not practicable, other measures to reduce risk would be implemented (e.g. local raising of panels and sensitive equipment).</p> <p>Our focus is on ensuring Lime Down Solar Park is well-designed to respond sensitively to the local environment. We have undertaken a review of the available published flood risk data, including the Environment Agency's underlying hydraulic models and will continue to assess this as the design develops further.</p> <p>We are engaging with the Environment Agency to ensure a safe and appropriate layout for Lime Down Solar Park. Well-designed solar projects have a negligible impact on flood risk. Mitigation will be identified to ensure there is no increase to flood risk outside the site boundaries. Feedback we received from local communities about flood risk during stage one has been very helpful and we continue to seek feedback on our proposals.</p>

Noise and vibration

Your comments	How we're listening and what happens next
<p>Respondents raised concerns about noise pollution and vibration during the construction phase of the project, both from construction traffic and construction activity at the site.</p> <p>Respondents raised concerns about noise pollution and vibration during the operation of the project. Particular concern was raised for properties nearby the proposed battery storage sites.</p>	<p>As a response, in producing the Noise and Vibration Chapter of the PEIR that we will consult on at Stage Two, we are assessing the potential impacts of construction activity (including traffic) at surrounding properties and habitats. Based upon this assessment, alternative vehicle routing or construction timetabling may be used to mitigate any identified impacts. This is in addition to management of best practice techniques, use of quieter equipment and the provision of hoarding which may also be used to mitigate construction impacts.</p> <p>A noise survey of the baseline noise conditions has been undertaken which will also be used to quantify any potential changes to the current noise level caused by the project.</p> <p>As a response, in producing the Noise and Vibration Chapter of the PEIR that we will consult on at Stage Two, we are considering potential noise impacts, when designing the site layout, to reduce the potential for noise impacts in the first instance. Beyond this, we are considering the provision of bunding or acoustic barriers to further reduce any potential noise impacts, as well as intrinsic acoustic attenuation for proposed equipment. This aims to reduce any potential noise impacts on surrounding properties, but also local wildlife and their habitats.</p>

Socio-economics, tourism and recreation

Your comments	How we're listening and what happens next
<p>Respondents commented on the potential job creation from Lime Down Solar Park, and potential impacts on tenant farmers and rural businesses such as studs.</p> <p>Residents raised concerns over the potential impact on tourism and recreation due to loss of visual amenity, and a potential loss of access to or use of recreational routes and for footpath users, cyclist, and equestrian users, such as the Wiltshire Cycleway, Fosse Way, Palladian Way, and Public Rights of Way (PRoW).</p>	<p>As a response, in producing the Socio-Economics, Tourism and Recreation chapter of the PEIR that we will consult on at Stage Two, we are considering how our project may contribute to increased access to employment activities, increased workplace population and increased (direct and indirect) economic activity. For example, we are considering ways to promote local employment and procurement to support industry in the local area, such as transferrable skills training.</p> <p>We also want to support tenant farmers within the proposed project area who may be impacted by the project. We are collaborating with landowners to identify suitable alternative sites for their farming practices. Additionally, agricultural management contracts, such as wildflower management, are being considered to support their transition.</p> <p>Impacts on existing rural, agricultural and tourism industries will be considered in the PEIR. This will include stud farms and holiday rental accommodation that directly neighbour the project.</p> <p>In refining the project design, visibility of the project from PRoWs, tourism attractions and recreational facilities will be assessed to consider the visual and amenity impacts on their use and desirability. Any temporary closures or diversions to PRoWs as a result of construction activities will be controlled and minimised to reduce impacts on users through the Outline Public Rights of Way Management Plan presented in the Development Consent Order Application. Landscaping proposals will support the design of the project to limit outward views of the sites to recreational and tourism destinations, including those in the Cotswolds National Landscape.</p>

