

| | |
|---|----|
| 1st June 2026 Planning Agenda FIN _____ | 2 |
| AGENDA ITEM 03c Terms of Reference _____ | 7 |
| AGENDA ITEM 07d Church Farm - comments to be ratified _____ | 8 |
| AGENDA ITEM 07d MWPC comments on Unit5&6 Church Farm Shaw _____ | 9 |
| AGENDA ITEM 08a MWPC comments on 211 Woodrow Road _____ | 10 |
| AGENDA ITEM 08a Sequential Test Report _____ | 11 |
| AGENDA ITEM 09b Blackmore Farm - access _____ | 29 |
| AGENDA ITEM 10ai Lime Down Deadline 1a Submissions _____ | 30 |
| AGENDA ITEM 10aai Lime Down Solar update from Wiltshire Council _____ | 32 |
| AGENDA ITEM 10b - Verge reinstatement _____ | 34 |
| AGENDA ITEM 11a ii RTPI award shortlist _____ | 36 |
| AGENDA ITEM 11b - 20260522_WLPR_withdrawal_notice _____ | 39 |
| AGENDA ITEM 11b - withdrawal of Local Plan _____ | 40 |
| AGENDA ITEM 11c MHCLG Response 32238 _____ | 42 |
| AGENDA ITEM 12 TPO 2026 00007 Notification Letter to Melksham Without Parish Council _____ | 45 |
| AGENDA ITEM 12 TPO Order Provisional _____ | 47 |
| AGENDA ITEM 12 Site Plan TPO 2026 00007 Land at Bader Park Bowerhill SN12 6UF _____ | 50 |
| AGENDA ITEM 13a Chapel Lane Appeal progress_Redacted _____ | 51 |
| AGENDA ITEM 13a NEW Appeal - Notification of Written Reps Part 2 Appeal _____ | 53 |
| AGENDA ITEM 15 - Townsend Farm development _____ | 54 |
| AGENDA ITEM 15 - Road works for sewer connection _____ | 56 |
| AGENDA ITEM 16a i - Pathfinder improved connectivity to town _____ | 63 |
| AGENDA ITEM 16a iii - Buckley Gardens correspondence _____ | 66 |
| AGENDA ITEM 16a iii - Buckley Gardens Semington Road Melksham DOV _____ | 67 |

AGENDA ITEM 16b - Update on Wiltshire Council Melksham Depot – 71



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

Friday 22nd May 2026

To all members of the Council Planning Committee: Councillors Richard Wood, Alan Baines, 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 1st June 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

PLEASE NOTE THAT THERE IS WORK BEING UNDERTAKEN IN THE CAMPUS CARPARK SO LEAVE PLENTY OF TIME TO ARRIVE AND FIND A PARKING SPACE AS THERE WILL BE FEWER SPACES AVAILABLE THAN USUAL. YOU MAY NEED TO USE ALTERNATIVE CAR PARKS IN THE AREA.

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=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=82357278827>

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. **Chairman & Vice Chair of Planning Committee for 2026/27**
 - a. To elect **Chair** of Planning Committee for 2025/26
 - b. To elect **Vice-Chair** of Planning Committee for 2025/26
 - c. To note scheme of delegation for planning committee
4. **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.
5. **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.
6. **Public Participation**
7. **To consider the following new Planning Applications**, including Permission in Principle applications received within the required timeframe (14 days):
 - a. [PL/2025/09152](#) - **295 Sandridge Common, Wiltshire, SN12 7QS** Lawful development: Existing use: Certificate of lawfulness (Existing Use) to confirm that extensions constructed in 2019 were built lawfully. Applicant name: Mr Mark Burbidge. **Comments by: 03 June 2026**
 - b. [PL/2026/02466](#) - **48 Eden Grove, Whitley, Melksham, SN12 8QJ** Householder planning application: Detached Garage and Garden store. Applicant name: Mr Simon Smith. **Comments by: 04 June 2026**
 - c. [PL/2026/02753](#) - **The Oaks, Lower Woodrow, Forest, Melksham, SN12 7RB** Householder planning permission: Extension and alterations to existing house. Applicant name: Mr & Mrs Da Motta. **Comments by : 08 June 2026**
 - d. [PL/2026/02520](#) - **Units 5&6 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF**. Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses: Units 7-10 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF Applicant name: Mr and Mrs A & G Hillier.
 - To ratify the comments submitted by Officers on behalf of the parish council due to deadline (19th May)
8. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).
 - a. [PL/2025/06078](#) - **211 Woodrow Road, Melksham, SN12 7RD** Full planning permission: Change of Use to Sui Generis (Community Garden). Applicant name:

Grace Dalgleish. **Comments by: 05 June 2026**

- b. [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. **Comments by 11 June 2026**

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

- a. [PL/2024/10345 \(FULL\)](#) and [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
- PL/2024/10345 (FULL) – No new documents or comments
 - PL/2025/09780 (OUT) – No new documents or comments
- b. [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).
- To note new comments from statutory consultees, particularly those from Urban Design, Landscape, Public Open Space, Housing Enabling Team, Environment Agency and Drainage.
- 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.
- To note new comments submitted by Highways and the Pathfinder Place Residents' Association
 - [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504 – to note new comment from Public Protection
 - [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504 – no new comments or documents.
- d. [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
- No new documents or comments.

- e. [PL/2025/00626](#) **Land North of Berryfield Lane, Melksham, SN12 6DT**: Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).
 - To note new comment from Public Open Space
- f. [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.
 - To consider responses to recent correspondence (if received)

10. Proposed Energy Installations

- a. Lime Down Solar
 - i. To note the publication of Deadline 1a submissions including documents from Wiltshire Council and CAWS

[Documents | Lime Down Solar Project](#)
 - ii. To note the examination timetable and publication of the first written questions from the Examining Authority on 1st June 2026.

[Examination timetable - Lime Down Solar Project - Find a National Infrastructure Project](#)
- b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
 - i. To note the meeting planned with Aureos on Wednesday 1st July at 10am
- c. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE**. Full planning permission: Battery Energy Storage System with associated infrastructure.
 - No new documents or comments
- d. Wiltshire Council Engagement about Cumulative Impact.
 - To consider Wiltshire Council response to 12 recommendations from the parish council (if received).

11. 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 note Melksham Neighbourhood Plan has been shortlisted for **Best Plan** award in the RTPi South West Awards for Planning Excellence 2026
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates
<https://www.localplanservices.co.uk/wiltshirelpexamination>
- c. To note the withdrawal of the Wiltshire Local Plan Pre-Submission Draft 2020-2038 from examination. <https://www.wiltshire.gov.uk/news/wiltshire-council-withdraws-local-plan-from-examination>

- d. To note the response from the Minister of State for Housing and Planning regarding concerns raised about speculative housing development in the local area and to consider next steps.

12. Tree Preservation Order

To consider commenting on the Tree Preservation Order (TPO/2026/00007) for the Public Open Space at Bader Park – even side (deadline 9th June 2026)

13. Appeals

- a. To note appeal decisions (if determined)

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

- a. Berryfield Lane

15. To consider latest updates and follow up for the build of the development behind Townsend Farm, Semington Road PL/20/07334 (Phase 1)& PL/2022/08155 (Phase 2)

- Correct access road to the development
- Current roadworks for sewer connections

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

a. **Updates on ongoing and new S106 Agreements**

- i. Pathfinder Place
- ii. Gompels Warehouse
- iii. To note deed of variation for highway funding for Buckley Gardens, Semington Road
- iv. To note any S106 decisions made under delegated powers

b. **Contact with developers:**

- i) To note the proposed meeting with Bellway
- ii) To note update on proposed new Wiltshire Council Depot at Bowerhill (former Christie Miller sport centre site)

c) Transparency of draft s106 agreements: to consider correspondence with Wiltshire Council

Copy to all Councillors

AGENDA ITEM 03c

Extract of Scheme of Delegation and Terms of Reference for the Planning Committee

3.2. Planning Committee: The Planning Committee will meet every 3 weeks to review planning applications if necessary. It will function to:-

- a) Ensure all planning applications are properly considered within the 21 day statutory consultation period. The Planning Committee has delegated powers to submit comments on planning applications, licenced premises applications, street trading applications and pre-application consultations. Officers have delegated powers to automatically submit original comments made on the planning application, to the Planning Inspectorate, for Appeals.
- b) Consider other planning matters and correspondence, including any queries and discussions relating to s106 legal agreements.
- c) Refer any planning item to Full Council as and when necessary.
- d) Nominate Committee members to attend planning inquiries, and Wiltshire Council Planning Committees (Strategic & Western Area) and to attend planning site meetings.
- e) To Review the minutes of the Neighbourhood Plan Steering Group Meetings. To receive updates from the Neighbourhood Plan Steering Group and to consider and give a steer to parish council representatives on the Steering Group.
- f) To meet with developers at pre-application stage and as projects progress, in line with the Pre-App Protocol in the Neighbourhood Plan.
- g) To give delegated powers to submit responses to informal and formal consultations when the deadline means Full Council are unable to approve recommendations of the Planning committee:
 - Government consultations on Planning issues
 - Wiltshire Council consultations on Planning issues Eg Design Code, Gypsy & Traveller Plan,
 - Pre-application consultations by developers
 - Neighbourhood Plan consultations from neighbouring parishes

Teresa Strange

From: Teresa Strange
Sent: 13 May 2026 13:48
To: Developmentmanagement
Cc: Fiona Dey
Subject: FW: Weekly lists of new planning applications validated between 20 April 2026 and 26 April 2026

Hi Development Management

Just checking that the notification worked properly for other consultees etc for the following planning application, as it's not been on a weekly list.

PL/2026/02520

Site Address

Unit 5 & 6 Church Farm, Bath Road Shaw, Melksham, SN12 8EF

Proposal

Proposed change of use to create 2 No dwellings

You will see on the list below for Melksham Without, that we can see the one for PL/2026/02519 for the adjoining site, but not PL/2026/02520.

