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MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

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Market Place, Melksham,
Wiltshire, SN12 6ES
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Email: clerk@melkshamwithout-pc.gov.uk
Web: www.melkshamwithout-pc.gov.uk

Tuesday 2nd July 2024

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 8 July at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=89830593888>

Or go to www.zoom.us or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**
Passcode: 070920. Instructions on how to access Zoom are on the parish council website www.melkshamwithout-pc.gov.uk. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



Serving rural communities around Melksham

AGENDA

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

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of **agenda item 13(a) & 14(c)** as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications:**
 - [PL/2024/05175](#): **Oak Tree House, Lower Woodrow, Forest.** Proposed installation of ground solar photovoltaic (PV) panels. Applicant Thomas Newell (Comments by 11 July)**
 - [PL/2024/05437](#): **17 Park Road, Bowerhill.** Proposed Two Storey Rear Extension. Applicant Jason Mack (Comments by 12 July)**
 - [PL/2024/04135](#): **Kays Cottage, 489 Semington Road, Melksham.** Certificate of lawfulness for existing separate annex. Applicant Paul Williams (Comments by 12 July). To note correspondence from residents regarding proposals**
 - [PL/2024/05551](#): **20 Hercules Way, Bowerhill.** External non illuminated static signage. Applicant Mr Read (Comments by 19 July)**
 - [PL/2024/05566](#): **214 Corsham Road, Whitley.** Change of use of existing ancillary garage outbuilding to a single holiday let (retrospective) (Comments by 30 July)**
7. **Revised/Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days)**.
 - [PL/2023/05883](#): **Land to the rear of 52e Chapel Lane, Beanacre.** Erection of three dwellings, with access, parking and associated works including landscaping (Outline application with all matters reserved –**

resubmission of PL/2022/06389) **To note correspondence with residents and the planning officer re drainage issues and consider amended plans** (Comments by 16 July)

Land off Beanacre Road, Beanacre (Revised Tree Preservation Order (TPO) – Addition of T6 Beech Tree) (deadline for comments 15 July 2024)

8. Public Consultation:

To note Catesby Estates are proposing to re-submit a planning application for 300 dwellings at Snarlton Farm and consider response to their consultation (deadline 14th July) <https://www.catesbyestates.co.uk/land/land-south-of-snarlton-farm-melksham>

9. Planning Appeals

a) **Land West of Semington Road.** Outline permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved (PL/2022/08155). **To note the appeal will be held on 10 September at 10.00am (Venue to be confirmed) and agree who will attend to speak to this.**

10. Lime Down Solar Farm:

- a) To approve notes of meeting held on 12 June 2024.
- b) To note correspondence from CAWS (Community Action: Whitley & Shaw) to Wiltshire Council re cumulative effect of renewable energy installations.
- c) To consider reply from Wiltshire Council following submission of parish council's consultation comments (if received).

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

- a) **Blackmore Farm (Planning Application PL/2023/11188):** Outline permission for demolition of agricultural outbuildings and development of up to 500 dwellings; up to 5,000m² 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; and provision of all associated infrastructure necessary to facilitate the development of the site. **To receive update from Senior Planning Officer.**
- b) **Proposed Primary School, Land at Pathfinder Way, Bowerhill. Reserved Matters application (PL/2023/08046)** pursuant to outline permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the proposed primary school (including Nursery and SEN provision).
- c) **PL/2024/04223: 19 Lancaster Road. Bowerhill.** Construction of new single storey building to the rear of the site with the removal of the existing conservatory. Work also includes the removal of the garage and associated raised platform. **To note correspondence with the applicant, the Travel Plan, and that the application has been approved.**

- 12. Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
- a) **489a Semington Road.** To consider concerns at breaches of planning conditions relating to recently built garage (PL/2021/06824) being used as a dwelling.
- 13. Planning Policy**
- a) **Melksham Neighbourhood Plan:** To note the draft Steering Group minutes & Confidential Notes of meeting held on 5 June.
- b) Wiltshire Council Briefing Note 24-13 Re Housing Land Supply and Housing Delivery Test. To note current housing land supply figure.
- c) To consider presentation from Town and Parish Council Planning Forum at Wiltshire Council on 25th June
- d) To consider new Government's Manifesto pledges re Planning/Housing Targets (to follow after election result)
- 14. S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
- i) **Pathfinder Place:**
- To note any update on outstanding issues, including public open space and to receive update on improvements to footpath to the rear of Burnet Close.
- ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- To note any updates and consider a way forward and to consider correspondence from resident concerned at number of tipper trucks queuing on Semington Road.
- iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
- To note any updates and consider a way forward.
- iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504).**
- To note any updates and consider a way forward.
- b) **To note any S106 decisions made under delegated powers**
- c) **Contact with developers**
To approve notes of developer meeting held on 5 June, consider correspondence from Place Studio and consider response to developers

Copy to all Councillors

Lorraine McRandle

Subject: FW: Certificate of Lawful Development PL-2024-04135 P Williams

From: [REDACTED]
Sent: 20 June 2024 11:28
To: Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: Certificate of Lawful Development PL-2024-04135 P Williams

Hi Natalie

I have just had notification of this re submission through the post. Original planning application was PL/2023/02893.

Can you please explain why Mr Williams can attempt to get around the Inspectors Appeal decision by effectively submitting the same application and trying again? I thought only the High Court could challenge this? So nothing has changed as far as I can see. Mr Williams has been found out to be at best economical with the truth in the previous investigation and couldn't prove continuous occupation for 4 years. His modus operandi should be obvious to the council by now. At some point surely the law has to be applied? Appreciate your thoughts.

Regards

[REDACTED]

Sent from [Outlook for iOS](#)

Lorraine McRandle

Subject: FW: Planing meeting prep

From: Martin Franks <martin.franks@melkshamwithout-pc.gov.uk>

Sent: 20 June 2024 10:50

To: John Glover <john.glover@melkshamwithout-pc.gov.uk>; Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>; Shona Holt <shona.holt@melkshamwithout-pc.gov.uk>; David Pafford <david.pafford@melkshamwithout-pc.gov.uk>; Mark Harris <mark.harris@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; John Doel <john.doel@melkshamwithout-pc.gov.uk>; Terrence Chivers <terry.chivers@melkshamwithout-pc.gov.uk>; Robert Shea-Simonds <robert.shea-simonds@melkshamwithout-pc.gov.uk>; Anne Sullivan <anne.sullivan@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Subject: Fw: Planing meeting prep

Dear all,

Good morning,

Reference Kays Cottage and the latest application

I not sure if this is helpful, however i took these pictures yesterday evening, with one exception in that the Black Audi picture was a couple of weeks ago.

My issue here is the now additional chicane from the parked cars on a sweeping bend, which is a traffic hazard travel in both directions.

Regards

Martin

From: Martin Franks <[REDACTED]>

Sent: 20 June 2024 08:29

To: Martin Franks <martin.franks@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Subject: Planing meeting prep

Teresa

Good morning,

I'm not sure if any of this helpful but the repeated Fern Cottage application I've taken these pictures yesterday evening to show the parking issues.

I also note that Mr Williams is resident in one of the new builds















Martin

Teresa Strange

From: Cox, David <David.Cox@wiltshire.gov.uk>
Sent: 01 July 2024 12:25
To: Sonia Woodall; Drainage
Cc: Alford, Phil; Teresa Strange
Subject: RE: Ref: planning application PL/2023/05883

Dear Ms Woodall

Thank you for your email. Drainage will formally respond to the application in their consultation response – I'm sure that you can appreciate that with dealing with 5-6000 applications every year, often with multiple objectors that we cannot provide a running commentary to every person.

I shall ask Drainage to ensure that they respond to all questions as Cllr Alford has called this in to Committee and I am sure would ask questions should the consultation and report don't address said issues sufficiently.

I have asked tech support to send out new 14 day consultation letters today which I hope should arrive shortly. Do you want these comments below formally uploaded as a representation?

Kind Regards

David Cox
Senior Planning Officer – Central Planning Team
Place Directorate

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Wiltshire Council

Tel: 01225 716774
Email: david.cox@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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From: Sonia Woodall <soniawoodall@gmail.com>
Sent: Monday, July 1, 2024 11:57 AM
To: Drainage <Drainage@wiltshire.gov.uk>
Cc: Cox, David <David.Cox@wiltshire.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Ref: planning application PL/2023/05883

Some people who received this message don't often get email from soniawoodall@gmail.com. [Learn why this is important](#)

FAO Drainage Team

I emailed you a few months ago but didn't get a response, and in light of new documents being uploaded today please could you look at the following and if you could, give me a response. We live south of the plot at number 53 Beanacre and we are very concerned about the flood risk. This development will take away a very large area of grassland/hedgerow which plays a big part in the defence of flooding, not only to the surrounding properties but the wider area too.

On page 54 of the updated flood risk assessment, it states that 'it is considered that soakaway drainage is unlikely to be suitable for this site' yet previously you have raised no objections with conditions.

The updated SUDS maintenance document still doesn't say who is going to be responsible for the maintenance and costs of the SUDS system. There are to be three properties on the site, so this needs to be established. What then happens with future sales? This needs to be for the lifetime of the development.

I cannot see in the new report what is different from previous reports to clarify how the flood risk to the larger area will be mitigated.

There is still no mention (that I can see) of the storm drain/culverts which are alongside (and on the edge of the site) of Chapel Lane. This is a very important flood defence, not only for Chapel Lane but Beanacre itself.

Regards,

Sonia Woodall

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SN12 6ES

Development Services
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Tel: 0300 456 0114

10 June 2024

planningtrees@wiltshire.gov.uk

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

Wiltshire Council – LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU Tree Preservation Order –TPO/2024/00015 - REVISED TPO - ADDITION OF T6 BEECH TREE

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 **10 June 2024**.

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 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 safeguard the visual amenity, wildlife and character of the 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 **15 July 2024**. 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 The Arboricultural Officer. 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: 01249 706670

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 OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU

Provisional Tree Preservation Order TPO/2024/00015

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

Citation

This Order may be cited as TPO/2024/00015

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

Tree Preservation Order: TPO/2024/00015

Interpretation

2. (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

3. (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

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

Dated this 10 June 2024

Kate Tate

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

CONFIRMATION OF ORDER (without modifications)

This Order was confirmed by the Wiltshire Council without modifications on the

..... day of

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

CONFIRMATION OF ORDER (with modifications)

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

on the day of

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

DECISION NOT TO CONFIRM ORDER

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

..... day of

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

VARIATION OF ORDER

This Order was varied by the Wiltshire Council on the

..... day of

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

..

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Wiltshire Council on the

..... day of

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

SCHEDULE

SPECIFICATION OF TREES

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

Tree Preservation Order TPO/2024/00015

TREES SPECIFIED INDIVIDUALLY

(encircled in green on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
T1	Beech	LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU
T2	London Plan	LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU
T3	Silver Birch	LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU
T4	Black Pine	LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU
T5	Oak	LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU
T6	Beech	LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

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

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.



20/05/2024
 Land off Beanacre Road Beanacre SN12 7PU

390236E 165663N m
 1:1,250
 © Crown Copyright and Database Rights 2024. Ordnance Survey Licence No AC00008126 R4
Wiltshire Council
 Economic Development and Planning, Wiltshire Council

Main Amendments Between Original & Revised Application Proposals



Increased landscape / ecology
buffer to central hedgerow feature

Increased landscape / ecology
buffer to eastern site boundary

Increased landscape / ecology
buffer to southern site boundary

EXTRACT FROM MELKSHAM WITHOUT PARISH COUNCIL PLANNING COMMITTEE MEETING MINUTES, 2 OCTOBER 2023

210/23 To consider the following new Planning Applications:

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

Comments: The Parish Council **OBJECT** to this application on the following grounds:

- Loss of Greenfield site.
- The development is in the open countryside, outside the Settlement Boundary of Melksham & Bowerhill, isolated and therefore unsustainable.
- This site equates to piecemeal development and is not plan led. Wiltshire Council's Local Plan is currently out for Regulation 19 consultation and does not include this site as a strategic allocation. Melksham also has a made Neighbourhood Plan which has been reviewed, with NHP#2 going out to Regulation 14 consultation later this month which also does not include this site as a housing allocation.
- Within their Planning Statement, the applicant refers to the Core Strategy and argues there is a lack of 5 year land supply and a deficit of housing for the Melksham area. However, they do not reference the draft Local Plan, which highlights Melksham has exceeded its housing allocation during the Core Strategy period 2006-2026 and therefore Melksham would benefit from a period of consolidation. (Planning for Melksham page 5 which has a graph showing the additional actual house building vs the Planned rate in the Wiltshire Core Strategy.)

In addition, the Wiltshire Housing Site Allocations Plan (adopted 25th February 2020) states that the Indicative Requirement for the Melksham

Community Area for 2020-2026 is 2,370 with 2,240 for Melksham & Bowerhill and 130 for the remainder community area. The Melksham & Bowerhill area has 14% deliverable commitments above the indicative requirement, and 22% above for the remaining Community area and therefore there was no requirement for allocating land in the Melksham Community Area in this Plan.

- Members expressed disappointment that concerns raised at pre app stage regarding the need for strategic thinking with regard to housing and infrastructure requirements, such as a community centre, highway improvements, local centre, medical facilities etc for Melksham had not been adhered to, particularly as the applicant had not waited for the draft Local Plan to be issued, noting if they had waited, they could have argued that this site could have been included as part of a larger strategic site, given land at Blackmore Farm, north of this site has been allocated in the draft Local Plan, with a housing allocation of 425 dwellings, primary school and other community facilities, and therefore, brought additional infrastructure requirements that Melksham requires.
- Concern was raised at the lack of connectivity with the adjacent site at Blackmore Farm (PL2023/01949 and Local Plan Site Allocation Policy 18) and how people from this development would access the proposed primary school and local centre etc.
- There is the possibility of an Eastern Bypass and if the bigger highway scheme could not be afforded, Eastern Way could potentially be the Eastern route for the A350 bypass, therefore, isolating the site even further.
- Proposals do not include 40% affordable housing as per the draft Local Plan requirement.
- Highway Safety Concerns:

The impact this development will have on New Road, which is a single-track road and used as a 'rat run' to access Chippenham and the M4 via the National Trust village of Lacock including its medieval bridge which again is single track.