Cultural heritage

Your comments	How we're listening and what happens next
<p>Respondents highlighted the importance of local heritage and the need to undertake sufficient assessment works and consultation with the appropriate heritage bodies.</p> <p>Respondents expressed concerns about potential impacts to the historic landscape, and the characters of villages and communities.</p> <p>Respondents mentioned various local heritage sites including Listed Buildings (such as Fosse Lodge, Bradfield Manor and Norton Manor), heritage assets in proximity to the two proposed BESS options being explored.</p> <p>Respondents stated that the area is rich in archaeology. Particular concern was noted about proximity to roman roads (including the Fosse Way and Silchester to Bath roman road to the north of the Whitley Battery Energy Storage System (BESS) site).</p> <p>Your feedback helped us to understand better the sources of local heritage in the community, such as the evolution of historical villages and settlements and their relationship to the various communication links such as Roman roads.</p>	<p>The Cultural Heritage PEIR Chapter will set out the preliminary results of our assessment of the Historic Environment, including all the Designated and Non-Designated Assets we have identified within a minimum 2km (and 1km, respectively) radius.</p> <p>An assessment will be undertaken to identify any potential impacts to heritage assets, including Listed Buildings, as part of the EIA. Mitigation options will be explored with the aim of reducing impacts to heritage assets.</p> <p>We are committed to thorough consultation with the appropriate heritage bodies to ensure a robust impact assessment is produced for cultural heritage. Details of the consultation undertaken to date will also be provided within the PEIR.</p> <p>Assessment works undertaken and detailed in the Cultural Heritage chapter of the PEIR have looked to identify areas that can be used for BNG instead of solar-related infrastructure to minimise or remove impacts to identified heritage assets and archaeological sites. These fields identified for BNG, rather than solar-related infrastructure, will be included within the Cultural Heritage chapter of the PEIR.</p> <p>Desk-based assessments, supported by archaeological evaluation works, will be produced that identify the potential for archaeological remains within the site area. We will identify mitigation strategies with the aim of preserving or recording buried archaeological features in line with national and local guidance.</p> <p>The full results of our assessments will be provided as part of the Cultural Heritage section of the Environmental Statement. As we develop our proposals, we continue to consider heritage assets, including those raised through feedback.</p>

Transport and access

Your comments	How we're listening and what happens next
<p>Respondents have raised concerns regarding construction traffic and HGVs increasing congestion on roads which were noted as being currently unsuitable and dangerous. Concern was raised about the prevalence of narrow roads in the local area and an associated perceived risk of road traffic accidents.</p> <p>Specific roads mentioned include the A429, B3352, A350 and roads surrounding Grittleton in particular.</p> <p>Respondents have concerns regarding the damage that construction traffic will cause the local area, including damage to roads of particular import, such as the Fosse Way and the roads of a rural nature, as well concern for the noise and air pollution.</p> <p>Additionally, respondents suggested the potential improvements that could be made to existing Public Rights of Way, such as SHER16 and Bridleway B1, with requests for these to connect onto new bridleways around the Site.</p>	<p>An outline Construction Traffic Management (oCTMP) will support the submission of the DCO. This will provide a framework for the management of construction vehicle movements, to ensure that the effects of the construction phase are controlled and mitigated.</p> <p>Where HGVs are required for the construction phase of the project, transport routes will seek to avoid residential areas where possible.</p> <p>We will ensure any damage caused by construction vehicles to the highway network will be repaired through a road condition survey.</p> <p>Other measures within the oCTMP will include restricting HGV movements to avoid network peak hours (08:00-09:00 and 17:00-18:00) and the use of vehicle planning management systems to avoid known constraints on the road network.</p> <p>Environmental Statement chapters for air quality and noise will be prepared that will include separate mitigation measures to ensure that the local environment and settlements are protected.</p> <p>We are also investigating potential improvements to Public Rights of Way. An Outline Public Rights of Way Management Plan (oProWMP) will be prepared to support the DCO.</p>



Other themes and areas of importance

Glint and glare

Your comments	How we're listening and what happens next
<p>Respondents expressed concern for potential glint and glare from solar panels towards surrounding residential dwellings and roads.</p> <p>In particular, respondents are concerned about glare from the panels causing safety issues on roads and decreasing amenity for surrounding residences.</p>	<p>The Glint and Glare Chapter of the PEIR we will be consulting on at Stage Two considers potential impacts to roads and residential dwellings within a 1km radius of potential panel areas.</p> <p>Impacts will be designated for all assessed dwellings within the Technical Appendix (Glint and Glare Assessment), and mitigation measures will address significant effects where they are predicted.</p> <p>Where needed, mitigation strategies may include changes to the configuration of the site, or installing screening such as new plantings or opaque fencing.</p>

Light pollution

Your comments	How we're listening and what happens next
<p>Respondents express concern regarding light pollution.</p> <p>In particular, respondents were concerned about lighting being triggered frequently by both people and wildlife.</p> <p>One respondent is concerned that motion sensor / emergency lighting would cause significant and unreasonable light pollution as the area is located within a dark sky and panoramic area. Respondents expressed scepticism about mitigating light pollution.</p>	<p>The potential effects of light pollution will be considered within Preliminary Environmental Information Report (PEIR) which will be consulted on during our Stage Two consultation.</p> <p>As part of the environmental impact assessment process reported in the PEIR and subsequent Environmental Statement, opportunities to reduce and mitigate effects from light pollution will be identified and considered. A lighting strategy for the operation and maintenance phase will be set out in the Outline Operational Environmental Management Plan presented in the Development Consent Order Application.</p>