With kind regards, Teresa

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

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](#)

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

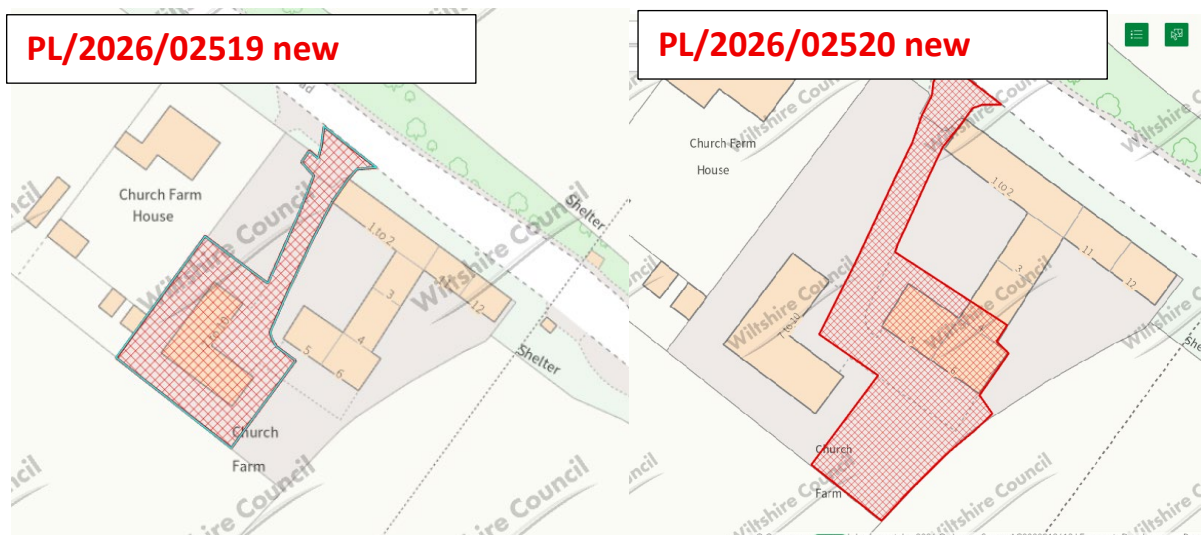
PL/2026/02520 Units 5&6 Church Farm, Bath Road Shaw

The same comments have been submitted for PL/2026/02520 Units 5&6 Church Farm as resolved in the planning committee meeting on 11th May 2026 to be submitted for PL/2026/02519 Units 7-10 Church Farm

COMMENTS: OBJECT

Melksham Without Parish Council reiterated concerns previously raised regarding:

- Loss of employment land and small business/start-up space, contrary to Policy 10 (Employment Sites) of the Joint Melksham Neighbourhood Plan 2, which supports the retention, regeneration and intensified use of employment land and premises.
- Flood risk and surface water drainage, particularly given the local drainage characteristics of the area, contrary to Policy 3 (Flood Risk and Natural Flood Management), which requires development proposals to demonstrate how flood risk and surface water run-off will be mitigated.
- Impact of the proposal on the setting and significance of the nearby listed Church Farm House, contrary to Policy 21 (Local Heritage) and Policy 20 (Locally Distinctive, High Quality Design), which seek to conserve local heritage assets and ensure development responds positively to local character.
- The urbanising impact of the proposal within the green wedge and its effect on the rural character and separation of settlements, contrary to Policy 19 (Green Wedges) and Policy 18 (Landscape Character) of the Joint Melksham Neighbourhood Plan 2.
- Concern that approval of the proposal could create pressure for further residential conversion of nearby commercial and rural buildings, resulting in incremental erosion of employment uses and rural character, contrary to the objectives of Policy 10 (Employment Sites), Policy 18 (Landscape Character) and Policy 19 (Green Wedges).



[PL/2025/06078](#) - 211 Woodrow Road, Melksham

Melksham Without Parish Council submitted the following comments on 13th August 2026

*Comments: **SUPPORT***

Please note that Melksham Without Parish Council gave a grant to the applicant, Meadowbrook CIC (Community Interest Company) earlier in 2025

New documents have recently been added to the application including a Sequential Test Report and a Flood Risk Assessment.

Please note the introduction to the Sequential Test Report:

1. Introduction

This Sequential Test Report has been prepared on behalf of Meadowbrook (Wiltshire) CIC to support a pre-application request for development proposals at 211, Woodrow Road, Melksham, SN12 7RD.

This pre-application follows a full planning application submission that was validated on 18th July 2025 (ref. PL/2025/06078). During determination of the application, the case officer and the applicant agreed that the application would be "paused" and a pre-application request would be submitted to consider the issue of flood risk before the application proceeds to be determined.

SEQUENTIAL TEST REPORT

for

MEADOWBROOK (Wiltshire) CIC,
211 WOODROW ROAD,
MELKSHAM,
WILTS
SN12 7RD

DOLMAN
Tel:01380 729456
Email:info@dolmansurveyors.co.uk
January 2026

C.O.N.T.E.N.T.S

| | |
|------------------------------------|----|
| 1. Introduction | 3 |
| 2. Background and Site Description | 4 |
| 3. Planning Policy Context | 7 |
| 4. Sequential Test Methodology | 9 |
| 5. Alternative Sites Analysis | 11 |
| 6. Conclusion | 18 |

1. Introduction

This Sequential Test Report has been prepared on behalf of Meadowbrook (Wiltshire) CIC to support a pre-application request for development proposals at 211, Woodrow Road, Melksham, SN12 7RD.

This pre-application follows a full planning application submission that was validated on 18th July 2025 (ref. PL/2025/06078). During determination of the application, the case officer and the applicant agreed that the application would be “paused” and a pre-application request would be submitted to consider the issue of flood risk before the application proceeds to be determined.

Scope of this Report

The case officer has provided advice to assist with scoping of this Sequential Test report. This confirmed that the level of detail should be proportionate to the nature of the proposal. It also advised that zoning of activities by the vulnerability classifications of the proposed uses should be considered.

It is also noted that a proportionate Flood Risk Assessment is required to accompany any application re-submission.

This report is therefore structured as follows:

- Section 2 describes the site, its flood risk and the context to the development proposals;
- Section 3 sets out the planning policy context;
- Section 4 overviews the methodology followed to carry out the sequential test;
- Section 5 analyses alternative sites;
- Section 6 concludes the report.

2. Background and Site Description

Background to Meadowbrook

Meadowbrook is a not-for-profit social enterprise located in Wiltshire. As a Community Interest Company (CIC), they provide a nurturing outdoor space for therapeutic activities such as gardening, creative workshops, and yoga. Their mission is to support individuals experiencing mental and physical health challenges, as well as those struggling with social isolation.

The full planning application includes elements that are retrospective and the CIC has been undertaking some activities that already support beneficiaries within Melksham. The two Directors at Meadowbrook purchased the land at Melksham solely for the purpose of running a Not-for-Profit. This approach means that the CIC does not have any prohibitive monthly rental costs that are outside of their control and ensures the long-term security of the project.

The core activities on the site are guided by four overarching concepts: gathering, growing, creating and moving. Such activities are varied and include (but not limited to):

- Growing plants, vegetables and an orchard in a dedicated growing space;
- Coming together for storytelling, poetry, music and talks in indoor and outdoor areas;
- Working with the land to improve biodiversity and create gardens and natural spaces;
- Indoor and outdoor creative art sessions and workshops;
- Yoga classes with the option to provide other opportunities for fitness and gentle movement.

To make the most of the therapeutic benefits of these activities and classes, a tranquil and nature-focussed environment is required together with being able to do more than one activity at any one time. We recognise that there are natural spaces in and around Melksham for the public. However, many beneficiaries do not feel comfortable accessing such spaces, for example parks or nature reserves, for several reasons such as safety, feeling vulnerable, inaccessibility, noise from nearby roads. Meadowbrook can offer supported sessions in a safe peaceful enclosed space that provides both areas for interaction and areas for 'time out'.

The CIC supports a more vulnerable demographic as a project. It is important that beneficiaries can access all the therapeutic activities in one place, on one site, as being a multi-site project would immediately be a barrier to many. For many beneficiaries, just leaving the house and getting to a different setting is a huge obstacle for them.

The Directors, volunteers and beneficiaries have tended the land at Melksham for the past 6 years to improve its usability for the proposal. Care has included rolling, topping, regular mowing, feeding the soil and landscaping. This

means that the site is now more or less level in the most used areas, ensuring safety for users especially with mobility issues and improved drainage in the growing areas.

The site characteristics and its location are therefore critical to the success of the project in terms of the activities that can be carried out, its accessibility to the beneficiaries and the inclusive way that the activities are facilitated.

Site Description

The land owned by the applicant comprises c. 0.7ha and falls to the south of Woodrow Road. It comprises two agricultural fields accessed via a track through a 5-bar gate from Woodrow Road.

The wider surroundings include agricultural fields and residential development fronting onto Woodrow Road. The site is situated immediately adjacent to the settlement framework boundary of Melksham and is approximately 800m northeast of the urban edge of the town.

Flood Risk Context

Most of the field falls within Flood Zone 1 (low risk of flooding) and has a very low likelihood of surface water flooding. The access road crosses the line of Bezzles Brook. Although this is a small watercourse, it is defined as a 'main river' by the Environment Agency. The access also falls within Flood Zones 2 and 3, which also covers Woodrow Road in this location. An extract from the Environment Agency Flood Map for Planning is shown at Figure 1.

The Wiltshire Level 1 Strategic Flood Risk Assessment shows that this is modelled to be Flood Zone 3a.

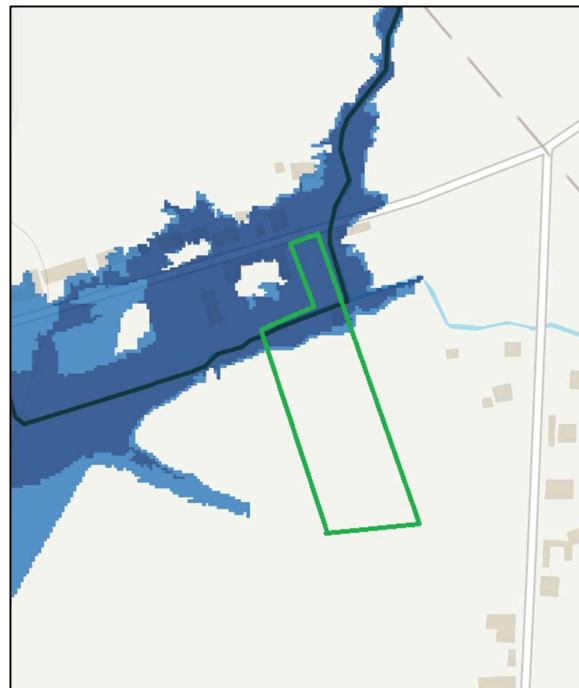


Figure 1: EA Flood Map extract. Site approximately outlined in green.

Proposed Development

The development is described as follows:

Change of Use of the land from Agricultural to Sui Generis Community Garden and Wellbeing Use (Retrospective) Erection of a Keder Polytunnel and Yurt (Proposed)

The proposal comprises the change of use of the land to a Sui Generis use so that it can be used by Meadowbrook to carry out its community work and the therapeutic activities noted above.

The site access crosses Flood Zones 2 and 3. All built structures within this pre-application are located within Flood Zone 1.

Built structures within this pre-application include:

- A compostable loo (existing)
- A small polytunnel (existing)
- A modest refreshments bar (existing)
- 2 x small metal garden sheds (proposed)
- A Keder polytunnel (6m x 12m) (proposed)
- A yurt (9-10 meters in diameter) (proposed)

3. Planning Policy Context

This section outlines the planning policy context for the proposed development with respect to flooding.

The Planning and Compulsory Purchase Act 2004 (Section 38(6)) provides that planning decisions shall be taken in accordance with the Development Plan unless other material considerations indicate otherwise.

Wiltshire Council's Development Plan for the site is formed of the Wiltshire Core Strategy (2015), Saved Policies from the West Wiltshire District Local Plan 2004 and the Joint Melksham Neighbourhood Plan 2 2020 - 2038.

We have reviewed saved policies within the West Wiltshire District Local Plan, and these are not relevant to flooding. The West Wiltshire District Local Plan is not therefore considered further within this report.

Other relevant material considerations include adopted Supplementary Planning Documents as well as the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Local Policy

Core Policy 67 relates primarily to housing development within flood zones and this policy cannot therefore be directly applied to the proposed development. It states:

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Policy 3 from the Joint Melksham Neighbourhood Plan 2 states:

Natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments, will be supported. Development proposals in locations with known flooding issues should include appropriate mitigation and construction methods, and, where appropriate, contributions towards wider catchment projects.

As appropriate to their scale, nature and location, development proposals should demonstrate how flood risk is mitigated. This approach should include measures to reduce the amount of rainwater run-off and incorporate Sustainable Drainage Systems.