Consideration needs to be given to how this site could impact the new roundabout under construction in Spa Road as part of the East of Melksham extension. This route may potentially be the preferred route by drivers to access road infrastructures North and South.

Consideration needs to be given to the provision of a roundabout on the Southern entrance to the proposed site, as opposed to traffic lights, particularly as this entrance serves the larger part of the site.

It was noted the Travel plan refers to bus stops along Eastern Way. However, Eastern Way is not well served by bus routes. It also refers to footways on both sides of Eastern Way, however, there is only one footway running along Eastern Way on its Western side and not adjacent to this development. Therefore, children wishing to access the proposed primary school North of this site at Blackmore Farm, will have to cross Eastern Way and cross back again.

As part of the review of the Neighbourhood Plan, AECOM undertook an independent Site Assessment and assessed SHELAA¹ site 3525, which includes this site, with the following comments:

- Impact on non-statutory environmental designations: The site is adjacent to public open space (playing field), Primrose Drive Nature Area and located along indicative green infrastructure corridor.
- The central part of the site along Clackers Brook is in Flood Zone 2 and 3. The site is proposed for more vulnerable uses (residential). The sequential test and a site level exception test would need to be applied before these parts of the site could be developed.

¹ Strategic Housing & Employment Land Availability Assessment
<https://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

- Over 15% of the wider SHELAA site is affected by high risk of surface water flooding.
- The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land. (The Parish Council note in terms of potential changes to the National Planning Policy Framework (NPPF), the land has been used for food production until recently, which is planned to carry more weight in the new NPPF amendments).
- The site includes Public Rights of Way MELW23 and MELW22.
- The site has several mature and semi mature trees within its boundary. Further arboricultural assessment would be required to understand their significance.
- Accessibility of the site in relation to facilities being within a 5-minute walk (400m). The following areas are over a 5-minute walk away:

Town/Local Centre/Shop:	>1200m
Train Station:	>1200m
Secondary School:	>1600-3900m
Cycle Route:	>800m

- The site falls within the Open Clay Vale Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the West Wiltshire Landscape Character Area Report 2006. This area has a strong sense of openness with occasional deciduous copses and ancient woods to the east. The management objectives of this Landscape Character Area are to conserve and enhance the landscape setting of Melksham, screen visually intrusive urban edge of Melksham, conserve open views across the clay vale to distant down land ridges and conserve and enhance the existing hedgerow network.

The site contains some valued features including the Clackers Brook, continuous tree line along the Brook which provides an intimate setting and

boundary vegetation. The site makes a significant contribution to the rural and tranquil landscape character of the area. Development on the site would represent a significant advancement into open countryside, beyond the current defined settlement edge formed by the Eastern Way.

- The site is visually open and has high intervisibility with the surrounding landscape. Development may adversely impact views of the surrounding open clay vale landscape, as well as from the Public Rights of Way crossing the site.
- The site strongly relates to the rural character and sense of openness of the area. Development of the site would contribute to a substantial urban expansion into open countryside.

Whilst objecting to the planning application, if the development were to go ahead, the Parish Council welcome the opportunity to discuss aspects of the application and be party to the S106 agreement. In addition, they would like to see:

- Adherence to Melksham's Neighbourhood Plan policies and emerging Neighbourhood Plan (NHP#2) and evidence documents.
- Circular pedestrian routes around the site.
- The Parish Council seek the provision of play equipment above that required by the West Wiltshire District Council saved Policy in the Core Strategy and wish to enter into discussions being the nominated party for any proposed LEAPs (Local Equipped Area of Play)/Play area and seek the following:
 - A maintenance sum in the s106 agreement
 - Safety Surfacing extended beyond the play area fence line (by at least 30 cm) and for the whole area to be surfaced as such, with no joins to prevent future expansion gaps, and no grass that will require maintenance
 - Tarmac paths provided not hoggin.
 - No wooden equipment provided.

- Dark Green Metal bow top fencing provided.
 - Clean margins around the edges, no planting.
 - Bins provided outside the play area.
 - Easy access provided for maintenance vehicles.
 - Public access gates painted red.
 - No inset symbols provided in the safety surfacing, which should be one solid surface.
-
- Equipment installed for teenagers, such as a teen shelter/MUGA and somewhere to kick a ball around.
 - A Contribution towards playing fields.
 - The provision of benches and bins where there are circular pedestrian routes and public open space and the regular emptying of bins to be reflected in any future maintenance contribution.
 - Connectivity with existing housing development so not isolated.
 - There are practical art contributions and the Parish Council are involved in public art discussions.
 - Contribution towards improved bus services, which serve the area.
 - Any bus shelters provided include side panels and benches (rather than perched seating) and are suitable in providing Real Time Information (RTI) i.e., access to an electricity supply, WiFi connectivity and are an appropriate height or provided with RTI already included.
 - Speed limit within the site is 20mph and self-enforcing.
 - Proposed trees are not planted on boundaries of new/existing housing, but further into public open spaces.
 - The development is tenant blind.
 - If adjacent to existing dwellings the design is such that the layout is garden to existing garden.
 - The road layout is such that there are no dead ends in order that residents and refuse lorries do not need to reverse out of roads.
 - Contribution to educational and medical facilities within the Melksham area.
 - There is visible delineation between pavement and roads so they are easily identifiable.
 - The provision of bird (swift boxes), bat and bee bricks, reptile refugia and hibernacula within the development, in order to increase biodiversity.
 - There are various Rights of Way in the vicinity, which could be improved/upgraded, including the

provision of lighting via Section 106 contributions from this application if approved. It was noted the footpath to the rear of Melksham Oak School, which was to be upgraded to a pedestrian/cycleway, as part of the Section 106 Agreement associated with the extension to East of Melksham (450 houses) has yet to be upgraded and was also nearby and will provide a safe, direct pedestrian/cycle route from the east of Melksham to the only secondary school in Melksham.

The provision of a footpath to access Prater's Lane from Sandridge Common (MELW40); MELW30 becoming a bridleway to connect up bridleways at MELW40 & 41. Provision of kissing gates on the various bridleways between East of Melksham and Redstocks.

- Provision of allotments with access to parking and water supply.
- Ground source heat pumps to be included in proposals.
- To include capacity for hydrogen heating in the future within proposals.
- Provision of solar panels and storage batteries for every house or group of houses/block of flats.
- Provision of convenience store with free access cash point.
- Inclusion of lifebuoys, noticeboards, and defibrillators. The maintenance of these items to be undertaken by the management company, unless the council decides that they would like to take on the asset.

As part of any community facilities for the development, the Parish Council ask for a community centre large enough to include additional health facilities (with room for GP clinics as well as complimentary services like physio, chiroprapist, osteopath etc), as well as associated facilities to service and provide a 3G pitch be provided.

Due to the piecemeal nature of development currently proposed East of Melksham, the Parish Council have also requested the same for proposals for 650 dwellings (PL/2023/01949) on land at Blackmore Farm north of this site.

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

Comment

Melksham Without Parish Council's Comment

Planning Application

Stance

[PL/2023/07107 \(/p...](#)

Comment

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

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

Information

Comments

Melksham Without Parish Council's
Comment

Comment Number

WC-24-01-291024

Text

This comment was sent with an attachment, please click the files tab above to view

We understand that Wiltshire Council will shortly be issuing a statement following the recent changes to the NPPF that were announced just before Christmas.

In the meantime, and to be specific to this planning application, the parish council would like to make the following

comments in addition to those previously submitted.

Snarlton Farm (Planning Application PL/2023/07107)

Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works.

As this planning application is not based on any allocation in the draft Local Plan, the parish council feels strongly that this application should now be refused as not plan led and outside the settlement boundary.

The new NPPF guidance means that such development can be refused as Wiltshire Council now have over a 4 year land supply and have met the condition to have undertaken a Reg 19 Local Plan consultation within 2 years. In addition, the Melksham Neighbourhood Plan (adopted in July 2021) now has the full paragraph 14 protection until July 2026.

We attach the recent Planning Appeal decision which at point 23 gives a recent opinion (12/1/24) that Wiltshire Council meets the 4 year housing land supply criteria, with a published 4.6 year position. In addition, point 10 also applies to this site as there are no buses to the site, and

the Inspector considered this to mean a site was not accessible and would result in the reliance upon the need to travel by car, which is contrary to Core Strategy Policies 60 and 61, which also applies to this site.

We look forward to hearing from you in due course,
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

Date Created
18/01/2024

[Contact \(https://www.wiltshire.gov.uk/contact\)](https://www.wiltshire.gov.uk/contact)
[Newsletter \(https://www.wiltshire.gov.uk/article/2492/Newsletter\)](https://www.wiltshire.gov.uk/article/2492/Newsletter)
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www.catesby-snarltonfarm.co.uk

You can find out more about our proposals at:

Local Authority at a later stage in the process. Comments received may be compiled in a Statement of Community Involvement document and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

- Online: www.catesby-snarltonfarm.co.uk by completing the Have Your Say Form
- Email: info@catesbyestates.co.uk
- Telephone: 01788 726810
- Post (no stamp required): FREEPOST CATESBY ESTATES

You Can Submit Your Feedback In A Number Of Ways:

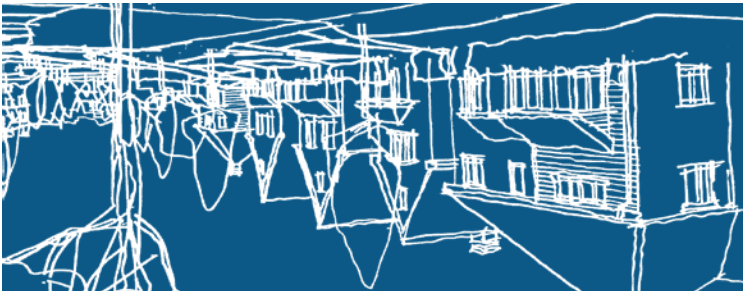
PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 14TH JULY 2024

How To Contact Us

www.catesbyestates.co.uk

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Catesby Estates



www.catesbyestates.co.uk

You can find out more about Catesby Estates at:

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community. You can find out more about Catesby Estates at: www.catesbyestates.co.uk

About Us

Land south of

Snarlton Farm

Melksham

Catesby Estates are preparing to resubmit an outline planning application for up to 300 new homes on land south of Snarlton Farm.

This application will be submitted to Wiltshire Council following the withdrawal of our Outline Planning Application earlier this year (**Application Reference PL/2023/07107**)

The previous application was withdrawn following the adoption of the revised National Planning Policy Framework (NPPF) in December 2023, which amended the policy context within which the application would be considered and determined.

The number of homes, affordable housing and land for a community building remain the same.

The main changes are the improved green corridors and buffers along the existing hedgerows to better respect bat foraging routes.

You can find out more about our proposals and view more information at:


www.catesby-snarltonfarm.co.uk


Land south of

Snarlton Farm

Melksham


Our proposals include:

 Up to 300 new homes with a mix of house sizes and types, ranging from 1 to 4 bed homes to meet local policy requirements and identified need

 30% affordable housing (i.e., up to 90 affordable homes)

 Homes built to Future Homes Standard, including electric car charging points for each new home

 Land for local community use or building

 New public open space including children's play equipment

 Significant new landscaping and creation of new habitats to deliver biodiversity net gains with the creation of a green walking and cycling corridor park alongside Clackers Brook

You can find out more about our proposals and view our plans at:
www.catesby-snarltonfarm.co.uk



Lorraine McRandle

From: Katie Yates <KatieY@catesbyestates.co.uk>
Sent: 17 June 2024 12:05
To: Teresa Strange
Cc: Lorraine McRandle
Subject: RE: Land South Of Snarlton Farm, Melksham - Public Consultation
Attachments: Main Changes Highlighted Melksham Plan June 2024.pdf; Melksham Residents Mailer June 2024.pdf; Snarlton Farm Illustrative Masterplan 2024.pdf

Dear Teresa and Lorraine,

I hope you are both keeping well

Further to my previous correspondence I wanted to let you know we are intending to resubmit a planning application for land south of Snarlton Farm, Melksham later this summer.

This application will be submitted following the withdrawal of our Outline Planning Application Reference PL/2023/07107 on 20th February 2024 (this can be viewed on the [Wiltshire Council's website](#)).

The previous application was withdrawn following the adoption of the revised National Planning Policy Framework (NPPF) in December 2023, which amended the Policy context within which the application would be considered and determined.

As with the previously withdrawn scheme, this latest application is again for outline consent and proposes the following development:

Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way, for the erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works

The number of homes, affordable housing and community facilities remain the same. The main changes are predominately around improved green corridors and buffers along the existing hedgerows to better respect bat foraging routes.

I have attached a copy of the resident's leaflet that we will be distributing on Friday this week regarding the proposals, and we will also be running an advert in the local paper.

I have also for ease attached the illustrative plan along with another plan highlighting the changes made.

Should you have any further questions regarding the submission, Ian Humble, Associate Planning Director who is leading on the application will be able to answer these – ianh@catesbyestates.co.uk / 07880 079411.