Battery safety

Your comments	How we're listening and what happens next
<p>Respondents expressed particular concern for the fire risk of the battery storage, including the potential for this to result in contamination of nearby watercourses in the event of a fire.</p>	<p>In producing the outline Battery Fire Safety Management Plan and the PEIR Chapter on Air Quality, we will be assessing the potential impacts of a BESS fire during the operational phase, and identify what measures are required to avoid and reduce the risk of a fire, as well as how to effectively manage a fire should this occur.</p> <p>We will conduct thorough safety assessments in collaboration with fire service authorities and will submit a comprehensive battery safety management plan to the Planning Inspectorate as part of our application for development consent.</p> <p>We are committed to delivering a safe and responsible solution that will meet or exceed latest regulatory and compliance standards, including the National Fire Chief Council Fire Safety Guidelines.</p> <p>BESSs under consideration incorporate several safety features to prevent issues such as overheating or short-circuiting. These include thermal management systems, built-in sensors, and monitoring software to detect and address potential problems early.</p>



Community impact

Your comments	How we're listening and what happens next
<p>Respondents raised concerns over the project's impacts on the local community – in their sense of rural identity, community cohesion, and livelihoods. This includes concerns raised over the potential for physical and mental health and wellbeing impacts resulting from losses of amenity, access to nature, and impact on daily lives.</p>	<p>We will assess the impacts upon physical and mental health and wellbeing through the Human Health chapter of the PEIR. This includes determining the impact on rural identity and community cohesion and mitigating this through directly engaging with local communities.</p> <p>The PEIR will identify effects on physical health from the project such as pollution and noise impacts. It will set out how to mitigate mental health impacts such as through the retention of access to recreational space, providing targeted information to help alleviate anxieties, and identifying options for the provision of community benefits.</p>

Community Benefits

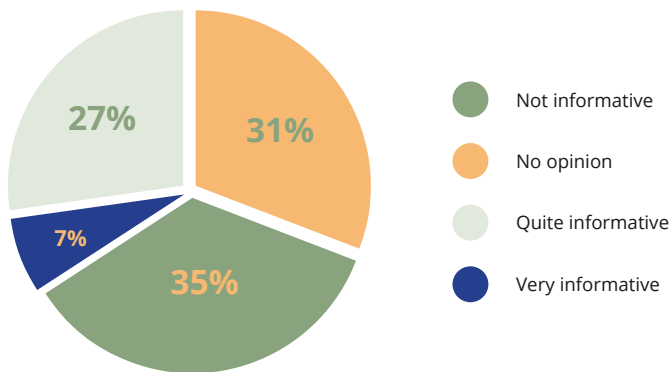
Lime Down Solar Park is aiming to provide meaningful community benefits alongside its clean electricity production. One area of focus is energy support, where the project is considering ways to assist local households. This could include potential energy discounts or subsidies to help alleviate costs, particularly for vulnerable residents. Additionally, we are exploring opportunities to support local education, potentially partnering with schools and colleges to promote STEM subjects, renewable energy, and environmental sustainability. This could include educational programs, workshops, or site visits to inspire interest in green technologies.

In addition to energy and education, Lime Down Solar Park is looking into ways to contribute to community welfare more broadly, such as investing in local infrastructure, environmental enhancements, biodiversity net gain measures beyond project boundaries, and improved local public amenities. The project is also considering backing initiatives that promote environmental awareness and local wellbeing. Through these efforts, Lime Down Solar Park aims to leave a positive impact, ensuring that the local community benefits from the project in various ways.

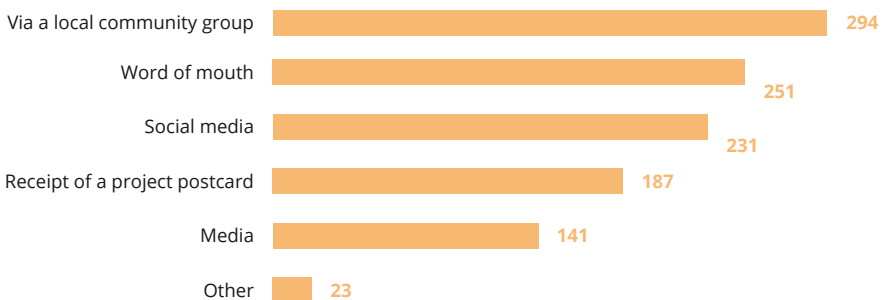
Our consultation and engagement approach

During our Stage One consultation we also asked for feedback on our consultation and engagement approach. This is being considered as we prepare for our upcoming Stage Two consultation.