National Policy

At the heart of the NPPF is a sequential approach to flood risk. Paragraph 170 of the Framework states: *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

Paragraphs 173-175 confirm that a sequential risk-based approach should be taken for planning applications.

Planning Practice Guidance provides additional explanation for the sequential test: *"In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied"*.

Paragraph 176 also states that *"Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63"*. Footnote 62 confirms that the sequential test should not be applied to domestic extensions of less than 250sqm and changes of use (except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site).

Footnote 63 identifies circumstances where a site-specific flood risk assessment should be provided with a planning application. This includes all development proposals within Flood Zones 2 and 3, and within Flood Zone 1 proposals on *"land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use"*.

The proposal is for a change of use of the land and the erection of modest non-permanent structures associated with the community/CIC activities (noting that part of the proposed development is applied for retrospectively). A sequential approach to the proposed development has been undertaken to ensure that built structures associated with more vulnerable uses are located within Flood Zone 1. A site-specific Flood Risk Assessment will be provided with a planning application to support this proposal and set out how the layout and design ensures that users will remain safe from flood risk.

Notwithstanding the policies within the NPPF that indicate that a sequential test should not be applied to this development, this report provides a proportionate sequential assessment of the proposal to inform and support the pre-application request.

4. Sequential Test Methodology

Defining the Search Area

Planning Practice Guidance provides guidance on defining the search area for sequential tests and the need to apply a pragmatic approach to alternative sites: *“For individual planning applications subject to the sequential test, the area to which the test needs to be applied will be governed by local circumstances relating to the catchment area for the type of development proposed and the needs it is proposing to address. The catchment area should always be appropriate to the nature and scale of the proposal and the settlement it is proposed for. For some developments this may be clear, for example, the catchment area for a school. For a non-major housing development, it would not usually be appropriate for the area of search to extend beyond the specific area of a town or city in which the proposal is located, or beyond an individual village and its immediate neighbouring settlements.”* (Paragraph: 027a Reference ID: 7-027a-20220825 Revision date: 17 09 2025).

Meadowbrook is a Melksham-based organisation with an aim to support vulnerable people in this community. Importantly, Melksham Forest Ward is 1 mile away from the application site and is one of the most deprived wards in Swindon and Wiltshire. There are two local groups already working within that ward that want to work with, and signpost to, Meadowbrook. Beneficiaries therefore need to be able to easily access the site from Melksham.

The site is approximately 800m from the edge of the built-up area of Melksham. On this basis, and in the context of the guidance above, the area of search is limited to Melksham, Shurnold and Bowerhill with the boundary defined as 1km from the built-up edge. This is depicted in Figure 2 below.



Figure 2: Area of search defined approximately by red line boundary.

Alternative Sites Screening Method

A search for alternative sites has been undertaken using the following:

- Wiltshire Core Strategy, Joint Melksham Neighbourhood Plan 2 and Interactive Policy Map
- Wiltshire Emerging Local Plan Review
- Planning application online search via Wiltshire Council Planning Explorer to assess applications for major development within the search area
- Online searches via Rightmove, Zoopla, OnTheMarket and estate and land agent listings including Savills, Knight Frank, Cooper and Tanner, Symonds and Sampson, webbpaton, AJW Land & Development, Chase Buchanan and Lock & Key

Sequential Test Criteria

The following criteria have been applied to assess sequentially preferable sites:

- Whether the site is within an area at lower risk of flooding (Flood Zone 1 and 2) by reviewing the Environment Agency Flood Map for Planning and Wiltshire Council Level 1 Strategic Flood Risk Assessment;
- Whether the site is of a size that can accommodate the requirements of the proposals (at least 0.7ha in this case);
- Whether the site is in an accessible location to serve the CIC beneficiaries;
- Whether the site can accommodate the requirements of the proposal including horticultural suitability and existing infrastructure;
- The existing use of the site and whether it is reasonably likely that a change of use could be achieved; and
- Whether the site is reasonably available to the applicant within an adequate timeframe to deliver the services that the CIC currently provides.

We would welcome confirmation from the Council through this pre-application enquiry that the search area, methodology and sequential test criteria are acceptable.

5. Alternative Sites Analysis

Policy Allocations

Strategic development to the east of Melksham that is identified within the Wiltshire Core Strategy for Melksham has largely been completed. Allocations within the Melksham Neighbourhood Plan 2 that fall within the search area are assessed in the table below.

| Allocated Site | Flood Zone | Assessment |
|--|------------|--|
| Land at Cooper Tires Factory Site | 1, 2 and 3 | <p>The site is brownfield land allocated for the delivery of 100 homes within the part of the site that falls in Flood Zone 1.</p> <p>The site is brownfield land, formerly in industrial use with part of the land falling in Flood Zone 3. Surface water flooding is recorded throughout the site. It is currently covered by hardstanding and buildings. The site is owned by a development company with plans for regeneration of the site.</p> <p><i>Therefore, the site is not suitable or available to accommodate the proposed development. Furthermore, parts of the site are subject to surface water flooding and within the same Flood Zones as the application site.</i></p> |
| Land at the Former Melksham Library Site | 1 | <p>The site is a brownfield site measuring approximately 0.65ha, currently occupied by a car park and buildings. It is proposed to deliver around 50 extra care apartments for older people under Policy 7.2.</p> <p>The site is already smaller than the required area for the proposed development and significant investment would be required to provide for the CIC activities such as gardening.</p> <p><i>Therefore, the site is not suitable to accommodate the proposed development.</i></p> |
| Land South of Western Way, Bowerhill | 1, 2 and 3 | <p>This site is subject to planning permission for development and is therefore assessed in the planning applications section below.</p> |

Proposed allocations within the emerging Wiltshire Local Plan Review have been considered, however, these are not considered sequentially preferable. The emerging Local Plan Review is currently in the early stages of examination. The submitted Housing Trajectory and Assessment of Delivery anticipates that the strategic allocations at Melksham will not deliver homes until 2027 with the majority delivered towards 2030. However, the latest correspondence from the Inspectors has postponed further hearing sessions and it is therefore likely that this timeframe will be delayed. Therefore, even if the proposals could be accommodated as part of proposed development (which is not clear), sites are not likely to be available or accessible within a reasonable timescale to continue the ongoing work of the CIC.

Furthermore, the Planning for Melksham topic paper gives insight into the proposed development as part of strategic allocations. The concept plans for the three proposed allocations do not include provision for community uses. Whilst there is green infrastructure and play space, this is required to mitigate the impact of proposed housing development and would not provide land that could be dedicated for specific use by the CIC.

Major Planning Applications

We have reviewed the Council’s planning explorer to consider any sites that could be delivered as part of approved, major applications for housing development within the search area. The sites and assessment are set out in the table below.

| Site | Planning Ref | Flood Zone | Assessment |
|----------------------------------|--|-------------------|---|
| Land at Semington Road | 20/01938/OUT & PL/2022/02749 | 1 | Reserved matters were granted on 12 th May 2023 following outline permission. Construction is underway for 144 dwellings. There is green space provided as part of the proposals, however, this is required for drainage and to mitigate the impact of the development. It also falls adjacent to the sewage works and it is not clear that the ground would be suitable for growing. <i>This site is not therefore suitable or available to accommodate the proposed development.</i> |
| Land to the South of Western Way | PL/2022/08504 & APP/Y3940/W/23/3324031 | 1, 2 and 3 | The site has outline planning permission for a 70-bed care home and up to 210 dwellings. Approved |

| | | | |
|-----------------------------|-------------------------------|---|---|
| | | | <p>parameter plans show an area for the provision of some green space and allotments. However, these areas are not appropriate to accommodate the proposed development because:</p> <ul style="list-style-type: none"> - They are required to mitigate the impact of the housing development; - The spaces are located at the edges of the development and have a multi-use function as public open space. They are not available to the applicant for sole use by the CIC; - Reserved matters approval is still required prior to commencement of construction. The land is not therefore available to the applicant now; - The spaces are located adjacent to, or within, the same flood zones as the application site. <p><i>The site is not therefore available or suitable to accommodate the proposed development.</i></p> |
| Land at Semington Road | PL/2022/08155 & PL/2024/11665 | 1 | <p>Reserved matters were granted on 30th October 2025 following outline permission. Most of the site is to be occupied by housing with green space providing for drainage, tree planting and retained hedgerow.</p> <p><i>The site is not therefore available to accommodate the proposed development.</i></p> |
| Land West of Semington Road | 20/07334/OUT & PL/2023/00808 | 1 | <p>Reserved matters were granted on 3rd August 2023 following outline permission. Most of the site is to be occupied by housing with</p> |

| | | |
|--|--|---|
| | | <p>green space providing for drainage, tree planting and retained hedgerow.</p> <p><i>The site is not therefore available to accommodate the proposed development.</i></p> |
|--|--|---|

Other Strategic Sites

Other sites have been identified using the Council's Planning Explorer and estate agent website searches for sites within the search area.

Land at Blackmore Farm – outline planning permission was approved under reference PL/2023/11188 on 12th May 2025 for the *demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class e(g)(i)) & class E(g)(ii); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate development of the site (outline application relating to access).*

Whilst this site has outline planning permission, reserved matters are now required before commencement of development. Furthermore, the community use would need to be delivered after the construction of necessary infrastructure. In addition, the decision notice includes a planning condition that requires the delivery of 0.4ha land for a mixed-use hub (class E / class F). Given the approved uses, it is not clear that this land could be suitable for the proposed community garden Sui Generis use. Furthermore, the site size of 0.4ha would be well below the required area for the proposed development.

This site is not therefore available to the CIC within a reasonable timescale, nor large enough to accommodate the proposed development.

Land South of Snarltan Farm - outline planning permission was refused under reference PL/2024/07097 on 5th August 2025 for the *Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on land South of Snarltan Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of PL/2023/07107).*

An appeal has been submitted under reference APP/Y3940/W/25/3373278 with an inquiry programmed for January 2026. Flood Zones 1, 2 and 3 cross the site. An area is reserved on the parameter plans for community use and allotment/orchard within Flood Zone 1. However, even if the appeal is successful, reserved matters approval is required before development can commence and it is unlikely that the land for community use would be available until the site accesses, site engineering works and construction of some of the

dwellings is completed. In addition, it is not clear that the proposed Sui Generis use would be acceptable given that the approved uses are class E(b), E(g), F2(b) and F2(c).

This site is not therefore available to the CIC within a reasonable timescale, nor suitable to accommodate the proposed development.

Land to the west of the A350 – an outline planning application for up to 150 dwellings and public open space was withdrawn on 16th November 2022. No further applications for development have been submitted and the site is not allocated for development. The site falls within Flood Zone 1. There are several planning constraints that mean that the site is not well-suited to the proposed development:

- Site location along the A350. This is a primary network route and is a primary north-south route with regional significance. The highways consultation response to the withdrawn application indicates that there would be concerns about access to new development from the A350.
- The site falls within a 'Rural Gap' defined by Policy 19 of the Melksham Neighbourhood Plan 2 where development is restricted to respect the separation of settlements, including Melksham and Beanacre.
- There is currently no access to the site from the highway. A proposal would require the creation of a new access from the A350. We believe that the highways authority would have concerns about the creation of an access. Furthermore, the construction of an access would be cost-prohibitive for the CIC.
- The site lies between the railway and the A350. Noise from these routes would not provide the tranquil, natural environment that the CIC needs to deliver on its core priorities.
- Two thirds of the site comprises Grade 2 agricultural land. Planning policy seeks to protect the best and most versatile agricultural land.
- Ecological corridors cross the site along mature vegetated corridors.