Kind regards,












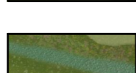

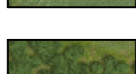
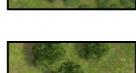


Katie

Katie Yates
Marketing and Communications Director

T: +44 (0) 1788 726810 | **M:** +44 7702 532 575



LEGEND

-  Planning Application Boundary (19.20 Ha / 47.44 ac)
-  Mown and paved footpath routes (includes PRowS)
-  Existing Trees and Hedgerows
-  Proposed Dwelling and Associated Plot
-  Main Street
-  Side Street
-  Lanes / Private Drives
-  Key Public Realm Space
-  Community Use - Associated Car Park
-  Children's Play Areas
-  Children's Kick About Area
-  Clackers Brook
-  SuDS Attenuation Basin
-  Shrub / Biodiversity Enhancement Areas
-  Proposed Tree Planting
-  Proposed Hedgerow Planting
-  Proposed Community Orchard / Allotment Area

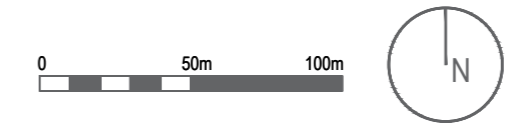
c	21/05/24	Graphical Amend	LA
b	17/05/24	Widened Hedgerow Buffers & Corridors	LA
a	29/01/24	NE Parcel Amend - Wider Buffer to Hedgerow	LA
Rev:	Date:	Description:	Initial:

Project:
**Land South of Snarlton Farm,
 Melksham**

Drawing:
21c - Illustrative Masterplan

Scale: 1:2500@A2	Drawn: AKP
Date: 13/06/2023	Checked: --

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Teresa Strange

From: Richard Wood
Sent: 20 June 2024 09:04
To: Teresa Strange; John Glover
Cc: Lorraine McRandle
Subject: Re: 3343787 - Land to the west of Semington Road, Melksham

Hi Teresa,

I'm afraid I will be on holiday on September 10th, so will need a willing volunteer to stand in at the enquiry.

Richard

From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Wednesday, June 19, 2024 5:17 PM
To: Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>; John Glover <john.glover@melkshamwithout-pc.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: FW: 3343787 - Land to the west of Semington Road, Melksham

Dear Richard and John
A date for your diary..... Planning Inquiry for behind Townsend Farm.
Kind regards, Teresa

From: Wordsworth, Robert <ROBERT.WORDSWORTH@planninginspectorate.gov.uk>
Sent: 19 June 2024 08:04
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: 3343787 - Land to the west of Semington Road, Melksham

Dear Lorraine

Thank you for your letter received.

The Parish Council is welcome to attend the inquiry which is to be held at 10am, 10th September 2024. (Venue TBC).

If you wish to speak, I suggest that you attend the start of the inquiry and request to speak then.

Kind regards

Robert Wordsworth



Robert Wordsworth (He/Him)
Inquiries and Major Casework Team
The Planning Inspectorate

 [@PINSGov](https://twitter.com/PINSGov)  [The Planning Inspectorate](https://www.linkedin.com/company/the-planning-inspectorate/)  [planninginspectorate.gov.uk](https://www.planninginspectorate.gov.uk)

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**NOTES OF MEETING WITH LIME DOWN SOLAR ON
WEDNESDAY, 12 JUNE 2024 AT 12.00PM
RE: PROPOSED NEW SOLAR PARK LOCATED NORTH OF THE M4
MOTORWAY AND THE VILLAGE OF HULLAVINGTON, SOUTH-WEST OF
MALMESBURY AND EAST OF THE B4040 IN WILTSHIRE AND BATTERY
STORAGE FACILITY NORTH OF TOP LANE, WHITLEY**

Present: Councillor Richard Wood, Chair of Planning
Councillor John Glover, Chair of Council
Councillor Mark Harris, Planning Committee Member
Councillor Peter Richardson, Planning Committee Member
Teresa Strange, Clerk Melksham Without
Lorraine McRandle, Parish Officer, Melksham Without
Will Threlfall, Project Development Manager, Island Green Power
Beth Motley, Director of Energy & Utilities, Counter Context

Will explained several consultation events had taken place with the scoping document being finalised which will go to the Planning Inspectorate on 8 July, in order for them to come back with an 'Opinion'.

Have been engaging with Wiltshire Council who are consultees and who will be feeding back into the consultation, still gathering thoughts on consultation and the various feedback received and now a first iteration of a design which is complete. This will start being fed into with reports and survey data to build-up a more refined version of the project ahead of statutory consultation. Hopefully before Christmas or early next year will start re-engaging with further plans for the project and consult with those consulted with previously, the consultation will include more data and technical information and will take 6 weeks, which is standard for solar farm schemes.

In advance of this consultation a statement of community consultation will be drawn up which sets out methodology of who consulting with, when, how and where and will formally consult with Wiltshire Council on this. A Preliminary Environmental Information Report (PEIR) will also be included, there will also be a non-technical summary included in the consultation.

Members expressed concern the period of non-statutory consultation which had recently taken place was not long enough, particularly for local parish councils adjacent to the sites. Therefore, it was suggested the statutory consultation period needed to be longer than 6 weeks and if answers were supplied to points raised at the non-statutory stage would have more reliable information for the next stage of consultation which would be useful.

Beth explained the feedback from the consultation was currently being reviewed and a consultation summary report would be produced, summarising issues raised. Some questions asked related to a level of detail not yet reached.

Feedback from consultation:

8 information events had been held (6 in person and 2 online) with over 1000 people attending over the entire area ie Malmesbury, Whitley & Shaw etc.

Shaw Event: 191 people attended
Corsham Event: 107 people attended
Sherston Event: 263 people attended (highest number of attendees)

Online 125 people attended in total across the 2 sessions.

An Invitation was sent to all town and parish councils who sat within the red line boundary of the project, Michelle Donelan MP was also invited to attend an event.

Wiltshire Community Foundation had been spoken to and Wiltshire Councillor Phil Alford briefed. Those people living adjacent to the red line boundary of the sites had also been contacted, including Whitley (Top Lane) and 4 site visits took place, with site visits continuing.

Over the course of consultation 1425 submissions were received, a good level of feedback for the size of project, which were currently being reviewed.

Will explained since the consultation there was more information available to answer questions. Both sites for a battery storage facility were still being considered with issues flagged for both sites which were being looked at, in order to alleviate concerns, and would like to get decision of which site is preferable before the start of statutory consultation.

Concern was expressed that a decision was being made on which site for a battery storage was preferable prior to the statutory consultation being completed, particularly as it was understood this decision would be made before going forward with a planning application.

Will explained a lot of information had been received during the non-statutory consultation period which had been useful and a decision on the preferred site would be made prior to a planning application being submitted, lots of data was also available such as survey data and further technical studies.

Q: When will you be in a position to make a decision on which is the preferred battery storage site?

A: The scoping report which goes to the Planning Inspectorate on 8 July has a 45 day turn around that takes into account everything worked on and will be publicly available when published. That will contain all the information and will refer to and need feedback on some from ecology for instance. That will come back end of August with a decision early September, will let the council know if there is a delay and why.

Beth explained she hoped to complete the analysis of the feedback by mid/end July. There is a lot of feedback which needs to be analysed and responded to and this

information is being fed back to a wider consultation team so they have sight of issues flagged up which they need to take account of with regard to survey work etc. The Development Consent Order (DCO) process requires feedback which is done as part of the consultation report which is also part of the DCO process.

Q: When the scoping report is submitted on 8 July will all the material be complete?

A: Only the environment side of project will be fed into the environment report and this is required to make a decision. There may be things which come back from technical reports which back up concerns the public may have feedback during the consultation period.

The scoping report defined the parameters of what will be assessed for the purposes of producing the Preliminary Environmental Information Report (PEIR) and submitted to the Planning Inspector. The Planning Inspectorate will go out to statutory consultees, with the parish council considered a statutory consultee and engaged with in a formal capacity for feedback on the scoping document.

Can do non statutory consultation before the scoping document is submitted or after. However, on this project it was determined to do the non-statutory consultation prior to submitting a scoping document.

Q: Why submitting the scoping document prior to completing analysis of the non-statutory consultation.

A: Been through feedback and assessed the different criteria and consultants have been through the feedback to pull out specific material issues that might be additionally included in the scoping report. The Scoping Report defines things such as heritage, flooding, drainage, landscape and visual impact and these are the areas we are going to assess for the purposes of identifying what mitigation is needed to be put in place which will be set out in the Preliminary Environmental Information Report (PEIR).

Objecting to the scheme is not a material consideration for the scoping report. What is sought is feedback on what are the issues if the scheme is consented ie what are the things wanted to be taken into account to try and deliver the best scheme possible. A lot of feedback was not necessarily picking out these issues but still have to go through all of the feedback which will be included in the consultation report.

Q: Will a bat survey be undertaken?

A: This will be undertaken over the summer period including the cable corridor.

Q: When will a decision be made on the cable corridor?

A: This is still to be assessed.

Will explained heritage and archaeological studies had taken place of the best site and there were issues which will need careful consideration in the Whitley area. The land grade has come back as 3B and is developable, there had been a suggestion it was 3A, however, an independent assessment by Reading Agricultural Consultants has come back to say it is 3B.

With regard to sound pollution, Will explained this data had not come back as yet. However, from a personal perspective there were design consideration of a considerable amount to reduce noise at this location, such as acoustic fencing which would not normally be installed around battery storage facilities but appreciated this would have a visual impact on the listed buildings nearby and the visual points from Shaw and these points are being taken into consideration.

The Clerk explained the parish council had recently raised concerns at the batteries which had recently been installed off of Westlands Lane (south of the sub-station at Beanacre) with Environment Health visiting and conditions put on the planning application to address the noise. With Will confirming there was a noise element to the batteries.

With regard to the concerns of fire, which had come up a lot during consultation, Will explained there had been one fire in the UK, however, this had been due to spacing between batteries being quite close, however, there has been a change in the industry maximising space between batteries. A fire safety plan for the Cleve Hill site had been undertaken and was really useful and had been fed into the rest of the industry. If the Whitley site is chosen, in order to provide enough space between them, the number of containers on the site will be reduced.

Q: Will the consultation period cover the Christmas period, if so, the parish council would ask for this is extended.

A: It will be before the Christmas period and if it did cover the Christmas period this will be taken into account.

Q: Is there a need to have batteries, understand can be charged off the grid?

A: Two options if have a stand along battery facility will trade ie take energy off the grid at night in order to disperse energy and sell it back, however, finances are quite tight on this option. With it being co-located or at least feeding into the same project/same point can charge up the battery from the grid or from solar. There is a need for renewable energy and when there is no sun and therefore no solar this is when batteries come into play. The National Grid have moved forward on a number of connection dates recently which will allow for more renewable generation to feed into the grid for longer periods.

Q: Understand the business case is not as robust as it was in order to balance the grid.

Will explained there are specific locations where the grid is constrained as there is too much power going in without investment. However, this area has been chosen as Melksham is at a cross roads for everything going north, the major power lines

then go West to Hinkley Point C and then East towards London and start feeding the south west and is a major connection location.

Q: Whilst understand the connection to the grid at Beanacre, do not believe this should dictate the location of a battery storage facility.

A: Standalone batteries try and be no further than 5km from connection points with 1km being ideal, however this is not a standalone battery storage project and hence why able to make the cabling work. It was clarified there were no overhead cabling going in and would be underground.

Q: Smaller battery storage facilities do not connect to the grid, therefore why can you not build a smaller site?

A: Unfortunately, the capacity is no longer available.

Q: Does this mean if Lime Down goes ahead are we coming to an end of solar farms in this area?

A: Will: personal opinion connections which come afterwards, there is a 1gw connection coming in 2027 for solar and battery which has not got a connection yet and will have to be within 20km of Melksham which suggests there will be an upgrade to the grid.

Q: Would this mean up-grading Beanacre sub-station?

A: Potentially, there is currently a great grid update taking place, mostly off the north sea at the moment.

Q: Will the points raised by Community Action Whitley and Shaw (CAWS) and the parish council when we last met be answered.

A: With regards to the questions from CAWS, not in a position to answer some of them as yet but will feedback on those questions can answer.

Councillor Glover left the meeting at 1.23pm

Q: In letter circulated talk about the on-site battery storage facility and therefore, the community of Whitley has interpreted this to mean the battery storage facility is going elsewhere as the one proposed in Whitley is not an on-site facility but remote from solar panels and therefore have you decided on a site?

A: A decision has not yet been made and are still considering both locations.

Q: Secretary of State for Energy made a statement about renewables and protecting food security, do you have a response to this statement?

A: In line with national policies, which has not changed. The feeling in the industry if started to take away further land grades ie 3A, 3B completely most solar schemes would struggle to be allowed but this would not achieve net zero.

Q: Are you aware Wiltshire Council recently debated the cumulative impact of solar farms etc and were seeking clarification from Government on what is meant by cumulative impact?

A: There is no definitive guidance on cumulative impact but aware of debate at Wiltshire Council. A similar motion was passed at Lincolnshire Council and understand cumulative impacts will be taken into account based on known schemes.

Q: Do you think policy will stay the same, given there may be a new Government shortly?

A: Not aware. There is a hope more projects will be passed through due to their importance for energy security.

Q: In terms of cumulative impact for schemes that are known they will be part of consideration when working through process.

A: Yes, will look at and feed into site selection. However, there is no directive and nothing to work to as yet, however the motion from Wiltshire Council may bring a localised cumulative restriction.

Q: Have you stopped the evaluation of other sites which might be suitable in terms of battery storage sites?

A: Looked at others including brownfield sites but down to 2 sites ie Hullavington and Whitely.

Q: When putting cabling run in how long will the land be out of commission.

A: Will clarify this.

Q: What is the percentage loss of energy given length of cable?

A: On cable runs 33kw (lower voltage) they can lose 16 times more energy than on a 400kv cable (which is proposed). Understand given the length of cabling proposed as soon as put into ground the power factor drops to 95%, therefore losses fairly negligible for a 400kv connection. Will be able to give specific figures once it has been assessed.

Councillor Glover returned to the meeting at 1.43pm

Q: When installing the cabling will it be installed in heavy rain also will crops grow above the cable line once installed.

A: It was confirmed crops will grow above.

Q: How wide will the cabling be?

A: This information is available on the National Grid website.

Q: Regarding the Scoping Report and environment impact does this take account of construction and delivery not just install?

A: There will be a section on traffic management. The final Development Consent Order (DCO) will cover construction in terms of traffic management plans, operation and decommissioning, the land will have to revert to its original use.

Q: Will the cables be removed once the site has been decommissioned.

A: Understand the National Grid may do this.

Q: Understood Wiltshire Council were not making comments to consultation, however, earlier in the meeting said you were in consultation with them, can you clarify?

A: Usually, statutory consultees are consulted at a later stage, however, some engaged earlier in the process and some engaged, as they had relationships with consultants. However, this has now stopped and have to have a Planning Performance Agreement in place with Wiltshire Council which is currently being negotiated and is a legal document which sets out how to work together, as they want to be more engaged.