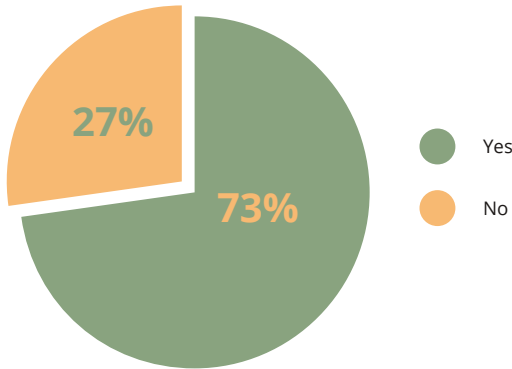
How informative did you find the information events we held (in-person / online) and / or our consultation materials we produced (print / digital)?



How did you find out about this consultation?



Have you attended a project information event (in-person/online) and / or visited our website to view information about Lime Down Solar Park?



We are grateful for the feedback you provided on this topic, which we will use to make our next consultation even better.

Some of your suggestions included:

- Providing at least two weeks notice for our information events;
- Offering more information events;
- Scheduling events at different points, e.g. after at least a full week of consultation, in the evening or on a Saturday;
- Making our consultation materials more accessible to those without internet access; and
- Publicising our consultation more widely.

We would like to acknowledge the feedback regarding the level of detail published as part of our non-statutory Stage One consultation. This is because it was intended as an opportunity for the community to learn about and comment on an early iteration of Lime Down Solar Park at an early stage of the development process, and for us to analyse this feedback as we work to refine our proposals.

The Stage Two Statutory Consultation, which we expect to take place in early 2025, will include more information on our proposals as we consult on a more detailed project design.

Before Stage Two, we will publish a document known as the Statement of Community Consultation (SoCC) as required by the Planning Act (2008). The contents of the SoCC will be informed by consultation on a draft version with Wiltshire Council. The SoCC will set out our consultation methods, including how we intend to publicise the statutory consultation, who we are consulting and where we'll be holding events.

Where we are now

We submitted our Environmental Impact Assessment (EIA) Scoping Report to the Planning Inspectorate on Tuesday 16 July 2024, and are now preparing the Preliminary Environmental Information Report (PEIR). We aim to hold our statutory consultation in early 2025, to gather your views on the PIER and accompanying plans.

The EIA Scoping Report provides an overview of our project and the environmental baseline surveys that we intend to undertake, describes how we will assess any likely significant environmental effects, and sets out the proposed scope and content of the EIA and Environmental Statement. You can read it on the PINS webpage for the project [linked here](#).

The scope of the EIA is informed by technical expertise and by engagement with stakeholders to ensure that the methodologies for environmental assessments are sufficient to accurately identify and understand the environmental impacts of Lime Down Solar Park.

Over the course of the initial consultation we held earlier this year, people raised concerns about the potential impact of the development on treasured views and walks, wildlife, and local ecology. We have listened to these concerns and worked in consultation with landowners to consider how to enhance protection of those features people identified as being important.

This has resulted in an additional 44 hectares of land being made available for the project design, presenting the opportunity for us to use a similar area of land to enhance buffer zones and move solar infrastructure away from sensitive areas and receptors such as the Cotswold National Landscape (formerly known as the Cotswold AONB), nearby heritage assets including the Fosse Way, landscape features, and Public Rights of Way, as well as residential properties.