Furthermore, unlike the application site, the land at Beanacre has no existing infrastructure for water or electricity that would support a community use.

The land is not currently being marketed online and it is not therefore currently available to the applicant. In addition, even if the site were on the market, it is unlikely that the CIC would have adequate funds to buy more land that is not well serviced to deliver the activities required.

This site is not therefore suitable or available to accommodate the proposed development.

Agent Listings

An online search for land on the market within the search area has been undertaken using the following websites:

- Zoopla
- Rightmove
- OnTheMarket
- Savills
- Knight Frank
- Cooper and Tanner
- Symonds and Sampson
- Webbpaton
- AJW Land & Development
- Lock & Key
- Chase Buchanan

Only one site has been identified that is being marketed by AJW Land & Development.

The site is referred to as 'Potential Development Land' at Bowerhill, east of the A350. The site plan extracted from the Sales Brochure is shown in Figure 3 below.

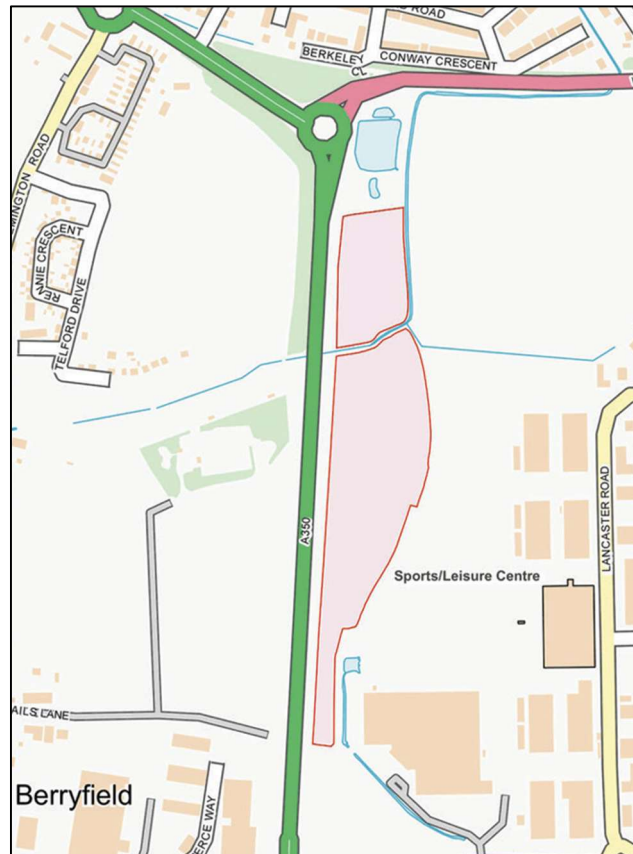


Figure 3: Site marketed by AJW Land & development (extract from Sales Brochure)

Most of the land falls within Flood Zone 1, however, there are also areas of Flood Zones 2 and 3 across the site as well as surface water flooding.

There are also planning constraints that mean that the site is not well-suited to the proposed development:

- Historic planning applications from the early 1980s approved a change of use of this land to 'formal recreation'.
- There is currently no access to the site from the highway. A proposal would require the creation of a new access from the A350. We believe that the highways authority would have concerns about the creation of an access. Furthermore, the construction of an access would be cost-prohibitive for the CIC.
- The site lies east of and within a buffer zone for the sewerage treatment works and is unlikely to be suitable for food growing activities.
- The site falls between commercial development and the A350. Noise from the road and surrounding development would not provide the tranquil, natural environment that the CIC needs to deliver on its core priorities.
- The land has no existing infrastructure for water or electricity that would support a community use, unlike the application site.

This site is not therefore suitable to accommodate the proposed development.

6. Conclusion

This Sequential Test Report has been prepared on behalf of Meadowbrook (Wiltshire) CIC to support a pre-application request for development proposals at 211, Woodrow Road, Melksham, SN12 7RD.

This report sets out relevant planning policy and guidance that underpins the criteria for the sequential test.

A search area has been defined and a search for alternative sites within the search area has been undertaken using:

- Wiltshire Core Strategy, Joint Melksham Neighbourhood Plan 2 and Interactive Policy Map
- Wiltshire Emerging Local Plan Review
- Planning application online search via Wiltshire Council Planning Explorer to assess applications for major development within the search area
- Online searches via Rightmove, Zoopla, OnTheMarket and estate agent listings including Savills, Knight Frank, Symonds and Sampson, Cooper and Tanner, webbpaton, AJW Land & Development, Chase Buchanan and Lock & Key

Section 5 assesses all sites that have been identified. This demonstrates that there are no sequentially preferable sites that could reasonably accommodate the proposed development.

Teresa Strange

From: Teresa Strange
Sent: 22 May 2026 14:20
To: 'Collins, Gary'; 'Corps, Kimberly'; 'Foster, Adrian'; 'Smith, Martin'
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey
Subject: RE: Re cumulative impact of developments at East of Melksham & Bowerhill

I should have mentioned that on the Blackmore Farm site, its not to change where the access is, just back to a roundabout.

From: Teresa Strange
Sent: 22 May 2026 14:19
To: Collins, Gary <gary.collins@wiltshire.gov.uk>; Corps, Kimberly <kimberly.corps@wiltshire.gov.uk>; Foster, Adrian <adrian.foster@wiltshire.gov.uk>; Smith, Martin <martin.smith@wiltshire.gov.uk>
Cc: Nick.Holder@wiltshire.gov.uk; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: Re cumulative impact of developments at East of Melksham & Bowerhill

Dear Gary, Kim and Cllrs Smith and Foster

Thankyou for your time when you met at the Melksham Without Parish Council offices for the meeting arranged by Cllr Nick Holder about the cumulative effect of the many developments in the Bowerhill ward.

At the time, you mentioned that although regrettable, there was nothing that could be done to change the approved access of the 500 dwelling Blackmore Farm development as this had been approved at outline permission.

On another development in Bowerhill, residents are asking if a s73 agreement can be used to change the access agreed at outline (appeal) and so I am asking the question if this is possible the Blackmore Farm application.

They have supplied the following example where this was used at another local planning authority

<https://democracy.teignbridge.gov.uk/documents/s16333/3.17.02330.MAJ%20CH1%20Chudleigh%20S73.pdf>

The reference number of the approved Blackmore Farm application (Local Plan site allocation policy 18) is PL/2023/11188 (current Reserved Matters is PL/2026/01555. We have been advised by the applicant that they have now submitted their application for the site to the east, and is with yourselves for validation at present.

The site that the residents are asking for the change of access is Land south of Western Way (PL/2022/08504) approved at appeal with access through the residential Maitland Place for 210 dwellings and a care home. The highway officer comments that construction traffic should not come through Maitland Place but use the emergency access on the A365 (agreed by the parish council) means that they are now challenging again the approved access for the site through Maitland Place too. You may have a comment on that too.

With many thanks for any consideration,
Enjoy the sunny long weekend!
With kind regards, Teresa

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

Fiona Dey

From: Fiona Dey
Sent: 13 May 2026 16:04
To: CAWS
Cc: Teresa Strange; Peter Richardson
Subject: FW: Lime Down Solar Project – Project Update Notification

Dear CAWS,

We have been notified that the deadline 1a submissions have been published. I have had a look through and a few documents stand-out:

- Wiltshire Council have made a post hearing submission. In this document, there is a section titled Action Point5 – Response (page 5) which relates to flooding in Whitley and Beanacre.
- Your (CAWS) post hearing submission is included.
- The applicant (Lime Down Solar Park Limited) have submitted a Written Summary of the Oral Submissions at the Open Floor Hearing 1 and the Applicant's Responses (rev 1). The points made by Dan and the Applicant's responses start on page 421. Their comments can probably be summed up by their statement "The Applicant respectfully disagrees that any key elements of the application are missing or fragmented."
- There is an additional 'Post hearing submission' from Dan Pike on behalf of Councillor Peter Richardson, Community Action Whitley and Shaw and Melksham Without Parish Council. This just seems to be a transcript of what Dan said at the hearing.

Kind regards
Fiona

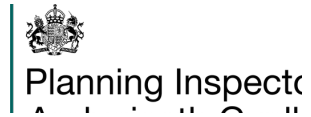
From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 12 May 2026 18:45
To: Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: Lime Down Solar Project – Project Update Notification

From: NI Mail Distribution <ni.mail.distribution@notifications.service.gov.uk>

Sent: 12 May 2026 13:49

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

Subject: Lime Down Solar Project – Project Update Notification



Lime Down Solar Project – Project Update

A project update has been published.

All deadline 1a submissions have been published.

[View the submissions](#)

The [Examination Library](#) (PDF, 331KB) will be updated shortly

You can view the [Project information](#) for more information.

Council updates communities on next stages of Lime Down Solar Park examination as confirmed timeline is published

Wiltshire Council is updating communities across the county on the next stages of the examination of the Lime Down Solar Park Development Consent Order application.

Published 14 May 2026

The proposed development, promoted by Island Green Power, is classed as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 and will be decided by the Secretary of State. Wiltshire Council is not the decision-making authority, but is a statutory consultee and continues to participate formally in the examination process.

The independent examination, led by the Planning Inspectorate as the Examining Authority, began in April and is expected to continue through to the autumn. Over this period, the Examining Authority will consider written submissions, hold hearings and ask further questions before making its recommendation.

The examination must be completed within six months of the preliminary meeting, which took place on 21 April, so the examination must close on 21 October. However, the Examining Authority can amend the timetable at any point during this six-month period if it considers this necessary, including changing deadlines or adding further hearings.

The deadline for public comments on written representations is 22 May, and then the Examining Authority will publish its first written questions on 1 June, with responses due by 15 June.

An accompanied site inspection will take place on 11 June, and further hearings are scheduled between 30 June and 3 July.

A second set of written questions will be issued on 27 July, followed by further opportunities to comment in August. Additional hearings may then be held in September (during a two-week period) if required, with final submissions due in early October.

Cllr Adrian Foster, Cabinet Member for Strategic Planning, Development Management, and Housing, said: “As the examination of the Lime Down Solar Park proposal continues, it's important that local people understand how the process works and know when and how they can take part.”

“The examination timetable sets out key opportunities for communities to submit comments or speak at hearings, but it's also important to stress that the Examining Authority can still make changes as the process moves forward.”

“Wiltshire Council is not the decision-maker on this application, but our officers remain fully engaged throughout the examination, ensuring that the views of our communities and the potential impacts on the county are clearly and robustly represented.”

Any updates or changes to the examination timetable will be published by the [Planning Inspectorate](#)

(<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168>).

Explore the topic

[Planning news](#) (<https://www.wiltshire.gov.uk/news?f=Metadata12-83>)

Is this page useful?

Teresa Strange

From: Teresa Strange
Sent: 19 May 2026 14:36
To: 'Thomas, Dave'
Cc: phil.alford@wiltshire.gov.uk; Fiona Dey
Subject: RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Thanks for the update Dave, we are glad to see that both contractors are being held to account, especially as they are only part way through their work in the area.

With kind regards, Teresa

From: Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>
Sent: 19 May 2026 08:12
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: phil.alford@wiltshire.gov.uk
Subject: RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Teresa,

Please be assured that we are carrying out regular inspections and chasing Aureos and Verdant for appropriate reinstatements.