Q: Therefore, the drainage engineers, highway engineers, planning, environment have not contributed prior to the scoping document being submitted.

A: Yes a few have such as Highways regarding the cabling, however, this does not form part of the Planning Performance Agreement. At this stage the scoping opinion will set out what needs to be worked on, what will be working to and things which need looking at, which has not been agreed yet. However, the intention has always been to put in a Planning Performance Agreement with Wiltshire Council when drainage highways etc will be consulted with.

Regarding community engagement the scoping opinion consultation from the Planning Inspectorate will be submitted to Wiltshire Council, they will go out to all the statutory consultees of which Wiltshire Council is one. However, there is no mandatory requirement for them to feedback to the non-statutory consultation, as this is the community facing version of the scoping opinion.

Concern was expressed in particular the Principal Drainage Engineer at Wiltshire Council had not been consulted given the flooding experienced in the area. With it confirmed they would be consulted with formally in order to feedback on a more technical level.

Q: The access to the site is on a fast road, which is a concern, will there be wheel washing on site prior to vehicles accessing the main road.

A: Take on point. There will be things put in place to ease relationships during construction and as the project moves forward.

It was agreed:

- Councillor Richardson to forward a copy of questions raised by CAWs).
- The Clerk to re-send the Council's questions.
- Will to come back on questions raised previously by the parish council and Community Action Whitley and Shaw (CAWS).
- Will to forward the Fire Safety Report on Cleve Hill.
- Will to inform the parish council when the scoping report is available on the Planning Inspectorate website and provide a link.
- Beth to provide a copy of the slides which include a timeframe for all the stages of the project and extent of consultation.
- Beth to look at the question of whether the cumulative impact would be taken into account in respect of the battery location and other existing electrical infrastructure in the immediate area.
- Beth to send the National Grid link re cable sizes
- To arrange another meeting in early September to provide an update.

Meeting closed at 2.08pm



CAWS
c/o Lagard Farm
First Lane
Whitley
Melksham
Wiltshire
SN12 8RL

To: Cllr Phil Alford, Wiltshire Council

By email

1 July 2024

Dear Phil

The “Cumulative Impact” and “Necessity” of Renewable Related Schemes in the context of the proposed Lime Down Solar Battery Site at Whitley

First of all, I wanted to thank you for proposing, and Cllr Botterill for seconding, the recent Wiltshire Council (WC) motion regarding the cumulative impact of Solar Farms and associated Infrastructure. We appreciate the efforts you went to make battery storage more prominent in the motion and were delighted that a small friendly amendment was proposed and accepted to achieve that.

The debate, whilst interestingly not always about the motion, was of interest too as it demonstrated an overall strength of feeling in the chamber about seeking balance in planning decisions between energy security, food security, and a whole range of related issues. We took away from the discussion that whilst the motion was about seeking clarity on “cumulative impact”, the vast majority of members were sympathetic to the general issue facing communities impacted by Lime Down Solar and were alive to the risks of eroding valuable agricultural land etc.

CAWS has previously included Cumulative Impact in its 25 April 2024 Consultation response to the Lime Down Solar proposals (copied to WC) and so we are keen to develop a better understanding of the issue before the next stage of consultation starts. As there is no doubt a hiatus in seeking the clarity from the SofS given the upcoming general election, and we want to be ready to engage with the developer on this issue, particularly during the next round of consultation, I would be grateful for your comments on the following:

- pending clarification from the SofS, will WC develop criteria for assessing “cumulative impact”, to assist in assessing any planning application or Development Consent Order, and to bring clarity to the proposed Policy 86 in the draft Local Plan?
- when might we be able to consider such criteria?
- regarding consultation with the SofS, when do you expect to be in a position to take the matter forward?

You will recall that, following the SoS’s statement on 15 May 2024, CAWS also asked for the motion to include a question for the SofS on what the test will be to demonstrate that the use of agricultural land

for solar farms, battery storage and associated infrastructure is “necessary”. We were delighted to hear Cllr Greenham confirm that this was a matter wholly for WC. Again, given the likelihood of the next round of Lime Down Consultation starting soon and our desire to be ready to engage, I would be grateful for your comments on the following:

- do WC have criteria to hand to objectively assess the necessity of any such development and if so can we see a copy?
- if criteria is not yet available, when might it be?

We are keen to follow both these issues (i.e. Cumulative Impact and Necessity) up with WC as we are concerned that if any methodology, process, or criteria is unclear, then Planning Officers will not have a framework to base decisions upon and that might lead to a lack of consistency and increased uncertainty. We think planning authorities, developers, and residents would all benefit from a clear set of guidelines.

As ever we would be happy to discuss. Also, we would be happy to engage with WC on both topics if you feel WC might value a community perspective regarding what the criteria or processes should look like.

Yours faithfully

P Richardson
CAWS Chair and Parish Councillor

Copy to:

Cllr Botterill
Cllr Greenham
MWPC



ABC Day Nursery (Melksham) Ltd
19 Lancaster Road, Melksham, Wiltshire SN12 6SS

Ofsted Registration Number 2676717

NURSERY TRAVEL PLAN

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1. FOREWORD

1.1 Background to School Travel Plans

School travel plans were introduced in the Government's 1999 White Paper "A New Deal for Transport – Better for Everyone" as a means of tackling vehicular congestion as well as encouraging safer active travel. Funding for on-site measures was introduced in 2004 through the "Travelling to School Initiative" but was withdrawn in 2010.

School Travel Plans show how a school community intends to play its part in reducing unnecessary car travel for the school journey and promote more sustainable and healthy travel.

The School Travel Plan can set out measures:

- to reduce the number of car trips made to and from school, minimising congestion associated with "the school run".
- to promote the use of healthier and more environmentally friendly forms of transport following concerns over student health and lack of exercise.
- to improve safety during the journey to school and give children an opportunity to gain important road sense and independence.

1.2 Why we want a School Travel Plan

Our ambition is to set out a travel plan for dropping off and collecting Nursery and Pre-School children (3 months – 5 years) to:

- reduce the number of car journeys made by parents/carers especially for those who work from home and are within a safe walking distance of the nursery.
- support the Travel Plan for the local primary school which allows parents time to walk, scoot or cycle between both provisions.
- reduce congestion at 8am to 8.05am and 3:30pm to 3.35pm which are our busiest times of the day for car journeys with parking bays for quick drop off and collection of children

There are secure walking/scooting pavements between the Bowerhill housing estates, Bowerhill Primary School and the Nursery site located at 19 Lancaster Road. The distance between ABC Day Nursery and Bowerhill Primary School is 0.6 miles and according to Google maps takes 13 minutes to walk. Therefore, we want to promote their use and intend to monitor this on an ongoing basis with initiatives to promote parental engagement.

2. INTRODUCTION

2.1 Our School Background

ABC Day Nursery is located on the Bowerhill industrial estate which is on the south side of Melksham. We serve a large catchment area – see Appendix 1a. Many of the parents who live outside the immediate area use our nursery because they work on the Bowerhill estate.

The most likely current mode of travel to and from the nursery is by car. The Bowerhill Industrial Estate is served by 4 bus routes (271, 272, 273 and 555), all of which has drop-off within a 2 minute paved

walk of the nursery. See Appendix 2 that demonstrates there are bus routes covering the Melksham catchment area.

Out of 104 children on roll we have 4 who regularly walk to and from nursery representing 4% of the total.

17 of the 104 have siblings who attend Bowerhill Primary School (0.6 miles) representing 16% of the total. 10 have siblings who attend Aloeric Primary School (1.6 miles) representing 10% of the total and 5 have siblings who attend Forest & Sandridge Primary School (1.4 miles) representing 5% of the total. Overall 30% of the children who attend ABC Day Nursery have older siblings at a local Primary School.

We currently have no children that scoot or cycle on a regular basis. A small number cycle on an infrequent basis.

ABC Day Nursery (Melksham) Ltd provides the following childcare:

- From 7:30am until 6pm, Monday to Friday, 51 weeks of the year
- For children from 3 months until 5 years
- There are 64 places available under our Ofsted Registration, these places are served by 15 working staff at any one time (plus 3 lunchtime only staff to cover staff lunch breaks)
- We have currently 104 children on roll.
- Our setting has provided nursery and pre-school services for the last 30 years, since 1994. Following new ownership in April 2022 the business has traded as ABC Day Nursery (Melksham) Ltd.
- We are fortunate to be accident free from drop-offs and collections through an already careful monitoring of processes and vigilance, and stepping in with suggestions as and when necessary to keep children safe.
- Parents and Carers generally self regulate their drop-off and collection times when they know it tends to be quieter and stick to those times – hence this limits congestion naturally.
- Our studies of registers show drop off and collection times and the graphs in Appendix 3 and 4 show how well spread these are, particularly when compared to Primary Schools where drop offs and collections are centred around the start time of 8.45am and finish at 3.15pm.
- See Appendix 3 and 4 which demonstrate the spread of drop off and collection times in a typical week. This exercise has shown that our peak time for drop offs is a 5 minute window between 8am and 8.05am when Monday to Thursday this peaks at 12 children and Fridays at 17 children, however this drops to 6 or less 5 minutes later for all days of the week. Collection times are shown in Appendix 4 and other than a one-off on a Wednesday where there was a peak of 9 children collected within a 5 minute window the rest of the collections times are generally less than 6 within any other 5 minute window.
- This compares favourably with most School settings. An example is our local Primary School – Bowerhill Primary School which has 404 children on roll (Ofsted Feb 2022) plus Pre-School on site with 20 places. At this site there is no parking for parents who use cars and need to use on-street parking around the area for the same drop off and collection time.

2.2 What we are doing already

As part of the Planning application in 2023 we have removed the island at the front and centre of the kerbside to provide wider access to the site and easier parking for parents who choose to use cars for drop off and collection. Staff cars are parked using the plentiful on-street parking which is found on the south and north sides of the site, and many are encouraged to use spaces further away from the site or the 'Wiltshire School of Gymnastics' unrestricted carpark which is found off the adjoining side road.

Children are taught to ride scooters as part of outdoor play during nursery sessions. We are developing close relationships with Bowerhill Primary School and walk the Pre-School children to the primary school for events at least 3 times per year. This improves children's road safety awareness and knowledge of how to cross the road whilst understanding how to keep themselves safe on pavements.

Our setting is for children across the Melksham area but predominantly for the growing Bowerhill Housing Estates which has greater travel options.

Our net number of drop offs and collections are reduced by the following occurrences:

- 10 children are siblings within the nursery which reduce the gross number of separate pick-ups and collections by 5 as these siblings get picked up at the same time
- 4 children are offsprings of current staff who drop off and collect at their same time as their own working hours which reduces the gross number of separate pick ups and collections by a further 4
- Using the figures above this can reduce the maximum number of drop offs and collections daily by 9.
- The increased number of early years provision of 13 less 9 referred to above = 4 more net children drop offs and collections.

2.3 Associated projects

We use the "Healthy Eating Guidance", 2017 to encourage children to eat a healthy balanced diet whilst at Nursery, this strategy encourages children to be active throughout the day

2.4 Future developments

Installation of a bike/scooter store so that parents can safely leave these whilst their child is at nursery.

Application to increase our Ofsted registration from 64 to 77 following planning approval to extend the nursery setting by an extension to meet the urgent demand for early years provision in the Melksham area.

3. IDENTIFYING CURRENT & POTENTIAL PROBLEMS & SOLUTIONS

Through consultation with key stakeholders, we have identified the current transport issues/problems.

Objective	Current travel and transport issues/problems	How & when was this identified?	Possible/suggested solutions
3.1	Large kerbside island reducing access to and from the site. The island included a sprouting tree stump which can limit sightlines when leaving the site and can inhibit parking space.	Via our approved planning permission Jan 2023 we obtained agreement from Highways to the removal of the island to improve access and easier car parking and ability to drive off in forward gear.	This work is now complete – See Photos in Appendix 5
3.2	Limited number of parents walking to and from nursery	Observation and knowledge of parents. 2.1 refers to current data.	Providing high vis jackets for children who walk to and from nursery. Newsletters to be used to promote health benefits and high vis jacket availability. Manager and staff to discuss benefits directly with Bowerhill parents where 34 children currently live.
3.3	Parents arriving at the same time which results in poor parking on other business premises entrances	Daily observations, CCTV monitoring and comments from other business owners - ongoing	We already have a myriad of drop off and collection times to suit parents' circumstances. Encouraging parents to drop off at staggered time slots to help prevent congestion works well see Appendix 3 & 4. Generally, not longer than 2 / 5 minutes parked. Timeslots between 7.30am to 8.30am drop off which distributes and dilutes the number of cars parked on site at any one time. Similar with collections – these range from lunchtime for morning only sessions, 3pm to 3.30pm, 4.30pm, 5.30pm and 6pm and all times in between. Therefore, unlike

			school timetables the drop offs and collections are well spread throughout the day. Current observations show that there is not a major issue with oversubscribed parking or unavailable spaces, nor any issues with children's safety. New places offered as a result of the extension will avoid 8am to 8.05am drop off to regulate and prevent congestion.
4	No secure place for parents to leave scooters or bikes for children who wish to ride to nursery	Not in place	On the gravel area of parking install a small secure covered bike/scooter store so that parents can safely leave bikes / scooters during the day
5	Increase children by further 13 places within the setting plus additional 3 EYP's	Staff - Plentiful on-street parking available for more staff cars which means staff cars are not using parent drop off spaces. This on-street parking does not prohibit 2 way traffic along Lancaster Road. Parents / Carers - Better access and parking facilities already available on site for safer arrival / departure	All of the options in 2, 3 and 4 suitable to manage and prevent congestion

4. OBJECTIVES, TARGETS & ACTIONS

Objective 1: Removal of the large kerbside raised area

Target: Levelling of the whole area and creating more parking

Person responsible for monitoring the objective to make sure actions are carried out: KV & GV