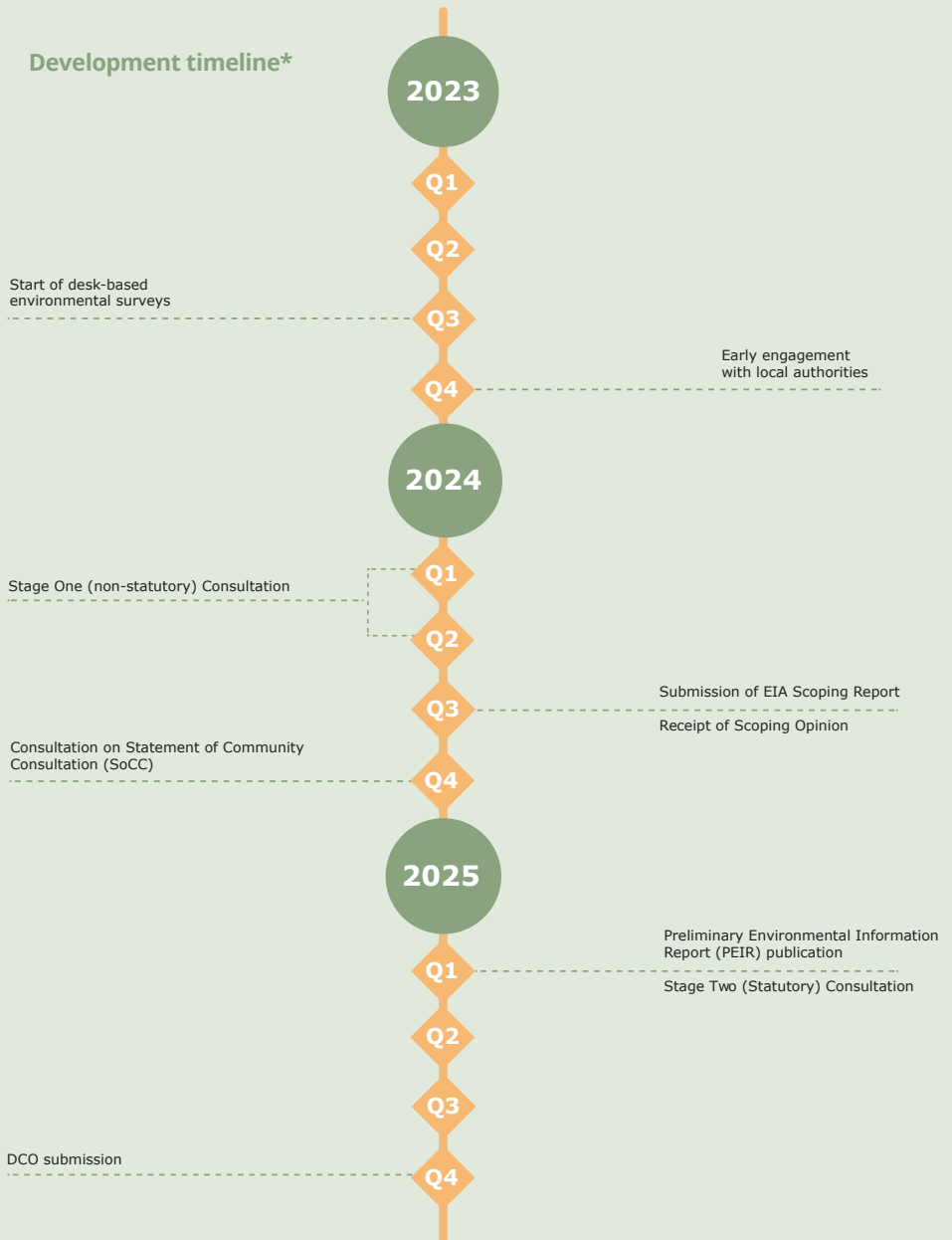
Details of the additional land included are set out in the EIA Scoping Report and an updated map is available on page 22 and our website www.limedownsolar.co.uk.

PINS responded to the Scoping Report by issuing the Scoping Opinion, which sets out comments on our proposed approach to the EIA and the topics we need to take forward for assessment and should be presented in the ES. On 22 August 2024, PINS published the Scoping Opinion on their website, which you can read by [clicking here](#).

The Preliminary Environmental Information Report (PEIR) we consult on at Stage Two will build on the feedback received to the Stage One non-statutory consultation and the feedback in the Scoping Opinion. This document will include chapters on the themes set out on page 6 and will detail the initial findings of the EIA and identify measures we are proposing to reduce, enhance and improve the effects our proposed development may have on the environment.