Latest report I have following an inspection last week is:

I drove very slowly along the entire length and can see that some parts of the verge still need attention regarding raking, levelling, topsoil and seeding.

Roughly 85% of Aureos verge works are passable, but there are a couple of sections that need attention. It worse for Verdant as roughly 50% of their verge works needs attention still.

The cw reinstatements are all to spec and are the best part of the road. Various parts along Westlands Lane are in a distressed state and the 2 contractors have done the best within these sections.

The junction of Westlands Lane and Corsham Rd Aureos haven't replaced a couple of white lines and half of the warning triangle. The existing is very faded, I know that's not an excuse and I will be contacting Amy from Aureos today to get them replaced.

I will be contacting Paul Gray yet again regarding Verdant verge remedials that need to happen.

Regards

David M Thomas IEng MICE
Head of Highways Asset Management and Commissioning

01225713312

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 13 May 2026 15:56
To: Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>
Cc: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Subject: RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Hi Dave

At the risk of sounding like a broken record, the parish council met on Monday evening, and their consensus was that the verges on Shaw Hill have also been left in a “below acceptable” state now that the work has moved on to the stretch.

They request that further reinstatement is requested by Aureus.

With kind regards, Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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](#)

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.

From: Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>

Sent: 05 May 2026 12:05

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

Subject: RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Teresa,

Apologies for the extended time taken to respond.

The verges are due for further reinstatement work and are subject to regular inspection by the Network Inspectors. A further site visit is due tomorrow (Wednesday) with meetings with Verdant to follow.

Teresa Strange

From: Teresa Strange
Sent: 22 May 2026 11:32
To: MWPC
Cc: Fiona Dey; Marianne Rossi
Subject: FW: Shortlisting results - RTPi South West Awards for Planning Excellence 2026

Dear Councillors

Some good news for a Friday!

I am delighted to let you know that the Melksham Neighbourhood Plan has been shortlisted for an award – see details below.

I will pop on the agenda for the next Planning Committee on Monday 1st June, to note, and perhaps we can agree attendees then.

With kind regards, Teresa

From: Vaughan Thompson <vaughan@placestudio.com>
Sent: 21 May 2026 16:31
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; ceo@melksham-tc.gov.uk
Subject: Fwd: Shortlisting results - RTPi South West Awards for Planning Excellence 2026

Hello Haley and Teresa

Today we received the great news that the Joint Melksham Neighbourhood Plan has been shortlisted for the award of Best Plan in the 2026 South West Regional Royal Town Planning Awards for Planning Excellence. The shortlisting is a fitting tribute to the years of hard work by local volunteers, officers and councillors and the commitment of the two councils.

There is an award ceremony in Exeter on 1 July which Katie and I would love to attend with people from the JMNP2 team. We have been allocated two free tickets and offer one of these to you. You'll see below more details and a request that we let the RTPi know who is coming by 10 June.

We look forward to hearing back shortly.

Kind Regards
Vaughan

Vaughan Thompson MRTPI Director

Place Studio

Bristol and Exeter House
Lower Approach Road

Temple Meads
Bristol
BS1 6QA

M: 07824 435104
www.placestudio.com



Begin forwarded message:

From: Charlotte Daborn <Charlotte.Daborn@rtpi.org.uk>
Date: 21 May 2026 at 14:24:55 BST
To: Vaughan Thompson <vaughan@placestudio.com>
Cc: Charlotte Daborn <Charlotte.Daborn@rtpi.org.uk>
Subject: Shortlisting results - RTPI South West Awards for Planning Excellence 2026

Dear Vaughan

RTPI South West Awards for Planning Excellence 2026

Thank you for entering into the 2026 Awards, I am delighted to inform you that Melksham Neighbourhood Plan entered by Place Studio has been shortlisted in the category of 'Best Plan'

The full list of shortlisted entries are available here: [South West Awards for Planning Excellence | The Royal Town Planning Institute](#)

Shortlisted logo:
Attached

Press releases and social media: If you would like to issue your own press release, please mention RTPI South West Awards for Planning Excellence 2026. And if you wish to share your success on social media, please use #RTPIAwards and tag @RTPISouthWest

Award ceremony & tickets:

We hope you can join us for our celebration event on Wednesday 1 July where we will be announcing and honouring our local winners. The South West Summer members reception and awards will be held at Sandy Park Conference Centre in Exeter from 1.30pm – 4/5pm

We would be delighted for you to join us and I have reserved two free tickets for you, any additional tickets will be charged at £40 + VAT and to be purchased on the website. www.rtpi.org.uk/swsummerreception2026

Please advise by 10 June who will be attending the event – I will need to know their name, organisation and any special diets.

Certificate wording

Please can I also check that this wording and list of entrants is correct:

Melksham Neighbourhood Plan entered by Place Studio

If you have any questions, please do not hesitate to get in touch.

Kindest regards and congratulations once again. We look forward to seeing you in July.

Charlotte Daborn

Sent on behalf of RTPI South West Awards Judging Panel

Charlotte Daborn BSc (Hons)
Regional Manager South West

+44 (0)7974 531 405
Charlotte.Daborn@rtpi.org.uk
www.rtpi.org.uk



RT
Royal T
Plannin

The Royal Town Planning Institute
41 Botolph Lane
London
EC3R 8DL



Registered Charity No: 262865 | Scottish Registered Charity No: SC 037841

The Royal Town Planning Institute accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

Notice of Withdrawal of Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19)

Dated: 22 May 2026

Planning and Compulsory Purchase Act 2004 (as amended) The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

In accordance with regulation 27 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, this statement gives notice that Wiltshire Council has withdrawn the publication version of the Wiltshire Local Plan Review from the examination, following receipt of the planning inspectors' letters dated 27 February and 13 March 2026.

The Wiltshire Local Plan Review was submitted to the secretary of state for independent examination on 28 November 2024.

The resolution to withdraw the Wiltshire Local Plan Review from the examination was authorised at Wiltshire Council's Full Council meeting on 19 May 2026.

The withdrawal was made under the provisions of section 22 of the Planning and Compulsory Purchase Act 2004, which enables a local planning authority to withdraw a development plan document at any time up to its adoption.

Any questions regarding the withdrawal of the Wiltshire Local Plan Review should be directed to:

Strategic Planning Team:

County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Telephone: 01225 713223

Email: StrategicPlanning@wiltshire.gov.uk

All relevant documents relating to the withdrawn local plan will cease to remain available via the Wiltshire Local Plan Review (withdrawn) webpage after a period of six weeks from the date of this notice. The Wiltshire Local Plan Review (withdrawn) webpage and can be accessed via: www.wiltshire.gov.uk/local-plan-withdrawal

Wiltshire Council withdraws Local Plan from examination

Wiltshire Council has agreed to withdraw the draft Wiltshire Local Plan from the independent examination process.

Published 20 May 2026

At its meeting on Tuesday 19 May, Full Council considered a report setting out the position reached by the independent Planning Inspectors, who have been examining the draft Wiltshire Local Plan, which was submitted for examination in November 2024.

In March, the Inspectors wrote to the council outlining two options: to withdraw the Local Plan from examination or to ask the Inspectors to issue a final report on the plan as submitted, which would recommend that the Plan is not adopted.

Withdrawing the draft Wiltshire Local Plan (2020-2038) will allow the council to focus its efforts on preparing a new Local Plan under the government's updated plan-making system, which is intended to support a faster and more streamlined process. Cabinet will consider the start of work and timetable for a new Local Plan at its meeting in June.

Cllr Adrian Foster, Cabinet Member for Strategic Planning, said: "This is clearly a disappointing position to be in, but it is vital that we are honest about where matters stand and take a firm decision on the best way forward.

"There have been suggestions that the council should seek to challenge the Inspectors' conclusions. However, we have taken advice which has made it clear that the likelihood of a successful challenge would be very low.

"I want to recognise the enormous effort put in by council officers who worked extremely hard to prepare the Local Plan for examination under very demanding circumstances. Their commitment, professionalism and resilience throughout the process should not be underestimated, and their work will be invaluable as we move into the next stage.

"By withdrawing the draft Plan, we are able to concentrate our time and resources on developing a new Local Plan consistent within the government's soon to be finalised revised national planning policy framework, allowing us to take a fresh approach and continue planning constructively for Wiltshire's future."

To find out more and read the council papers, people should [visit our website](https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CIId=130&MIId=16433&Ver=4)
(<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CIId=130&MIId=16433&Ver=4>).

Explore the topic

[Planning news](https://www.wiltshire.gov.uk/news?f=Metadata12-83) (<https://www.wiltshire.gov.uk/news?f=Metadata12-83>)

Is this page useful?



Ministry of Housing,
Communities &
Local Government

Matthew Pennycook MP
Minister of State for Housing and Planning
2 Marsham Street
London
SW1P 4DF

Our reference: PO2025/32238

Mark Smith
Chief Executive
Chippenham Town Council

18 May 2026

Dear Mark,

Thank you for your correspondence of 5 November regarding speculative housing development in your local area.

I appreciate how important this matter is and I am grateful to you for taking the time to write. I have asked my officials to address your concerns in the letter appended, and I sincerely apologise for the unacceptable delay in doing so.

Please be assured that I am conscious of the matters you have raised, and I appreciate the insight your correspondence provides.

I hope the attached response suitably addresses your enquiry. If that is not the case, please don't hesitate to let me know.

Best wishes,

MATTHEW PENNYCOOK MP
Minister of State for Housing and Planning



Ministry of Housing, Communities & Local Government

**Ministry of Housing, Communities and
Local Government**
2 Marsham Street
London
SW1P 4DF

Our reference: PO2025/32238

Mark Smith
Chief Executive
Chippenham Town Council

18 May 2026

Dear Mark Smith,

Thank you for your correspondence regarding speculative development in the local area, and for providing further details and examples of recent development in Chippenham and surrounding areas. The Housing Minister has asked me to reply, and I sincerely apologise for the long delay in doing so.

Due to the Secretary of State's quasi-judicial role in the planning system, I cannot comment on the details of a specific local plan or specific planning applications. However, I can offer the following general comments which I hope will be helpful.

The Government recognises that home ownership is out of reach for too many, too few homes are built and even fewer are genuinely affordable. This housing shortage drives high rents and leaves some of the most vulnerable without access to a safe and secure home. The Government believes we must build more homes in the places where people want to live and work, and the best way to deliver is through a reformed planning system.

In terms of neighbourhood planning, The revised National Planning Policy Framework clearly sets out the important role for neighbourhood plans within the planning system. It retains key protections against speculative development for plans that are five years old or less and strengthens those protections where communities actively plan for growth and allocate sites to meet their housing requirements. We have made two key amendments aimed at providing clearer guidance and greater certainty. The first is strengthening the expectation that Local Planning Authorities should provide housing requirement figures for neighbourhood planning areas. The second is setting a new expectation against setting a nil requirement except in exceptional circumstances, which are clearly set out.

The Government is also clear that brownfield land should be the first port of call. The National Planning Policy Framework (NPPF) provides strong support for the development of brownfield (or previously developed) land. It makes clear that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. It also sets out that planning policies and decisions should promote the development of under-utilised land and buildings, especially to meet identified needs for housing. In December 2024, the NPPF was revised to set out that proposals for brownfield development should normally be approved. The Government has announced £5 billion of capital grant funding for

infrastructure and land to be administered by a new, single National Housing Delivery Fund. This National Housing Delivery Fund will provide grant funding for land and infrastructure.