No.	Action	How will it be achieved?	Person responsible	Parties involved	Timescale / completion date	Funding	Evaluation / Review
4.1.1	Removal of the tree stump	Tree Surgeon	Sub contracted by T Davis		Done 14/6/24	ABC	Complete
4.1.2	Removal of the kerb edges	Builder	T Davis		Done 14/6/24	ABC	Complete
4.1.3	Dropping of the kerb	Builder	T Davis		Done 14/6/24	ABC	Complete
4.1.4	Tarmac	Builder	Sub contracted by T Davis		Done 14/6/24	ABC	Complete
4.1.5	Marking out of parking spaces	Outstanding	Sub Contract by T Davis		By 31/8/2024	ABC	

Objective 2: encouraging more children to walk to and from nursery

Target: By July 2025, 50% of parents and children will have tried walking to and from nursery at least once a week

Person responsible for monitoring the objective to make sure actions are carried out: KV & GV

No.	Action	How will it be achieved?	Person responsible	Parties involved	Timescale / completion date	Funding	Evaluation / Review
4.2.1	How to walk to Bowerhill Primary School Transition Event	Through curriculum planning	Holly Latham, Pre School Room leader	Staff & Pre School children	June & July 2024	Nil	
4.2.2	Engage in National Road Safety Week 17 th to 23 rd November 2024	Through curriculum planning	Room Leaders x 4	All staff & children	November 2024	Nil	
4.2.3	Provision of high vis jackets	Advertise through newsletters	Karen Venner	Parents & children	2024/25	£150	

Objective 3:**Target: To encourage parents to vary drop off and pick up times****Person responsible for monitoring the objective to make sure actions are carried out:**

No.	Action	How will it be achieved?	Person responsible	Parties involved	Timescale / completion date	Funding	Evaluation / Review
4.3.1	Observe CCTV – car park	Weekly monitoring	KV	Management or EYP's with parents	Ongoing	N/A	
4.3.2	Monitor Weekly registers	Termly monitoring	KV	KV and Room Leaders	Termly	N/A	
4.3.3	Write to parents to suggest varying drop off and pick up times	Termly newsletters & New starters at 'All about Me' sessions	Karen Venner	Manager & parents	2024/25 academic year	N/A	
4.3.4	Introduce drop off times between 7.30am to 8:30am to spread the times parents drop off and also where appropriate around peak collection time of 3.30pm to vary collection times	Promote through termly newsletters & new or tweaked contracts for new and existing parents respectively	Karen Vener	Manager & parents	2024/25 academic year	N/A	

Objective 4:**Target: To provide secure place for parents to leave scooters or bikes for children who wish to ride to nursery****Person responsible for monitoring the objective to make sure actions are carried out:**

No.	Action	How will it be achieved?	Person responsible	Parties involved	Timescale / completion date	Funding	Evaluation / Review
4.4.1	Install secure covered bike/scooter store	Outstanding	Purchase online and firmly attach by T Davis	Management & Builder	By 31/8/2024	ABC £2,000	

Objective 5:

Target: To provide parking capacity for additional drop off and collections as a result of increased children provision of 13 more places within the setting plus additional 3 EYP's

Person responsible for monitoring the objective to make sure actions are carried out:

No.	Action	How will it be achieved?	Person responsible	Parties involved	Timescale / completion date	Funding	Evaluation / Review
4.5.1	Provide pick up and collection times to parents / carers as part of onboarding process of new offered places	Using CCTV and Weekly Registers to monitor quieter times	KV	KV on issuing children's places	Ongoing	ABC	

5. EVIDENCE OF CONSULTATION

Throughout the Travel Plan, a variety of people have been consulted to make sure that the views from all key parties have been elicited.

Consultees

- 5.1. Parents and Carers
- 5.2. Staff
- 5.3. Wider Consultation – Wiltshire Council / Highways

This plan has been written by the owners/managers of ABC Day Nursery to support the continued development of the Nursery. The plan will be shared with parents to encourage active engagement. This section will then be updated.

6. PROPOSALS FOR MONITORING AND REVIEW

For objective 3.1 there will be weekly reviews. For all other objectives the first review will be at the end of Term 6 2023/24 so that any changes can be made ready for the start of the academic year 2024/25. From that point the reviews will be Termly.

7. OWNERSHIP AND SUSTAINABILITY

The Nursery and Pre-School Travel Plan will be included on the website and will become part of the welcome pack for parents. By actively monitoring the flow of drop offs and collections by management and staff will further demonstrate ownership and sustainability of the travel plan.

8. SIGNATURES OF ENDORSEMENT

The following signatures confirm that the nursery management have read the contents of this document, and that the nursery commits itself to make every effort to resolve the problems identified within the Travel Plan and to implement the actions identified. The nursery further acknowledges that it will strive to achieve all targets highlighted in this document and commits to the regular review and monitoring of the plan.

Owner / Director of ABC Day Nursery (Melksham) Ltd:

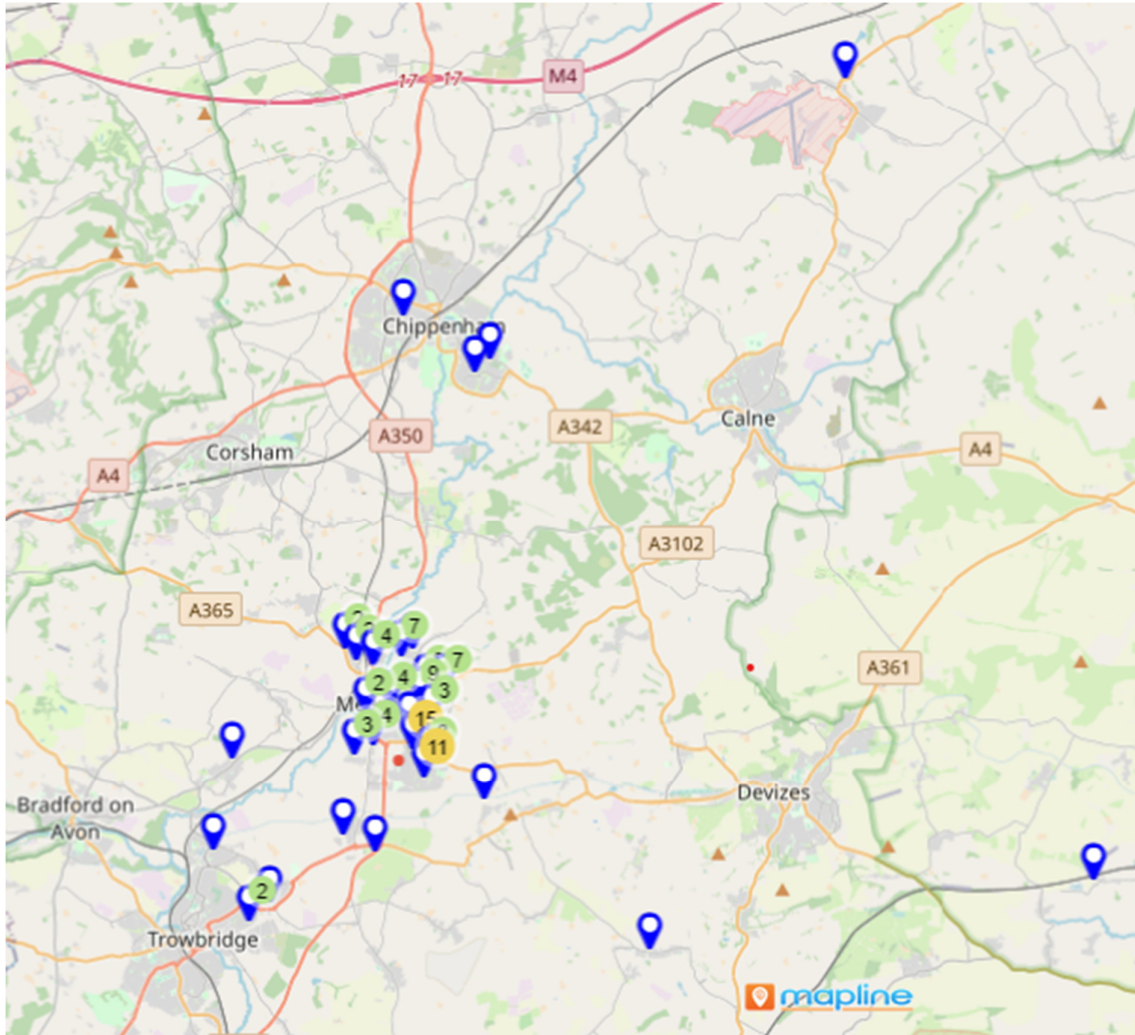
Karen Venner Date:

School Travel Plan Advisor at Wiltshire Council:

Ruth Durrant Date:

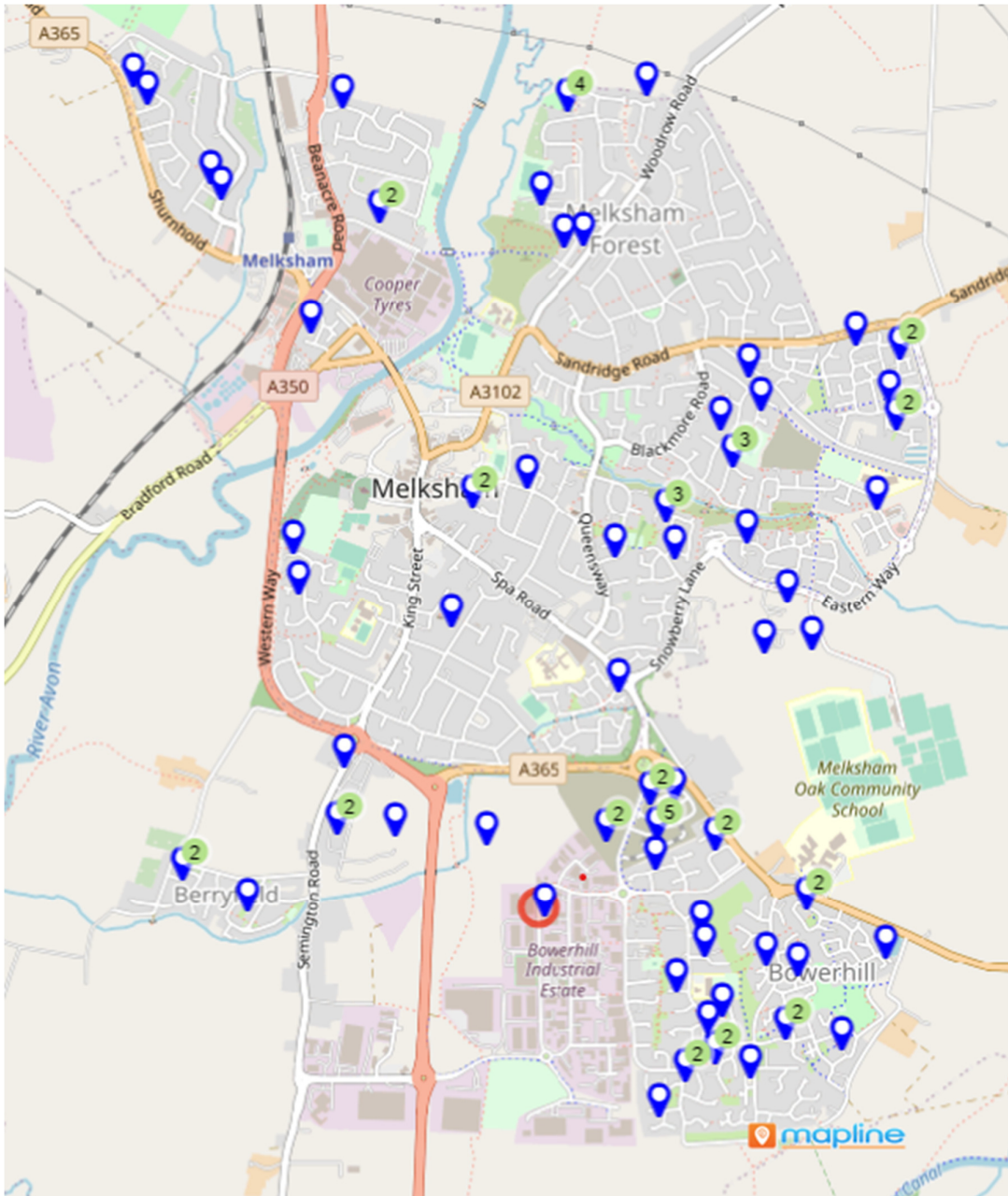
Appendix 1a

Heatmap of all addresses served



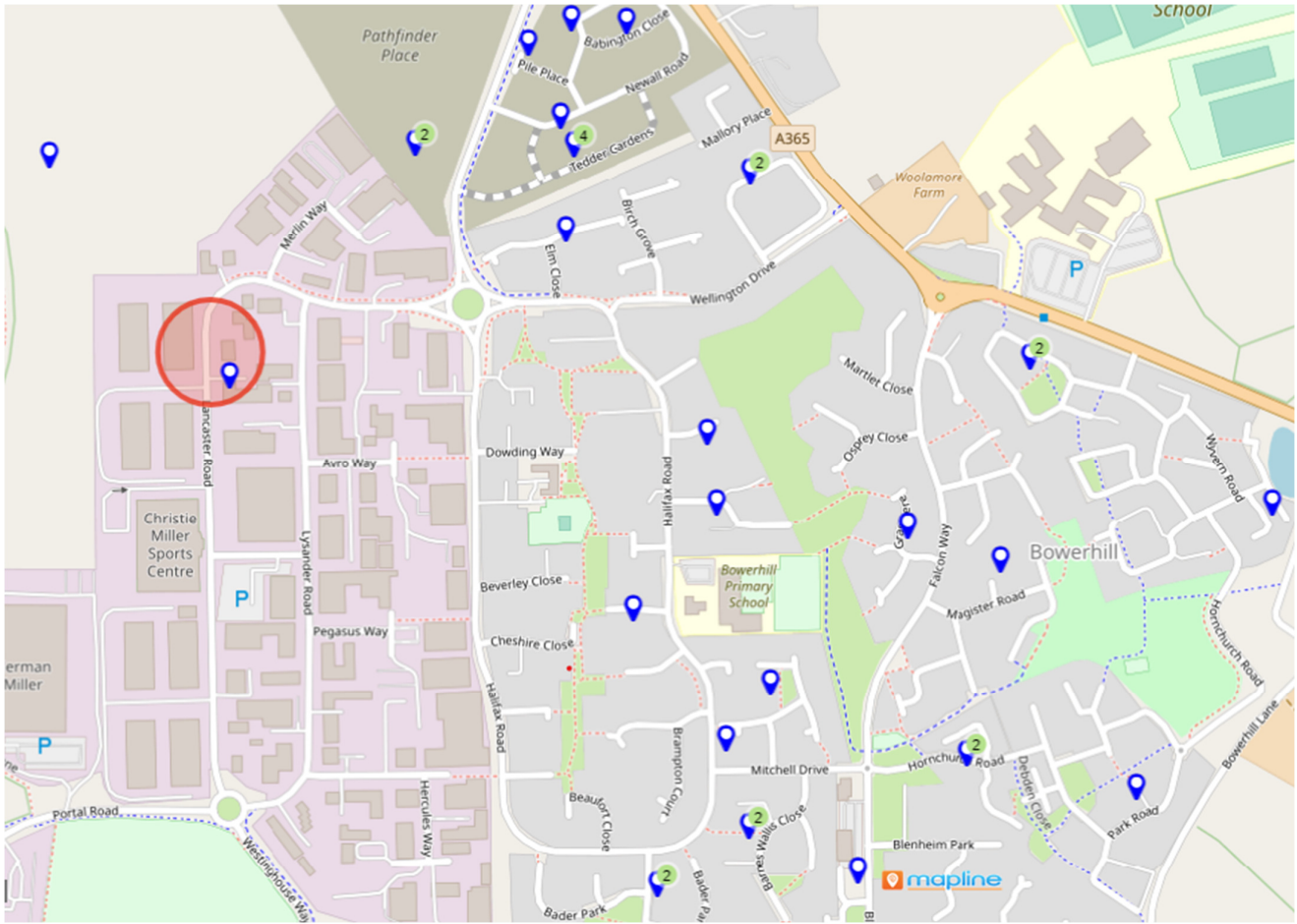
Appendix 1b

Heatmap of Melksham addresses served



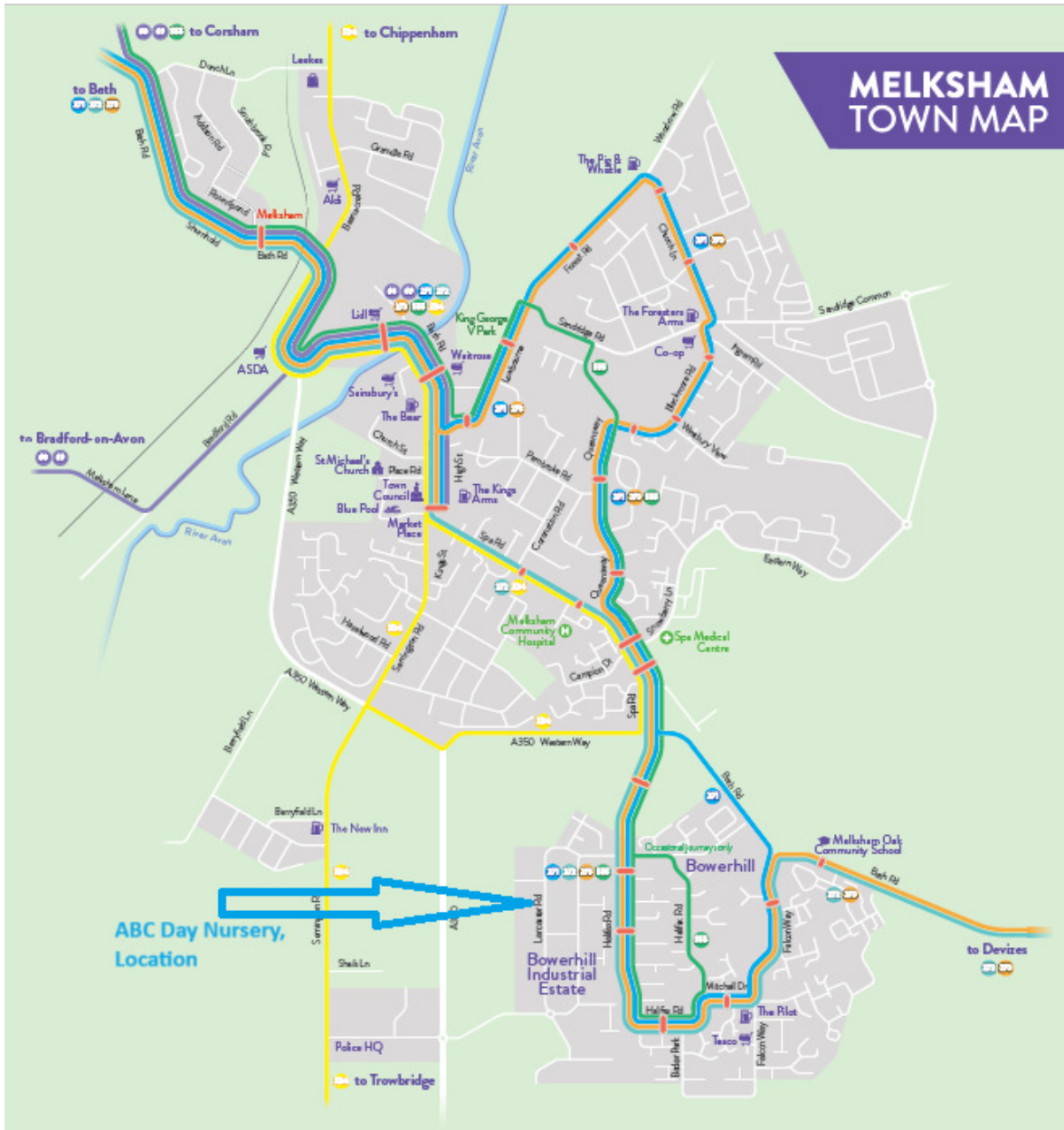
Appendix 1c

Heatmap of addresses most likely to walk, cycle or scoot



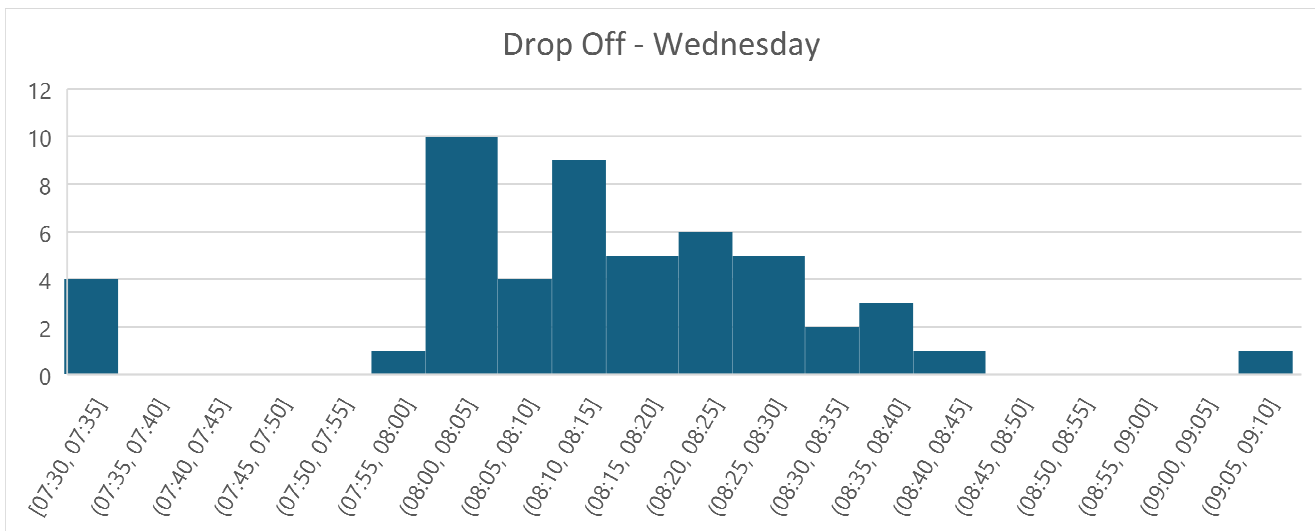
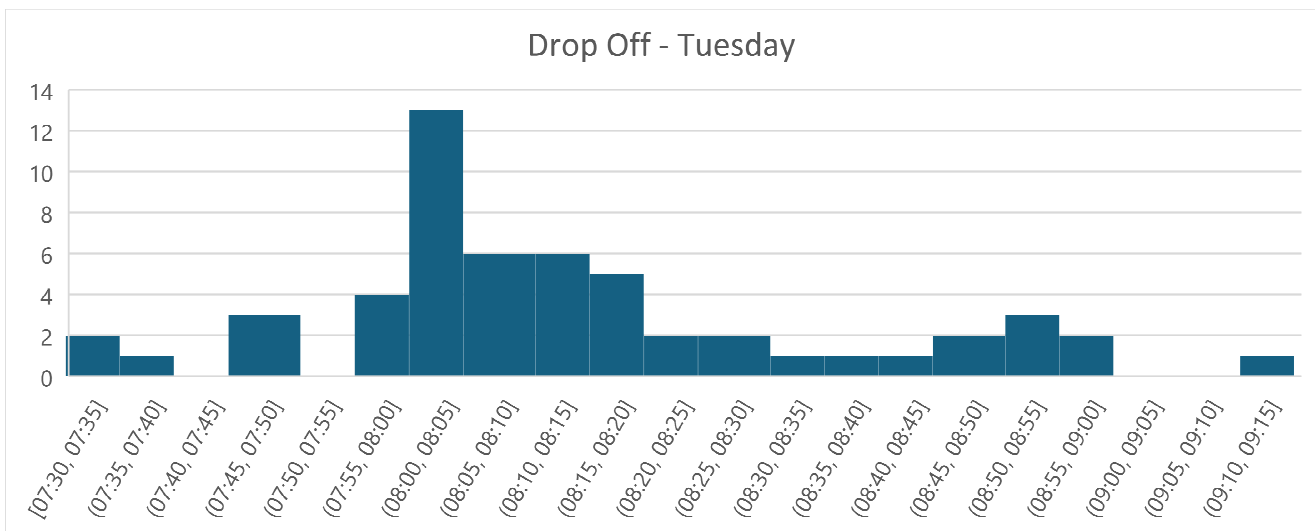
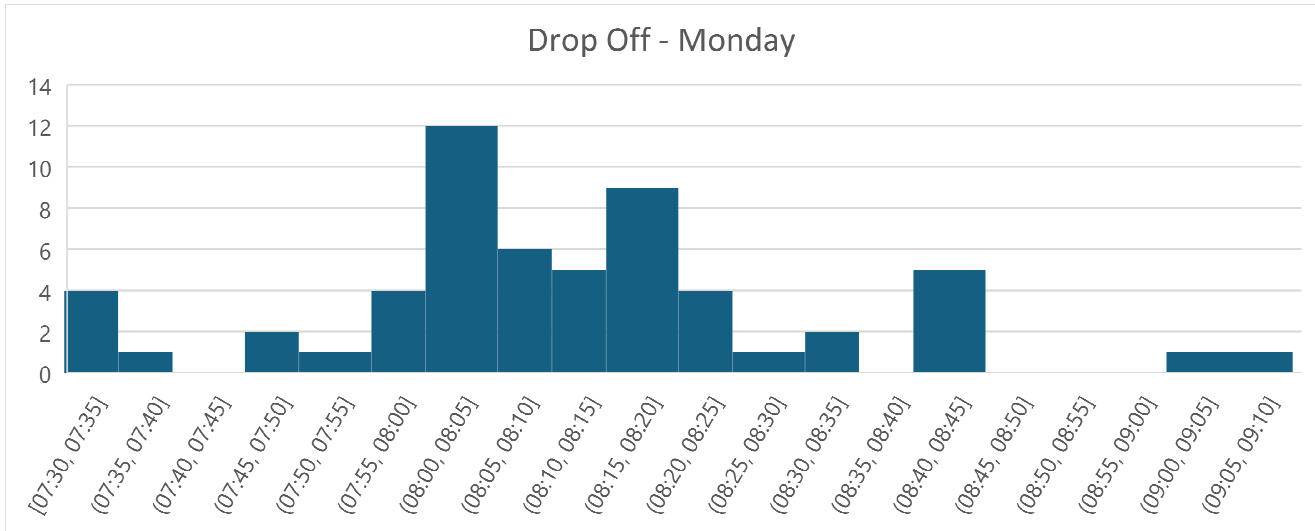
Appendix 2