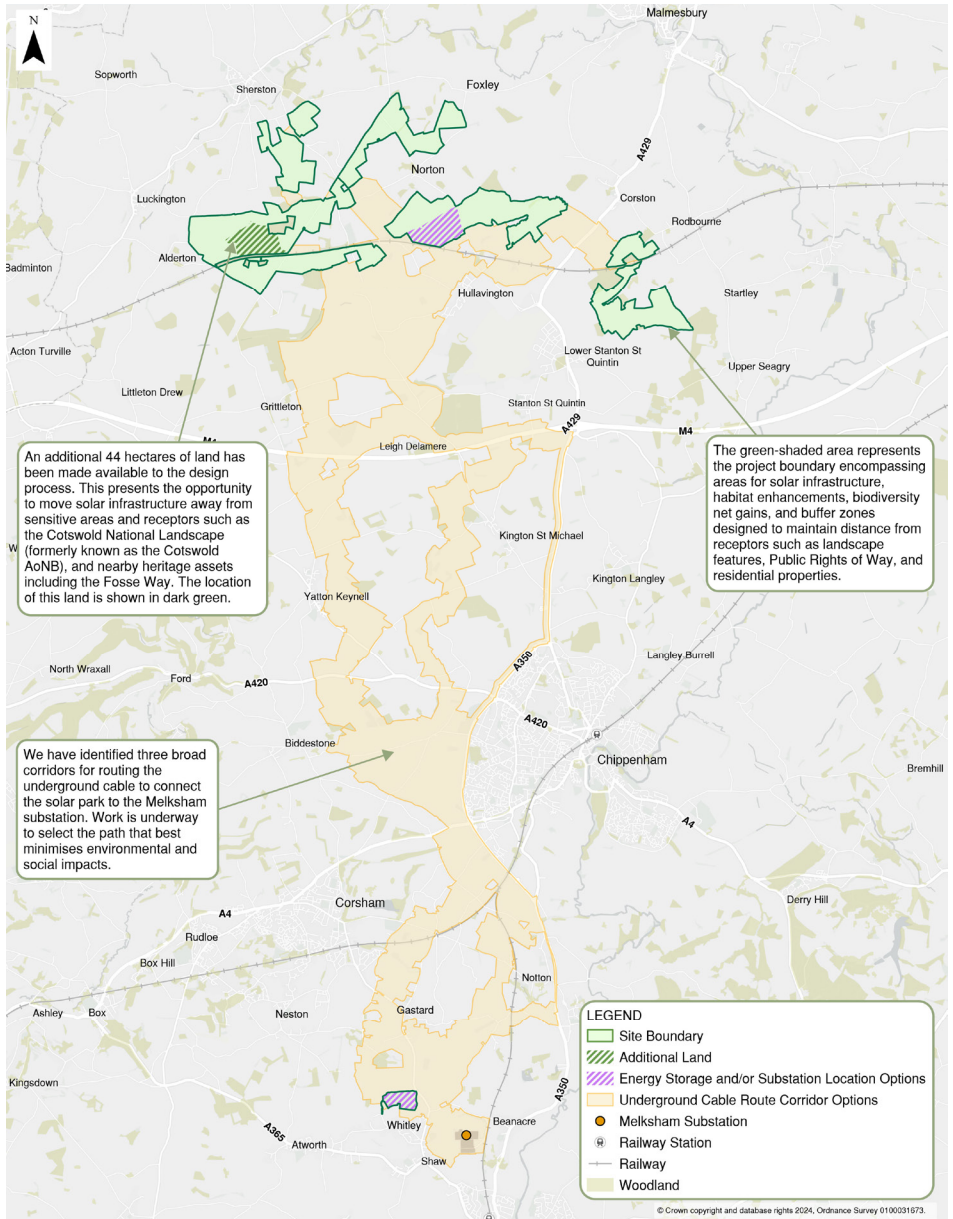
Further details of how we have taken into consideration non-statutory and statutory consultation feedback will be set out in the Consultation Report submitted as part of the Development Consent Order (DCO) application.

Indicative timeline



Project Location Map

- updated 16 July 2024



Contact us

Please do not hesitate to get in touch if you would like to find out more information about Lime Down Solar Park.

You can get in touch with members of our stakeholder engagement team using any of the communication lines listed below.

@ info@limedownsolar.co.uk

☎ **Freephone 0808 175 6656**
(open 09.00-17.00 Monday to Friday excluding bank holidays)

✉ **FREEPOST Lime Down Solar Park**

🖱 www.limedownsolar.co.uk

Should you require any documents in large print or braille formats, please contact us using the details above.

Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
SN12 6ES

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
planningtrees@wiltshire.gov.uk

08 October 2024

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

Wiltshire Council – LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU
Tree Preservation Order –TPO/2024/00015

We refer to our previous correspondence concerning the above. It was decided to confirm the Tree Preservation Order on **08 October 2024**.

We therefore enclose a copy of the confirmed Order for your attention and retention.

The validity of a Tree Preservation Order cannot be challenged in any legal proceedings except by way of application to the High Court. An application to the High Court may be made by any person who is 'aggrieved' by a Tree Preservation Order on the grounds:

that the Tree Preservation Order is not within the powers of the Act; or

that the requirements of the Act or the 2012 Regulations have not been complied with in relation to the Tree Preservation Order.

To be 'aggrieved', the applicant should be able to show that he has a sufficiently direct interest in the matter.

An application must be made within 6 weeks of the date of the Authority's confirmation of the Tree Preservation Order. The High Court may quash the Tree Preservation Order, or suspend its operation wholly or in part. Failure by the Authority to comply with the requirements of the Act or Regulations is not in itself sufficient for the Court to quash a Tree Preservation Order; the Court must also be satisfied that the interests of the applicant have been 'substantially prejudiced' as a result. Before making an application under this ground, therefore, any would-be applicant may first wish to consider whether the Authority's decision would have been more favourable to him if made in accordance with the statutory requirements.