For new homes, brownfield sites should be viable, available and in the right place for sustainable housing development. Brownfield sites vary greatly, and local authorities are best placed to assess the suitability of each for redevelopment. As previously set out, the 'five-year housing land supply' policy tests whether authorities have allocated sufficient land to provide a housing pipeline. This policy plays an important role in helping to bring forward much-needed housing in areas which are not delivering sufficient homes to meet local needs. Where authorities fail against this test, 'the presumption' in favour of sustainable development kicks in to ensure homes are brought forward in line with local needs. We are clear however that this is not a free pass to poor quality housing, and we have added new safeguards to 'the presumption' to ensure this. While the lack of a five-year housing land supply is a strong indicator of housing need in an area not being sufficiently met, this does not mean that planning permission for housing will be automatically granted, and local planning authorities must consider a range of factors when determining planning applications.

Finally, on the provision of infrastructure, national policy is clear that plans should set out the contributions expected from development – including the local infrastructure required to support new development and mitigate its impacts. Plan-makers should work in collaboration with the local community, infrastructure providers and other stakeholders to develop these policies.

Where plans are not up-to-date, and local planning authorities (LPAs) are not delivering in line with the needs of their communities, it is right that development can come forward outside of the Plan. However, the absence of an up-to-date Local Plan, does not remove the need for local authorities to consider the use of conditions or planning obligations to make otherwise unacceptable development, acceptable. This can include the provision of necessary site-specific infrastructure at appropriate trigger points in a development. Local authorities also have enforcement powers to ensure compliance with any such provisions.

Between 16 December 2025 and 10 March 2026, the Government consulted on changes to the National Planning Policy Framework (NPPF). That consultation, which can be found on GOV.UK here: <https://www.gov.uk/Government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>, included a range of proposals to strengthen support for brownfield development, revise the presumption in favour of sustainable development, and policies on infrastructure provision that are intended to promote greater clarity on expected contributions upfront. This certainty will help to minimise lengthy negotiations over developer contributions, including of affordable housing, when it comes to specific sites. This should help accelerate housing delivery and support the timely building of homes. At the same time, the system will retain flexibility for those cases where negotiation is genuinely needed to enable sites to come forward.

Unfortunately, due to current diary pressures the Minister is unable to meet with you at this time. However, I encourage your continued engagement with the Department and would like to thank you again for your letter.

Yours sincerely,

ALEX BADRICK
Deputy Principal Private Secretary

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

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

planningtrees@wiltshire.gov.uk

12 May 2026

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

**Wiltshire Council – LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF
Tree Preservation Order – TPO/2026/00007**

Under the terms of the Town & Country Planning (Trees) Regulations 2012, this is a formal notice to let you know that the Council made the above Tree Preservation Order which took effect, on a provisional basis, on **12 May 2026**.

I am writing to you because the requirement states that we must notify the owner and occupier of any land adjoining the land on which the trees are situated, or other interested party.

A copy of the Tree Preservation Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given in the leaflet, Protected Trees: A Guide to Tree Preservation Procedures, produced by the Department for Communities and Local Government, and is available on the Wiltshire Council website: <http://www.wiltshire.gov.uk/planning-trees-hedges>. If you would like a printed copy of the guidance notes please contact the planning office on 0300 456 0114.

The reason the Council has made this Order: **To protect the visual amenity the trees provide to the local area**. The Council will consider whether the Order should be confirmed within 6 months from the date of being made, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **09 June 2026**. Your comments must comply with Part 2, Section 6 of the Town and Country Planning (Tree Preservation Order) (England) Regulations 2012, a copy of which is printed overleaf. Send your comments to myself at planningtrees@wiltshire.gov.uk. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please do not hesitate to contact me.

Yours faithfully

Kate Tate

Arboricultural Officer
Email: kate.tate@wiltshire.gov.uk
Telephone: 01 249 706 641

**PART 2 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) (ENGLAND)
REGULATIONS 2012**

Objections and representations

6(1) Subject to paragraph (2), objections and representations –

(a) shall be made in writing and -

- (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

6(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF

Provisional Tree Preservation Order TPO/2026/00007 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 **LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF**

Tree Preservation Order: **TPO Reference TPO/2026/00007**

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 12 day of May 2026.

Kate Tate

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

SCHEDULE
SPECIFICATION OF TREES
Wiltshire Council – LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF
Tree Preservation Order TPO/2026/00007

TREES SPECIFIED INDIVIDUALLY
(encircled in green on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|---|
| T1 | Birch | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T2 | Alder | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T3 | Lime | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T4 | Lime | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T5 | Lime | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T6 | Lime | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T7 | Sycamore | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T8 | Lime | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T9 | Sycamore | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T10 | Purple Maple | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T11 | Horse Chestnut | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |
| T12 | Purple Sycamore | LAND AT BADER PARK, BOWERHILL, MELKSHAM, SN12 6UF |

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> |
|-------------------------|--------------------|-------------------|
|-------------------------|--------------------|-------------------|

GROUP OF TREES

(within a broken black line on the map)

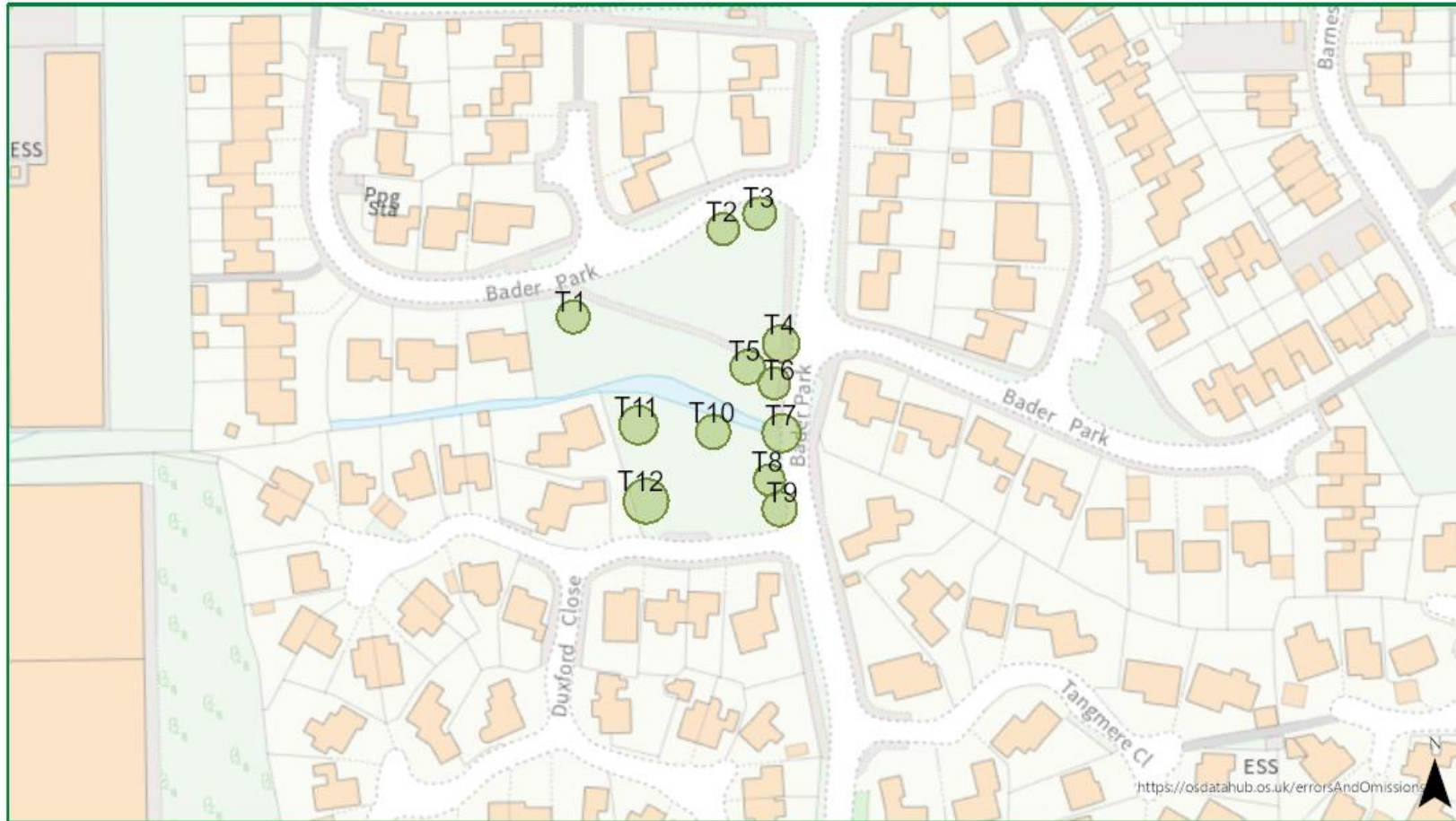
| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|-------------------------|--------------------|-------------------|

WOODLANDS

(within a continuous black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|-------------------------|--------------------|-------------------|

*complete if necessary to specify more precisely the position of the trees.



11/05/2026
391346E 161654N m
1:1,250

Fiona Dey

From: [REDACTED]
Sent: 16 May 2026 07:53
To: Fiona Dey
Subject: Re: Land to rear 52e Beanacre

Thanks for this Fiona.
Good information.
The wheels are not grinding slowly then, they have come off! Good to know I haven't missed anything though.
Thanks again.
Have a good day
Regards
[REDACTED]

Sent from my iPad

On 15 May 2026, at 12:34, Fiona Dey <office@melkshamwithout-pc.gov.uk> wrote:

Good Afternoon [REDACTED],

We have no new information about the appeal, so there is nothing that you have missed.

The screenshot below is from the appeal portal (<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>) - this indicates that the appeal is waiting for a site visit.

Appeal closed for comment

Awaiting site visit

| | |
|---------------------------------|--|
| Appeal reference | 6001365 |
| Appeal type | Planning |
| Appeal procedure | Written |
| Appeal site | Land to the rear of 52e Chapel Lane, Beanacre, Melksham, SN1 |
| Applicant | Ian Taylor and John Lee |
| Local planning authority | Wiltshire |
| Application number | PL/2023/05883 |

For information, the government has published the table below showing the timelines for appeals decided in March 2026 (<https://www.gov.uk/guidance/appeals-how-long-they-take>). For a s78 planning appeal by Written Representation (which applies to the Chapel Lane appeal) the average time for determination is 21 weeks. Based on a start date of 4th November 2025, 21 weeks would have been 31st March 2026!

Cases decided in March 2026 – Summary

S78 & Householder appeals

| | | Median (weeks) | Mean (weeks) | Decisions |
|---------------------------------|-----------------|---------------------------|-------------------------|------------------|
| s78 planning appeals | Written Reps | 16 | 21 | 751 |
| s78 planning appeals | Hearings | 24 | 26 | 38 |
| s78 planning appeals | Inquiries | 28* | 32* | 13* |
| Householder appeals | Written Reps | 13 | 14 | 408 |

If we hear anything more, we will let you know.

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

Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news On twitter: @melkshamwithout On Instagram: melkshamwithoutpc

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout.gov.uk.

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.