Bus Routes

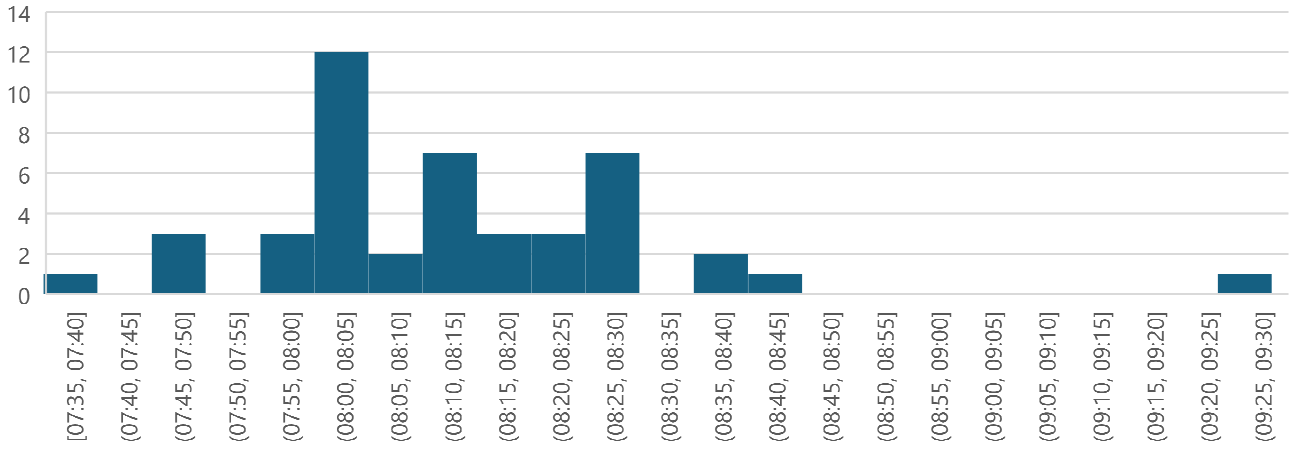


Appendix 3

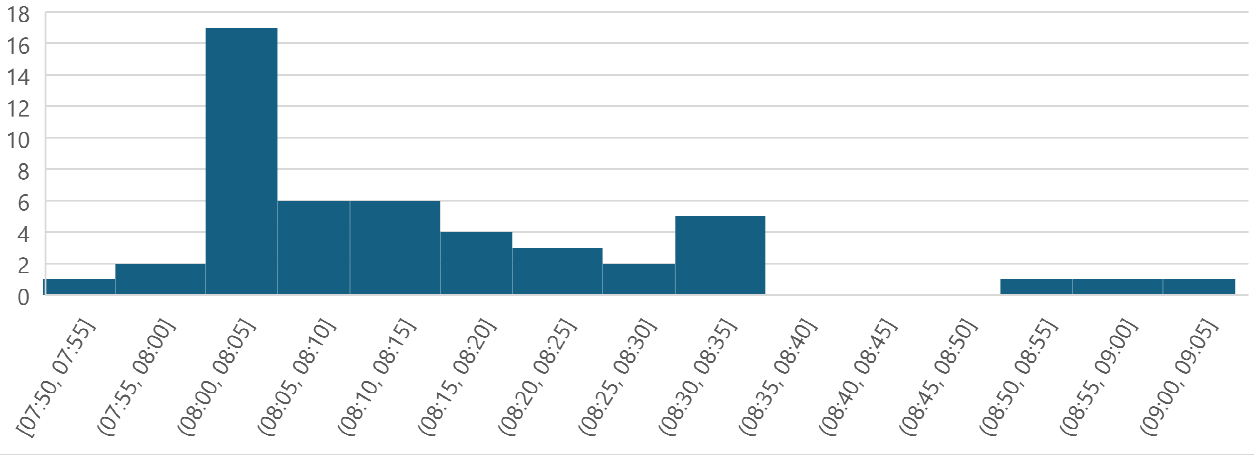
Drop Off times from children's registers



Drop Off - Thursday

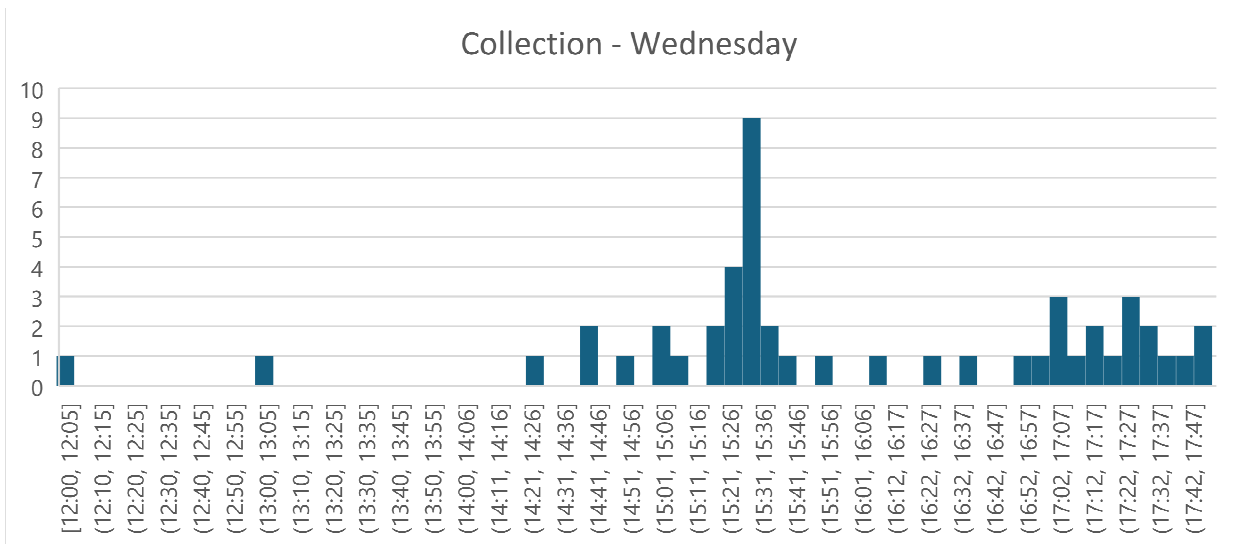
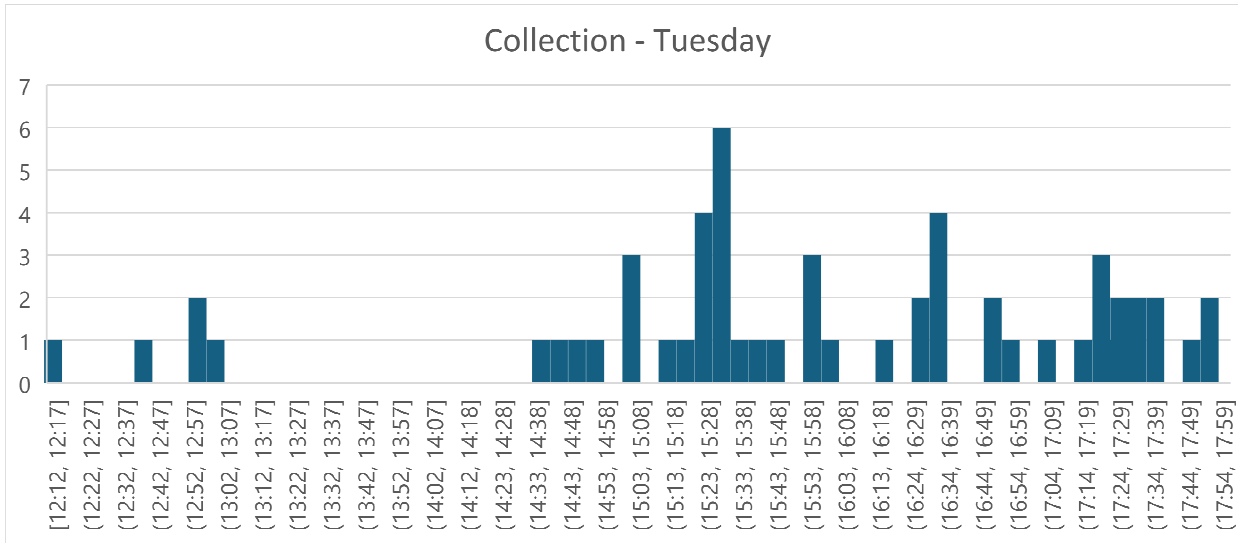
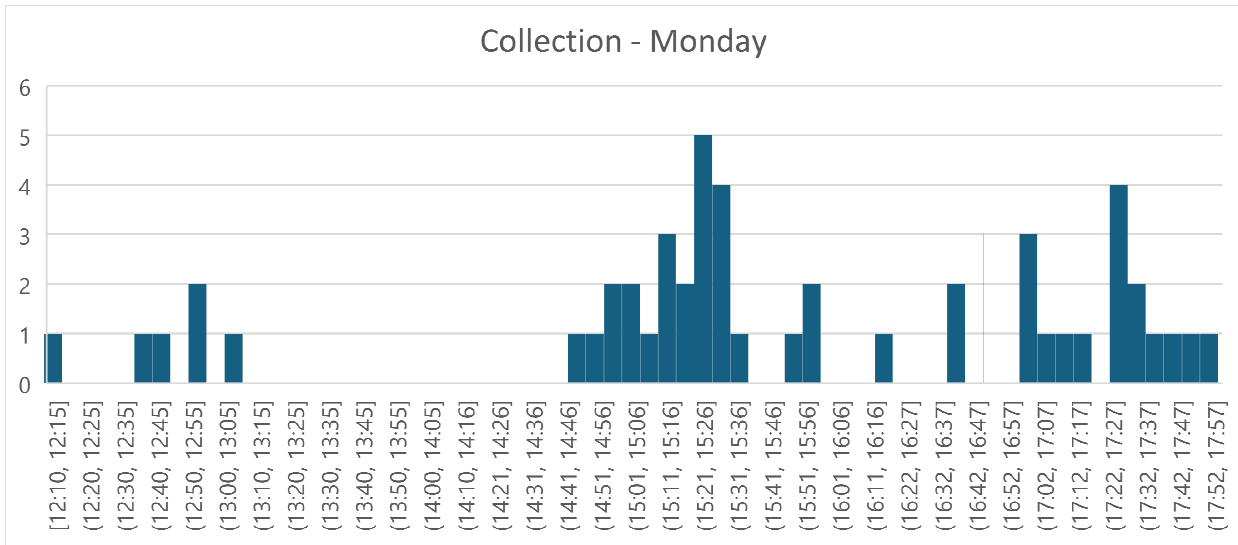


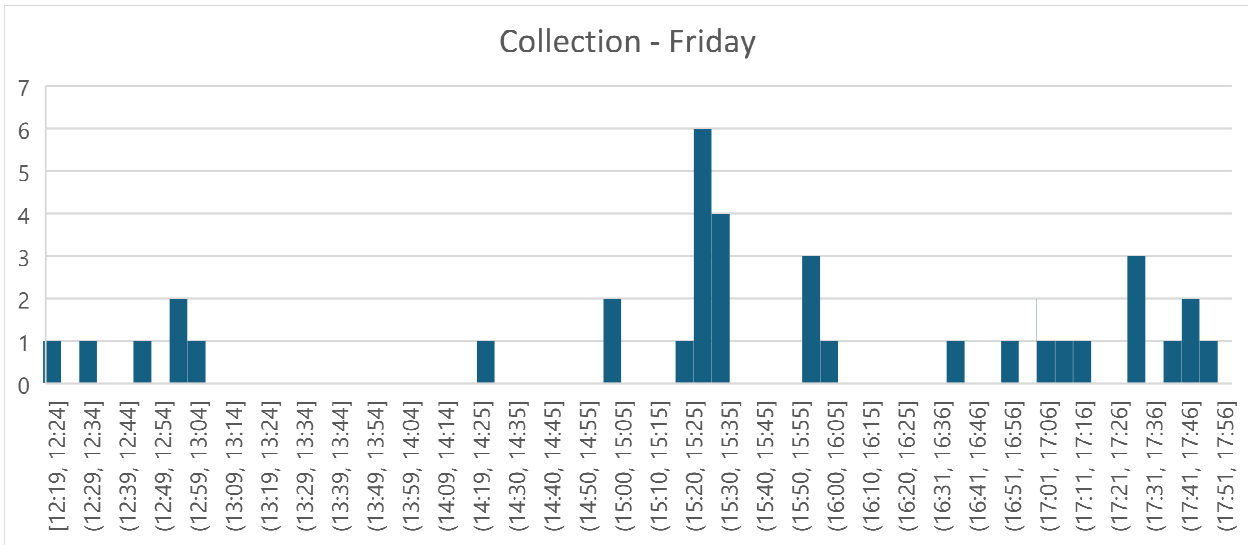
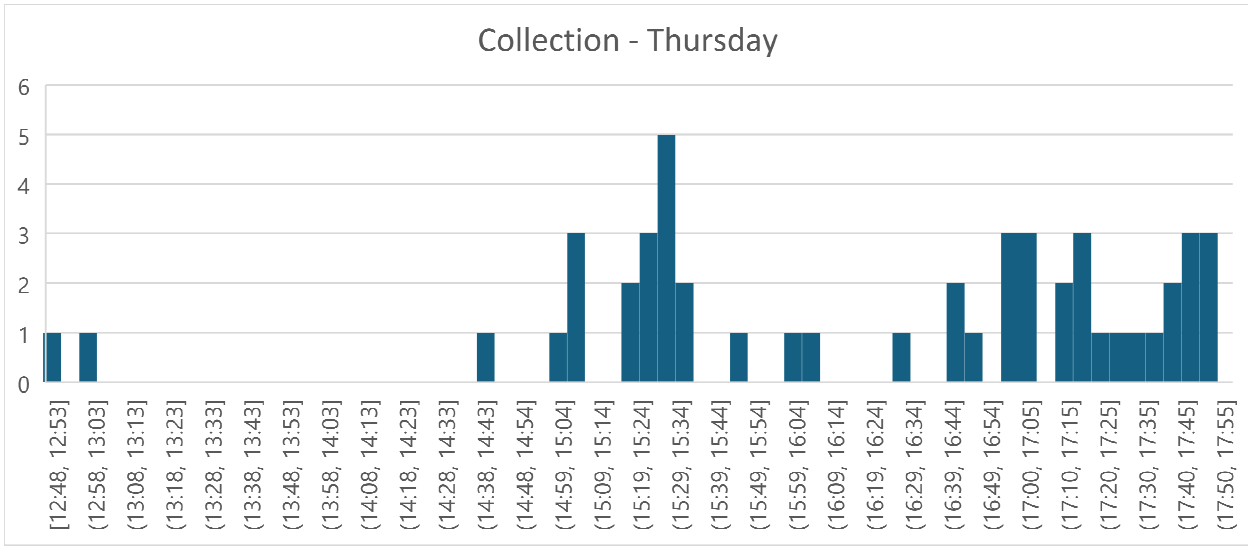
Drop Off - Friday



Appendix 4

Collection times from children's registers





Appendix 5

Photographs of wider access and easier parking following the removal of the tree stump and kerbed island at the front of the nursery



Teresa Strange

From: gary@thevenners.co.uk
Sent: 02 July 2024 11:50
To: Teresa Strange
Cc: Lorraine McRandle; 'Karen Venner'; 'concept drawinganddesign.co.uk'
Subject: RE: 19 Lancaster Road - Application PL/2024/04223

Hi Teresa

Thank you for your email. I trust you had a lovely break.