Anyone thinking about making an application to the High Court is advised to take legal advice about the correct procedure to be followed (which is set out in Rules of Court) and the likely costs that would be incurred if the application failed.

Yours faithfully

Kate Tate

Arboricultural Officer
Email: kate.tate@wiltshire.gov.uk Telephone 01 249 706 670

TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU

Confirmed Tree Preservation Order TPO/2024/00015

Wiltshire Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, as amended in the Town and Country Planning (Tree Preservation)(England) Regulations 2012, make the following Order:

Citation

This Order may be cited as TPO/2024/00015 - REVISED - ADDITION OF T6 BEECH TREE

Land off Beanacre Road, Beanacre, Melksham, Wiltshire SN12 7PU

Tree Preservation Order: TPO/2024/00015

Interpretation

- (1) In this Order "the authority" means the Wiltshire Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- (1) Subject to article 4, this Order takes effect provision on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter 'C' being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 10 day of June 2024

Kate Tate

Signed on behalf of the Wiltshire Council
Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER (without modifications)

This Order was confirmed by the Wiltshire Council without modifications on the 08 day of October 2024.

Kate Tate

Authorised by the Council to sign in that behalf.

CONFIRMATION OF ORDER (with modifications)

This Order was confirmed by the Wiltshire Council subject to the modifications indicated by (*state how indicated*),

on the day of

.....
Authorised by the Council to sign in that behalf.

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Wiltshire Council on the

..... day of

.....
Authorised by the Council to sign in that behalf.

VARIATION OF ORDER

This Order was varied by the Wiltshire Council on the

..... day of

by a variation order under reference number (*insert reference number to the variation order*) a copy of which is attached.

.....
Authorised by the Council to sign in that behalf.

REVOCAION OF ORDER

This Order was revoked by the Wiltshire Council on the

..... day of

.....
Authorised by the Council to sign in that behalf.

SCHEDULE

SPECIFICATION OF TREES

Wiltshire Council – LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU

Tree Preservation Order TPO/2024/00015

TREES SPECIFIED INDIVIDUALLY

(encircled in green on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
T1	Beech	Land off Beanacre Road Beanacre Melksham Wiltshire SN12 7PU
T2	London Plane	Land off Beanacre Road Beanacre Melksham Wiltshire SN12 7PU
T3	Silver Birch	Land off Beanacre Road Beanacre Melksham Wiltshire SN12 7PU
T4	Black Pine	Land off Beanacre Road Beanacre Melksham Wiltshire SN12 7PU
T5	Oak	Land off Beanacre Road Beanacre Melksham Wiltshire SN12 7PU
T6	Beech	Land off Beanacre Road Beanacre Melksham Wiltshire SN12 7PU