26 May 2026

Planning
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
PlanningAppeals@wiltshire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

| | |
|---------------------------|--|
| APPELLANTS NAME: | Mr Robert Vaughan |
| APPEAL SITE: | Outmarsh Farm, Outmarsh, Semington, Trowbridge, BA14 6JX |
| PLANNING APPLICATION REF: | PL/2025/08409 |
| PROPOSED DEVELOPMENT: | Retrospective application for the siting of a static caravan for temporary residential use in connection with agricultural operations for a period of three years. |
| INSPECTORATE REFERENCE: | 6008970 |
| APPEAL START DATE: | 26 May 2026 |

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is in respect of the above site and is to be decided on the basis of Written Representations procedure as set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

All comments made on the original application will be sent to the Planning Inspectorate. The Inspector appointed by the Secretary of State will consider these comments when determining the appeal. Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at <https://development.wiltshire.gov.uk/pr/s/>.

If you wish to make new comments, or modify/withdraw your previous comments, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. You can also write to: The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN.

New comments to the Planning Inspectorate must be received by **30 June 2026**.

Comments received after the deadline are normally not considered and will be returned. Please include the appeal reference in all comments. If you provide information about someone else, make sure you have their permission. All comments sent to the Planning Inspectorate will be shared with the appellant and the local planning authority.

You can view the Planning Inspectorate's guidance to taking part at <https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-written-representations-taking-part>.

The Planning Inspectorate aims to deal with appeals following this procedure within 14 weeks of the appeal start date. When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully,

Head of Development Management

Teresa Strange

From: Teresa Strange
Sent: 22 May 2026 14:51
To: 'Luke Webb'
Cc: 'Griffin, Andrew'; 'O'Donoghue, Ruaridh'; 'Smith, Adrian'; Fiona Dey; Thompson, Andy
Subject: RE: Melksham Access - Revised Plan

Hi all

We are now in mid May, houses look like they are being completed, and lots of them.

Can you let us know please when the correct access road will be built please – the temporary access via Townsend Farm is still being used since your started on site in the summer of 2024.

At that time, the delay was understood to be linked to remedial works required to BT equipment. However, the wait of “a few months” to accommodate those works is now well in the past. The alternative route was requested urgently almost a year ago, and we are still in the same position.

The parish council supported the Non-Material Amendment for the revised access in June 2025, on the understanding that this would provide a quicker solution and enable the Townsend Farm access to be discontinued as soon as the new access was usable.

Please can you confirm:

1. When the revised access road will be constructed;
2. When it will be available for use;
3. When the temporary access through Townsend Farm will cease; and
4. When the road surface through Townsend Farm will be repaired, as previously agreed.

The parish council would appreciate a clear timescale, as this matter has now been ongoing for far longer than originally anticipated.

Kind regards,

Teresa

From: Teresa Strange
Sent: 16 March 2026 18:21
To: Luke Webb <lwebb@livingspacehousing.co.uk>
Cc: Griffin, Andrew <andrew.griffin@wiltshire.gov.uk>; O'Donoghue, Ruaridh <ruaridh.o'donoghue@wiltshire.gov.uk>; Smith, Adrian <adrian.smith@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>
Subject: FW: Melksham Access - Revised Plan

Land west of Semington Road (*rear of Townsend Farm*)

Phase 1 PL/2023/00808 reserved matters 20/07334/OUT outline approved at appeal – access secured via this outline application Officer: Ruaridh O'Donoghue

Phase 2 PL/2024/11665 reserved matters PL/2022/08155 outline approved at appeal Officer: Adrian Smith

Hi Luke

I hope that you are well.....

We are now in March and we met on the access to your two sites in June when the parish council supported a Non Material Amendment to the access to the two sites off Semington Road to get this done quickly and avoid the wait of the BT equipment underground to be resolved – to move on from the access in the Townsend Farm development being used.

Can you let us know what the current situation is please?

Our last update was that site was to begin to be occupied after Christmas, but we are yet to see any movement on this with no access secured into site.

Many thanks, Teresa

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

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](#)

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.

From: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>

Sent: 29 January 2026 15:24

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Luke Webb <lwebb@livingspacehousing.co.uk>

Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>

Subject: RE: Melksham Access - Revised Plan

Hi Teresa,

I believe a colleague of mine approved the NMA as set out by Luke below.

This is all planning would be involved in. Technical approval by WC Highways and any other necessary consents sit outside of the LPAs jurisdiction. As such, I am unable to comment further.

Kind regards,

Teresa Strange

From: Teresa Strange
Sent: 21 May 2026 16:27
To: 'S50 Application'
Cc: Fiona Dey; andrew.griffin@wiltshire.gov.uk
Subject: RE: Request for more info please UK05025EC50-039A Semington Road

Hi Cath

Thanks for your response.

The parish council's view is that this used to be a quiet residential road that is now a major rat run for the A350, is the main route for businesses on shift change coming out of Hampton Park industrial estate, subject to emergency vehicles with blue lights from both the police station and the Air Ambulance depending on which direction they are going, and now has new housing developments with the population of the village doubling. The road is part of the national cycleway, and an active travel route to Hilperton from Melksham. It has an ANPR controlled bus gate at the other end, and so used for access for residents and businesses the length of the road and Berryfield from the Melksham direction.

There is no bus stop at the Mobile Home park, but we know that is where the driver drops the residents off, particularly the less mobile.

Thank you for arranging the site visit, its good to know its been checked, and we will see how it progresses.....
Have a great holiday (enjoy half term).
With kind regards, Teresa

From: S50 Application <S50Application@wiltshire.gov.uk>
Sent: 21 May 2026 15:52
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; andrew.griffin@wiltshire.gov.uk
Subject: RE: Request for more info please UK05025EC50-039A Semington Road

Good afternoon, Teresa,

Firstly, please accept my apologies that the advance warning signs were not installed two weeks in advance. I appreciate that this may have addressed some of the concerns raised in your email below. As mentioned previously, I have now raised this matter with the contractor, and signage should be in place for the duration of these works.

Following receipt of your email yesterday, I requested that our Area Technician, Ian Smith, attend site to review the traffic management in place. The works were inspected and passed the technician's assessment at that time. I will, of course, request a further visit next week to ensure everything remains compliant.

With regard to whether the caravan park should have received a letter drop, this was not requested. The traffic management for these works is classified as low impact, as it operates under a priority flow system, and this is a quiet road primarily serving residential access. The residents who did receive a letter drop were those directly impacted by the works outside their properties.

We were also not aware that a bus stops at the entrance to the caravan park, as this location is not identified as an official bus stop on the plans.

In relation to the bus shelter, there should have been signage in place to indicate that the stop was suspended. Arrangements for temporary bus stop suspensions or relocations are managed directly between the contractor and Passenger Transport, who are responsible for coordinating these matters.

Just to also advise you that from today I will be on annual leave and will be returning to work on 26 May 2026. If you have any urgent queries regarding these works, please can you email the Streetworks inbox.

Kind Regards,

Cath Grinter
Network Permit Officer (Central)
Traffic and Network Management

Wiltshire Council

Tel: 01225 713326

Email: catherine.grinter@wiltshire.gov.uk

County Hall, Bythesea Road, Trowbridge, BA14 8JN

Web: [Welcome to Wiltshire Council - Wiltshire Council](#)

Follow Wiltshire Council



[Sign up](#) to Wiltshire Council's email news service

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

Sent: 21 May 2026 14:22

To: S50 Application <S50Application@wiltshire.gov.uk>

Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>

Subject: RE: Request for more info please UK05025EC50-039A Semington Road

Hi Cath

Thank you for the information you sent

One of our councillors has raised concerns about there not being enough room for cars to pull in and wait for vehicles coming towards them at this spot.

Two of our councillors live in Semington Road, and one just off there in Berryfield Lane, none of them were written to.

We have 60+ mobile homes just by the works, with stereotypically an elderly demographic, several got in touch when the road was shut there recently as they rely on the bus to get into town and back with their shopping. I see from the photos from one of our councillors that the bus stop is closed in one direction, the bus actually stops on the way back from town in the entrance to the mobile home park, and not at the bus stop, as the residents struggle with the short distance from the bus shelter.

Were the mobile home residents written to? do they know the bus is not stopping there?

This is all information we would have shared in advance if we had been made aware.
I will be getting in touch with the developers separately too.
With kind regards, Teresa

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

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](#)

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.

From: S50 Application <S50Application@wiltshire.gov.uk>
Sent: 20 May 2026 13:49
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; andrew.griffin@wiltshire.gov.uk
Subject: RE: Request for more info please UK05025EC50-039A Semington Road

Good afternoon, Teresa,

Thank you for your email.

I can confirm the following in relation to the works on Semington Road:

- The works are currently scheduled to run until 17 June (as shown on [causeway one.network](#)).

- Traffic management is expected to consist of give & take – The footway is closed on the side of the works. There are safe crossing points either side of the works for pedestrians to cross safely.

I appreciate your concerns regarding advance notification. In this case, the works are being undertaken under a Section 50 licence, and whilst they are registered on causeway one.network, there is not always a separate direct notification issued to parish councils in the same way as for road closures. A letter drop was completed for all residents in the area over 2 weeks ago to inform them of these works.

With regard to signage, I have raised this with the contractor and asked that warning signage is in place for residents and members of the public for these works as a matter of urgency. These should have been in place 2 weeks before the works commenced.

If you need any further details, I will be happy to update you.

Kind Regards

Cath Grinter
Network Permit Officer
Traffic and Network Management

Wiltshire Council

County Hall, Bythesea Road, Trowbridge, BA14 8JN
Web: [Welcome to Wiltshire Council - Wiltshire Council](#)
Follow Wiltshire Council



[Sign up](#) to Wiltshire Council's email news service

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 20 May 2026 12:53
To: Streetworks <streetworks@wiltshire.gov.uk>
Cc: Fiona Dey <office@melkshamwithout-pc.gov.uk>; Griffin, Andrew <Andrew.Griffin@wiltshire.gov.uk>
Subject: Request for more info please UK05025EC50-039A Semington Road

Good morning

Are you able to give us any further information on this please?

- The community speed watch are planning their next session, and think this is traffic lights.
- We are arranging a site visit by Sustrans for a commissioned piece of work on Semington Road and this will affect when they visit.
- We want to make residents aware.

Is this just the pavement that is closed? Will there be traffic management? Traffic lights?

Can you please let us know why some road closures we hear about in good time to warn people, and this one we have only been made aware by a resident – but no signs on the road to advise as far as we are aware. Preparatory work in place, and the one network says its starts today until 17th June.

With many thanks, Teresa
Clerk, Melksham Without Parish Council



Work status

Planned work a...



Activity type

Section 50



Footway closure

Provide Pedestrian Walkway

Responsibility for this road event

[Wiltshire Council](#)



Work info last updated

9 Apr 11:18



Last updated on Causeway one.netwo

9 Apr 11:18

Search

Today

Roadworks - delays likely

Semington Road

20 May 09:00 - 17 Jun 17:00 BST

UK05026SEC50-039A-... [About to start](#)

Wiltshire Council

[Centre on map](#)

Information for Road Users

Location
Semington Road

Traffic management
Traffic control (priority working)

Date
20 May 09:00 - 17 Jun 17:00

Work descriptions

Description
New Foul and storm connection for new housing development via directional drilling

Location
Semington Road, Melksham SN12 6DU

Berryfield Lane

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

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.

Wiltshire Council Disclaimer: <https://www.wiltshire.gov.uk/disclaimer>

Wiltshire Council Disclaimer: <https://www.wiltshire.gov.uk/disclaimer>

Teresa Strange

From: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>
Sent: 21 May 2026 15:50
To: Teresa Strange
Cc: nick.holder@wiltshire.gov.uk; CEO; Hubbard, Jon; Cleave, Julie; Fiona Dey
Subject: RE: MELK 40 Pre-consultation

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Teresa,

Thank you for your email.

The provisional schedule for the implementation of the Pathfinder Way to Burnet Close scheme was in the Spring of 2026. The programme for the 2026/27 financial year has now been finalised and the Pathfinder Way to Burnet Close scheme is due to be implemented in September. The reschedule is primarily due to the need to allocate resource to other projects taking place on the highway network.

Kind regards

Spencer

Spencer Drinkwater
Transport Delivery Manager
Major Highways Projects
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JD

Tel: 01225 713480
E-mail: spencer.drinkwater@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

Follow Wiltshire Council:



www.connectingwiltshire.co.uk

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 18 May 2026 15:39
To: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; CEO <ceo@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>; Fiona Dey

<office@melkshamwithout-pc.gov.uk>

Subject: RE: MELK 40 Pre-consultation

Hi Spencer

I hope you are well.....

I have just been asked by a resident of Burnet Close on the progress of this connection from the new housing development at Land south of Western Way (Taylor Wimpey development at Pathfinder Place) to Burnet Close in town – a very useful connection with the pedestrian crossing in place.

We last had correspondence in September and it was provisionally going to be implemented in Spring 2026.

Many thanks Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

www.melkshamwithout-pc.gov.uk

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](#)

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.

From: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>

Sent: 25 September 2025 11:05

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

Cc: nick.holder@wiltshire.gov.uk; CEO <ceo@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>;

Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>

Subject: RE: MELK 40 Pre-consultation

Dear Teresa,

Thank you for your e-mail regarding the status of the Pathfinder Way to Burnet Close scheme. I apologise for my delay in responding to your previous emails.

The detail design of the scheme is currently being undertaken and will be completed in the New Year. The scheme is provisionally scheduled for implementation in the Spring of 2026, although the overall work programme for the 2026/27 financial year has not yet been finalised so I cannot be more specific than that.

In respect of planning, we have recently received confirmation that the scheme does not require planning permission.

Informal consultation on the proposal to convert the relevant section of footpath MELK-40 to a cycle track was undertaken and no objections were received. We will now proceed with the legal order under the Cycle Tracks Act.

Kind regards

Spencer

Spencer Drinkwater
Transport Delivery Manager
Major Highways Projects
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JD

Tel: 01225 713480
E-mail: spencer.drinkwater@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

Follow Wiltshire Council:



www.connectingwiltshire.co.uk

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 24 September 2025 10:05
To: Drinkwater, Spencer <spencer.drinkwater@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; CEO <ceo@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>
Subject: RE: MELK 40 Pre-consultation

Good morning all

Delighted to read the article in the Melksham News that this work is due to start in the Spring.

Disappointed that it's still not going to be usable for presumably another school year? certainly the school children will be wading through the mud or avoiding for another Winter.

Teresa Strange

From: Hughes, Cecelia <cecilia.hughes@dwh.co.uk>
Sent: 13 May 2026 12:44
To: Teresa Strange
Subject: RE: *EXTERNAL:RE: Buckley Gardens S106

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Teresa,

This completed 05.05.2026.

Hoping all is well with you.

Many thanks

Cecelia Hughes BA(Hons) BTP MSc MRTPI
Planning Manager
Email: cecilia.hughes@dwh.co.uk
Switchboard: 01454 278000
David Wilson Redrow South West | Wellington House, Unit 1, West Point Court,
Great Park Road, Bradley Stoke, Bristol, BS32 4PY

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 21 October 2025 15:58
To: Hughes, Cecelia <cecilia.hughes@dwh.co.uk>
Subject: *EXTERNAL:RE: Buckley Gardens S106

Hi Cecilia

Good to talk to you earlier.

The wording below is lifted from condition 19 of the decision notice. I will however, just double check with the councillors/highways that the description suits.

Condition 17 is about the footbridge, but no figure listed, but I will check as we discussed.

All the best, Teresa

From: Hughes, Cecelia <cecilia.hughes@dwh.co.uk>
Sent: 21 October 2025 15:13
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Buckley Gardens S106

As requested

The sum of two hundred thousand pounds (£200,000.00) towards route enhancements to improve connectivity between the Land, the town centre to the north and education facilities to the east, inclusive of Local Cycling Walking Infrastructure Plan routes, and measures to enhance the use of the pedestrian route on the eastern side of the roundabout between Old Semington Road and Melksham;

DATED

2026

WILTSHIRE COUNCIL (1)

and

BDW TRADING LIMITED (2)

DEED OF VARIATION PURSUANT TO SECTION 106A OF
THE TOWN AND COUNTRY PLANNING ACT 1990

relating to land at Semington Road, Melksham (Planning
Application Number: **20/01938/OUT**)



Head of Legal Services

Wiltshire Council

County Hall

Bythesea Road

Trowbridge

Wiltshire BA14 8JN

Iken Ref: 147230

DATED:

2026

PARTIES

- (1) **WILTSHIRE COUNCIL** of County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN (the “**Council**”); and
- (2) **BDW TRADING LIMITED** incorporated and registered in England and Wales with company number 03018173 whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville LE67 1UF (the “**Owner**”)

BACKGROUND

- (A) The Council is the local planning authority for the purposes of the Act in respect of the Land and by whom the obligations in the Initial Agreement as amended by this Deed of Variation are enforceable
- (B) The Owner has the freehold interest in the Land registered under title number **WT467006** at the Land Registry
- (C) (1) Wiltshire Council and (2) Stephen William Wilkins and (3) Romney Paul Rudman and Jacqueline Newton and (4) Martin Rex Singer Wreford Graham Singer Mervyn Paul Singer and Carole Wendy Perry (5) Wessex Water Services Limited and (6) Hollins Strategic Land LLP entered into the Initial Agreement as a prerequisite to the grant of planning permission reference **20/01938/OUT**
- (D) The Parties have agreed that the **Initial Agreement** should be varied as follows

IT IS AGREED AS FOLLOWS

1. INTERPRETATION AND DEFINITIONS

1.1. In this Deed of Variation, unless the context otherwise requires:

“the Initial Agreement”

Means the agreement dated the **10 September 2021** made between (1) Wiltshire Council and (2) Stephen William Wilkins and (3) Romney Paul Rudman and Jacqueline Newton and (4) Martin Rex Singer Wreford Graham Singer Mervyn Paul Singer and Carole Wendy Perry (5) Wessex Water Services Limited and (6) Hollins Strategic Land LLP relating to the Land at Semington Road, Melksham, Wiltshire;

1.2. In this Deed, unless the context otherwise requires:

1.2.1. References to clauses paragraphs and schedules are references to those in the Initial Agreement; and

1.2.2. Words and phrases whose meanings are not varied by this Deed of Variation have the same meanings as in the Initial Agreement

1.3 This Deed of Variation is supplemental to the Initial Agreement which is enforceable by the Council and which binds each and every part of the Land.

1.4 This Deed of Variation is entered into by the Parties pursuant to Section 106A of the Act, Section 111 of the Local Government Act 1972 and all other enabling powers

2. VARIATION TO THE INITIAL AGREEMENT

IT IS HEREBY AGREED between the Parties that from the date of this Deed of Variation the Initial Agreement shall be varied by this Deed of Variation and shall take effect on today's date and be construed as follows:

2.1 to delete paragraph (i) of the definition of "**Highway Contribution**" and replace with:

"(i) The sum of two hundred thousand pounds (£200,000.00) towards route enhancements to improve connectivity between the Land, the town centre to the north and education facilities to the east, inclusive of Local Cycling Walking Infrastructure Plan routes, and measures to enhance the use of the pedestrian route on the eastern side of the roundabout off Semington Road and A350 Western Way; and"

2.3 The Parties agree that except as varied by this Deed of Variation, the Initial Agreement shall remain in full force and effect

2.4 Nothing in this Deed of Variation affects the Council's powers in respect of any antecedent breach or omission in relation to the Initial Agreement

3. REGISTRATION

This Deed of Variation shall be registered as a local land charge by the Council under the Local Land Charges Act 1975

4. THIRD PARTY RIGHTS

A person who is not named in this Deed of Variation does not have any right to enforce any term of this Deed of Variation under the Contracts (Rights of Third Parties) Act 1999

5. JURISDICTION

This Deed of Variation is governed by and interpreted in accordance with the laws of England and Wales

IN **WITNESS** whereof the Parties have executed this Deed of Variation the day and year first before written

Executed as a deed by affixing
The Common Seal of)
WILTSHIRE COUNCIL)
In the presence of:)

Signature of authorised signatory:)

Name (in BLOCK CAPITALS):)

SIGNED AS A DEED by)
BDW TRADING LIMITED)
acting by two Attorneys)
Under a power of attorney)
Dated 17 July 2025)

Attorney

Attorney

Fiona Dey

From: Teresa Strange
Sent: 21 May 2026 14:02
To: Fiona Dey
Subject: FW: New Central Depot update

From: West-Webbe, Adene <adene.west-webbe@wiltshire.gov.uk>
Sent: 21 May 2026 13:53
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Cc: nick.holder@wiltshire.gov.uk
Subject: RE: New Central Depot update

Good afternoon Teresa

Whilst Melksham News haven't yet published their story, this information is intended for the public domain. Therefore you are welcome to share it.

Kind regards
Adene

Adene West-Webbe
Communications and Engagement Business Manager (Regeneration)
Democracy, Customer and Communications

Wiltshire Council



Tel: 01225 718569
Mobile: 07971 451720
Email: adene.west-webbe@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
Follow Wiltshire Council



[Sign up](#) to Wiltshire Council's email news service

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: 21 May 2026 13:47
To: West-Webbe, Adene <adene.west-webbe@wiltshire.gov.uk>
Cc: Holder, Nick <Nick.Holder@wiltshire.gov.uk>
Subject: RE: New Central Depot update

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

Thank you for the update, presumably this is in the public domain, so I can give this update to members at their next Planning Committee meeting?

Thanks, Teresa

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

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](#)

This email and any attachments to it are intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient of this email, please forward it to admin@melkshamwithout-pc.gov.uk

Please be aware that information contained in this email may be confidential and that any use you make of it which breaches the common law protection may leave you personally liable. Our privacy notice can be found [HERE](#).

We do not guarantee that any email is free of viruses or other malware.

From: West-Webbe, Adene <adene.west-webbe@wiltshire.gov.uk>

Sent: 21 May 2026 11:09

To: nick.holder@wiltshire.gov.uk; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Subject: New Central Depot update

Good morning

We just wanted to make you aware of the following interaction with Melksham News.

They contacted us earlier this week requesting an update on the Melksham central area depot project and timescales for build and completion date.

We have responded as follows.

Cllr Martin Smith, Cabinet Member for Highways, said: “Progress is being made on plans to develop a new central depot, which has now reached the spatial co-ordination and design Stage 3. In the coming months we expect to carry out further ground investigations and engagement with local stakeholders regarding the proposals. We anticipate submitting a formal planning application late Summer. As with developments of this nature, a full planning process will be followed.”

We will come back to you shortly with more information, once it is available.

Kind regards
Adene

Adene West-Webbe
Communications and Engagement Business Manager (Regeneration)
Democracy, Customer and Communications



Tel: 01225 718569
Mobile: 07971 451720
Email: adene.west-webbe@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
Follow Wiltshire Council



[Sign up](#) to Wiltshire Council's email news service

Wiltshire Council Disclaimer: <https://www.wiltshire.gov.uk/disclaimer>
Wiltshire Council Disclaimer: <https://www.wiltshire.gov.uk/disclaimer>