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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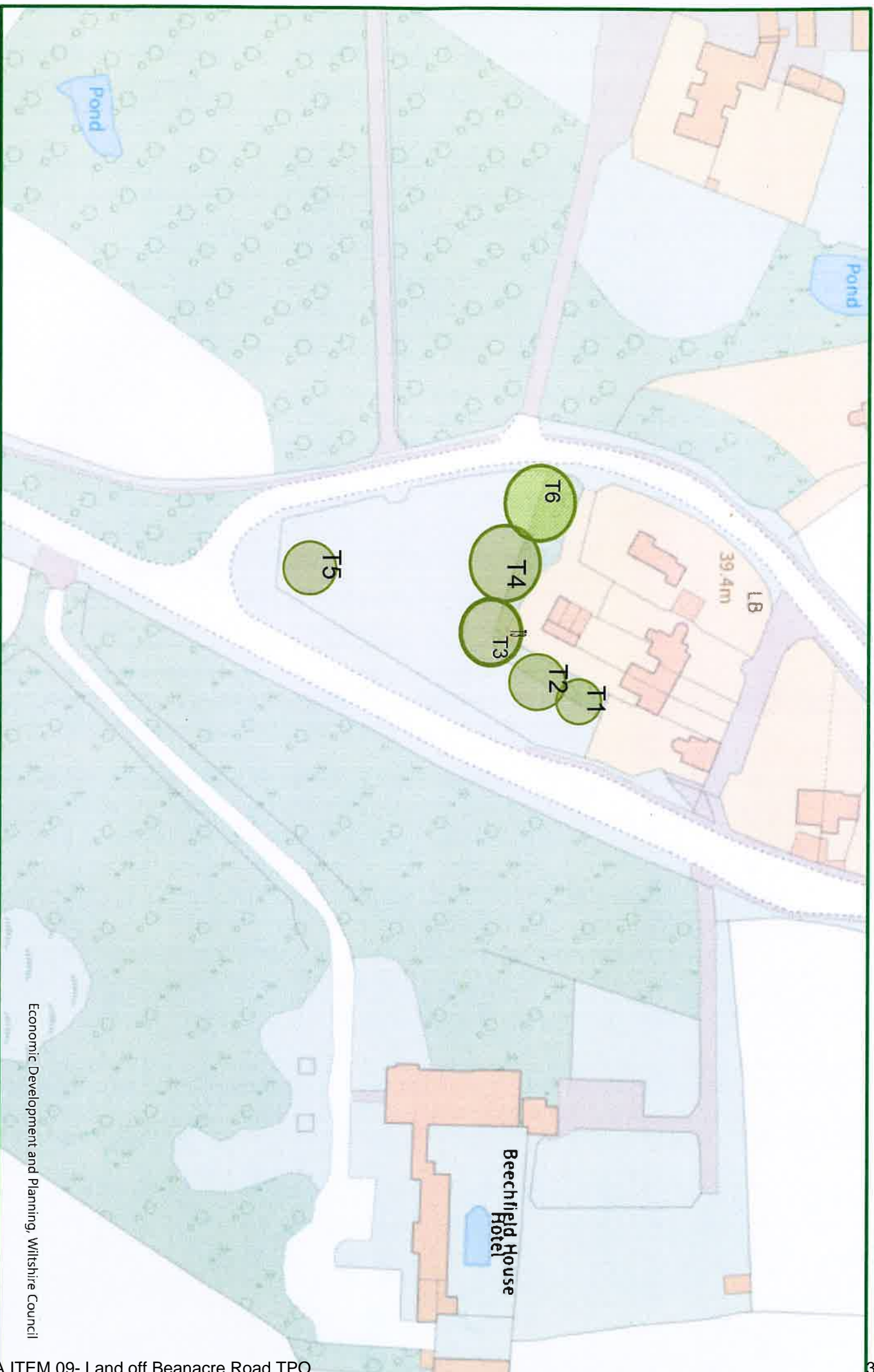
GROUP OF TREES

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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WOODLANDS

(within a continuous black line on the map)



Marianne Rossi

From: Teresa Strange
Sent: 22 October 2024 14:39
To: Botterill, Nick; Thomas, Nic; Jonathon. Seed (jonathon.seed@wiltshire.gov.uk); Holder, Nick
Cc: Rivans, Natalie; O'Donoghue, Ruaridh; Thompson, Andy; Marianne Rossi
Subject: FW: ENF/2024/00838 - Development at Semington Road, Melksham
Attachments: Unauthorised site access to site at Townsend Farm, Semington Road.pdf; image1.jpeg; image0.jpeg; Video.mov; Land West of Semington Road, Melksham - ENF/2024/00838

Dear Colleagues

Melksham Without Parish Council's Planning Committee met last night, and heard of continuing residents' and members' concerns for highway safety regarding the unauthorised site access by the developers, Living Space for Sovereign Housing, at this development (20/07334/OUT and ENF/2024/00838 refers).

They considered the update below from the Planning Enforcement Officer last night and feel very strongly that the developers should not be allowed to continue to use the unauthorised access until a decision to discharge the condition has been made one way or another. The Site Access should be as per the outline application, off Semington Road. Since early August, HGVs, Dumper trucks, and Cement deliveries have all been coming off the busy A350 Western Way straight to an unauthorised site access; with no restrictions to them pulling out and turning right across the flow of traffic either. They are also using the narrow, rural Berryfield Lane and residential Berryfield Park to access their site. The newly repaired road in this area is already showing signs of requiring work again following the impact of heavy vehicles using it, compounding issues for residents with a seemingly lack of regular road sweeping.

When the parish council took delivery of plainings from this stretch of the A350 being resurfaced a few years ago, to their allotments in Berryfield Lane, they were not allowed to use the access off the A350 to Berryfield Lane, as considered too dangerous by Wiltshire Council, and that was when Western Way was shut at night!

The parish council have asked me to contact you as leads in Planning (Cllr Botterill and Nic Thomas), Cllr Holder as Cabinet member for Highways, and Cllr Seed as the local member to raise this issue as a serious health and safety concern; they feel very strongly that the developers should not be allowed to continue using this unauthorised access, regardless of whether they have applied for a discharge of condition and submitted it a new CEMP – as that is yet to be agreed. They have been using the unauthorised entrance for over two months now.

Please see attached ongoing correspondence with various Wiltshire Council officers, and photos and a video taken this morning.

Many thanks,
Teresa

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