At the time of speaking with Lorraine, the consent had not been approved, so we were keen to contact relevant parties who had made comments in case the planning officer required those extra inputs before making his decision. We were hoping that the decision date would not be deferred because of the tight time frame between getting the Travel Plan approved and the target date of 2nd July. However, given that Highways had pre-approved their decision to approve the application subject to the Nursery Travel Plan being signed off by the School Travel Plan Advisor at Wiltshire Council which they subsequently ratified straight away, it was probably decided by the Planning Officer that the concern raised by Melksham Without Parish Council was overcome by Highways being happy with the access and parking arrangements.

We are delighted with this result, especially as Wiltshire Council had approached us to increase our capacity for early years provision given that demand for places far exceed supply in Melksham. This application now enables us to increase our numbers to 77 and we hope to commence building as soon as possible.

We trust that the Councillors will be pleased with this result and note that you will be putting the travel plan on the agenda for Melksham Without Parish Council's information when they meet on the rearranged planning meeting on Monday 8th July.

Kind regards

Gary Venner
Director
ABC Day Nursery (Melksham) Ltd
Telephone: 07919 433394
Email: gary@thevenners.co.uk



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From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Tuesday, July 2, 2024 11:27 AM
To: gary@thevenners.co.uk
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>
Subject: RE: 19 Lancaster Road - Application PL/2024/04223

Dear Gary

I am catching up with correspondence following my return from holiday.

We would have been unable to supply a comment on the planning application before the deadline date because that has to be done by the council in a formal meeting, which has to be called and publicised with several day's notice.

We could have asked for an extension to supply the parish council's comments, but I note that it was approved last week in any case.

I have put the travel plan on the agenda for the parish council's information when they do meet on Monday evening.

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 twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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

From: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Sent: 27 June 2024 08:35

To: gary@thevenners.co.uk

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

Subject: RE: 19 Lancaster Road - Application PL/2024/04223

Hi Gary

Thank you for your email, which will be put before the Planning Committee on 8 July.

Lorraine

Lorraine McRandle
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

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From: gary@thevenners.co.uk <gary@thevenners.co.uk>

Sent: 25 June 2024 16:47

To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Lorraine McRandle <office@melkshamwithout-pc.gov.uk>

Cc: 'Karen Venner' <karen@abcday-nursery.co.uk>; 'Durrant, Ruth' <Ruth.Durrant@wiltshire.gov.uk>; 'Flower, Kerry' <Kerry.Flower@wiltshire.gov.uk>; 'concept drawinganddesign.co.uk' <concept@drawinganddesign.co.uk>

Subject: FW: 19 Lancaster Road - Application PL/2024/04223

Dear Teresa and Lorraine

Further to my telephone call with Lorraine earlier this afternoon, I wanted to share with you both as Clerk and Parish Officer of Melksham Without Parish Council an email trail from Highways to our Architect, Stuart Kendrick (see email below) confirming that on the basis that a Travel Plan is submitted and approved by Ruth Durrant, School Travel Plan Advisor at Wiltshire Council that no highway objection would be raised in respect of the planning application submitted by ABC Day Nursery (Melksham) Ltd. .

I have also forwarded an email sent to me today from Ruth Durrant, School Travel Plan Advisor, Traffic Engineering Team, Highways Assets and Commissioning, Wiltshire Council who has approved our Nursery Travel Plan as being suitable for our planning application to extend our nursery. (See copy of the Travel Plan attached and email below).

Ruth will be notifying Highways and The Planning Officer of the approval as noted in her email below, however given the time sensitivity of this application so that approval can be granted by the decision deadline date of 2nd July, to enable building work to start straight away to benefit from the bulk being done outside term time (through the quieter time at the nursery when only the 'all year round' children are in attendance) we wanted you to have sight of this travel plan approval straight away. Ruth suggested that I sent you a copy of her email. I believe it was agreed at your last planning meeting on 10th June that Melksham without Parish Council approve

the extension particularly with the desperate need for more early years provision in Melksham, but your overall approval is subject to Highways being happy with the access and car parking.

Let me know if you require any further information and whether you can provide an updated comment on the planning portal to support our application prior to the decision deadline date.

Thank you for your help.

Kind regards

Gary Venner
Director
ABC Day Nursery (Melksham) Ltd
Telephone: 07919 433394
Email: gary@thevenners.co.uk



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From: Durrant, Ruth <Ruth.Durrant@wiltshire.gov.uk>
Sent: Tuesday, June 25, 2024 3:42 PM
To: gary@thevenners.co.uk
Subject: RE: 19 Lancaster Road - Application PL/2024/04223

Good afternoon Gary,
I can confirm that with the additional information provided and amendments to the travel plan, it now meets requirements for the planning application. As discussed in our telephone call just now, I will now confirm this with Kerry Flower, the highways development control engineer.

Kind regards,
Ruth

Ruth Durrant
School Travel Plan Advisor
Traffic Engineering Team
Highways Assets and Commissioning
Wiltshire Council
County Hall
Trowbridge
BA14 8JN
email: ruth.durrant@wiltshire.gov.uk
Tel. 01225 713483
www.wiltshire.gov.uk



Please note I work Monday-Wednesday and Friday between 9am and 3.30pm

From: gary@thevenners.co.uk <gary@thevenners.co.uk>
Sent: Friday, June 21, 2024 1:18 PM
To: Durrant, Ruth <Ruth.Durrant@wiltshire.gov.uk>
Cc: Flower, Kerry <Kerry.Flower@wiltshire.gov.uk>; 'Karen Venner' <karen@abcday-nursery.co.uk>
Subject: RE: 19 Lancaster Road - Application PL/2024/04223

Hi Ruth

Many thanks for your email and constructive comments.

Please find attached our enhanced version of our Nursery Travel plan covering the three points you raised.

Analysing the numbers for each 5 minute window has helped demonstrate how well spread our drop offs and collections are throughout the day. This data should clarify how we can safely manage a 20% increase in early years provision capacity by an additional 13 children. We are confident that our management of new places with allocated timeslots will prevent congestion plus our planned initiatives to encourage more parents to walk or start to cycle, scoot or use buses will and promote more sustainable and healthy travel.

We look forward to receiving your further feedback as soon as possible so that we can submit to Wiltshire Planning, Highways and Melksham Without Parish Council early next week.

Kind regards

Gary Venner
Director
ABC Day Nursery (Melksham) Ltd
Telephone: 07919 433394
Email: gary@thevenners.co.uk



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From: Flower, Kerry <Kerry.Flower@wiltshire.gov.uk>
Sent: Tuesday, June 11, 2024 3:29 PM
To: conceptdrawinganddesign.co.uk <concept@drawinganddesign.co.uk>
Cc: Brown, Russell <Russell.Brown@wiltshire.gov.uk>; gary@thevenners.co.uk; karen@thevenners.co.uk; 'Karen Venner' <karen@abcday-nursery.co.uk>; Durrant, Ruth <Ruth.Durrant@wiltshire.gov.uk>
Subject: RE: 19 Lancaster Road - Application PL/2024/04223

Hi Stuart

On the basis that a Travel Plan is submitted prior to consent being granted, no highway objection would be raised. I have cc'd Ruth Durrant, School Travel Plan Advisor; please liaise with Ruth.

Kind regards

Kerry

Kerry Flower MIHE
Development Control Engineer
Highways Development Control
Sustainable Transport Group

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire, BA14 8JN
Email: kerry.flower@wiltshire.gov.uk
Web: www.wiltshire.gov.uk

Lorraine McRandle

Subject: Detached Garage with home office - 489 Semington Road

From: [REDACTED]

Sent: 20 June 2024 12:45

To: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Cc: Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>

Subject: Detached Garage with home office

For information it is self evident that Mr Williams is living in this garage whilst he is in the UK (washing hanging out, sofas in the garage). This is in total contravention to the planning conditions for this building. It seems to us neighbours that this guy is untouchable when it come to Wiltshire Council taking an interest or applying enforcement?

Also the abandoned development of 4 house bases in what was a garden should now surely be queried after so many years of inactivity. At the very least it should be made tidy so it's less of an eyesore.

What are rules about this? Thanks

Regards

[REDACTED]

Sent from [Outlook for iOS](#)

Lorraine McRandle

Subject: FW: Breach of Planning PL/2021/06824 - Detached Garage with Home Office

From: [REDACTED]

Sent: 24 June 2024 14:33

To: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>; enforcement@wiltshire.gov.uk

Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>; Teresa Strange <clerk@melkshamwithout-pc.gov.uk>

Subject: Breach of Planning PL/2021/06824 - Detached Garage with Home Office

Dear Jonathon

I have written to Wiltshire Council Planning Enforcement team on several occasions now with regards to the routine breaches of the planning application detailed above (this is one of many applications at this site over the past 10 years or so). Unfortunately Enforcement do not seem to be overly interested and the developer in question - Mr Paul Williams - seems to be able to carry on breaking planning conditions at will to suit his own ends.

His modus operandi in this case is to achieve planning permission for a 2 storey double garage incorporating a home office on the first floor (planning consent for this application referenced above). The garage is to be used for the storage of motor vehicles only and is never to be occupied as a dwelling as it will remain an integral part of 489A Semington Road.

Today, and for some time Mr Williams has been living in the property - evidence seen of sofas in the garage downstairs, washing hanging outside the garage etc. This is a clear breach of the planning consent. Also when I've previously questioned the development with Planning Enforcement they have been showed photographs of Mr Williams cars parked in the garage. Although I have no absolute proof of wrongdoing, if an enforcement officer were to visit the site it would become immediately obvious that there is no way that cars can be stored in this building and that the photographs were potentially fabricated.

Additionally I have it on authority of a tradesperson I have spoken to today, that Mr Williams fully intends to convert this building into 2 separate dwellings in total contravention to planning consents and to the absolute detriment of the neighbourhood where parking is already a road hazard. If this development comes to pass then it will prove how ineffective Planning Enforcement are as once again the amenity of the community will have been sacrificed for a rogue, potentially criminal developer.

This is on top of Mr Williams being turned down for a Certificate of Lawfulness for one of his existing properties on the same site.

Despite this being rejected by the Government Inspector, Mr Williams has submitted a new application to try and get around this. Again I wrote to Planning Enforcement about this on several occasions but once again there has been a distinct lack of activity or concern. Tenants have been living in this property illegally since December 2023, let through Wrights Letting Agency.

I urge all parties to please take these planning breaches seriously and come out and see for yourselves the lack of regard for proper process, controls and the law that this developer simply does not respect.

Regards



Date: Wednesday 5th June 2024

Start: 6.30pm

Present:

Steering Group Members Present

Councillor David Pafford Chair (MWPC)

Councillor Graham Ellis (MTC)

Councillor Pat Aves (MTC)

Councillor John Glover (MWPC)

Mark Blackham (Bowerhill Residents Action Group)

John Hamley (MTUG)

Shirley McCarthy (Environment)

Mike Sankey (WC)

Chris Holden (Melksham Community Area Partnership)

Officers

Teresa Strange (MWPC)

Lorraine McRandle (MWPC)

Task Group Members

Councillor Mark Harris

Councillor Alan Bains

Planning Consultants

Vaughan Thompson (Place Studio)

MTC Melksham Town Council

MWPC Melksham Without Parish Council

WC Wiltshire Council

MTUG Melksham Transport User Group

MINUTES

1. Welcome & Housekeeping

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

2. Apologies

There were no apologies.

3. **Declarations of Interests**

Vaughan Thompson advised that Pace Studios have been approached by Cranbourne Estate to help them make their Neighbourhood Plan; this was in association with RAW Planning who were the agents for one of the site allocations.

Resolved: It was agreed that there was no conflict of interest and members thanked Vaughan for his transparency

4. **Public Participation**

There were no members of the public present.

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

Resolved: For items 6b,7,8,9 & 10 to be held in closed session.

6. **Minutes and Notes**

Minutes of Meeting held on 15th May 2024

It was proposed by Chris Holden, seconded by Councillor Pat Aves and

RESOLVED to approve, and for the Chair to sign, the minutes of the Steering Group meeting held on 15th May 2024

Confidential Notes to accompany meeting notes, 15th May

It was proposed by Councillor Pat Aves, seconded by John Hamley and

RESOLVED to approve, and for the Chair to sign, the Confidential minutes of the Steering Group meeting held on 15th May 2024.

Answer to query raised: “how can past oversupply of housing completions against planned requirements be addressed?”

Vaughan’s answer that over allocation cannot count against post 2038 requirements was noted.

The meeting went into closed session.

7. **Feedback from Wiltshire Council on pre Regulation 14(B) consultation advice**

In closed session

8. **Feedback and agree way forward with Technical Support Packages/Evidence documents**

In closed session

9. **Way forward for Regulation 14(B) consultation**

In closed session

10. Draft Regulation 14 (B) version of the Plan

In closed session

11. Finance

In closed session

12. Date and venue of Next Steering Group Meeting

The meeting closed at 8pm. signed.....
Chair,

TELL US WHAT YOU THINK OF THE UPDATES TO THE JOINT MELKSHAM NEIGHBOURHOOD PLAN 2

Thursday 20th June - Thursday 15th August

This summer there is another chance to have your say on the updates to our Neighbourhood Plan. Specifically about allocations for housing and employment, as well as about protecting areas between the town and our villages known as 'green wedges'. It's the next stage in the journey of keeping our communities' Neighbourhood Plan bang-up-to-date and as strong as it can be.

IN 2023...

We consulted with you back in October 2023 as part of our first formal public consultation (Pre-Submission Draft, Regulation 14, Consultation) on the 2nd edition of the Joint Melksham Neighbourhood Plan - JMNP2 for short.

Thank you if you took part in this consultation on what we are now calling the pre-submission draft A of JMNP2. We received over 980 individual comments! These comments have been very helpful to us and we are currently revising and updating our Plan as a result. Overall people were supportive and generally positive and constructive in their comments.

FEEDBACK FROM 2023

There are no other changes to the JMNP2 at this stage, which remains as it was in the 2023 Consultation. All previous comments submitted to the 2023 Consultation are still valid, and are being taken into consideration.

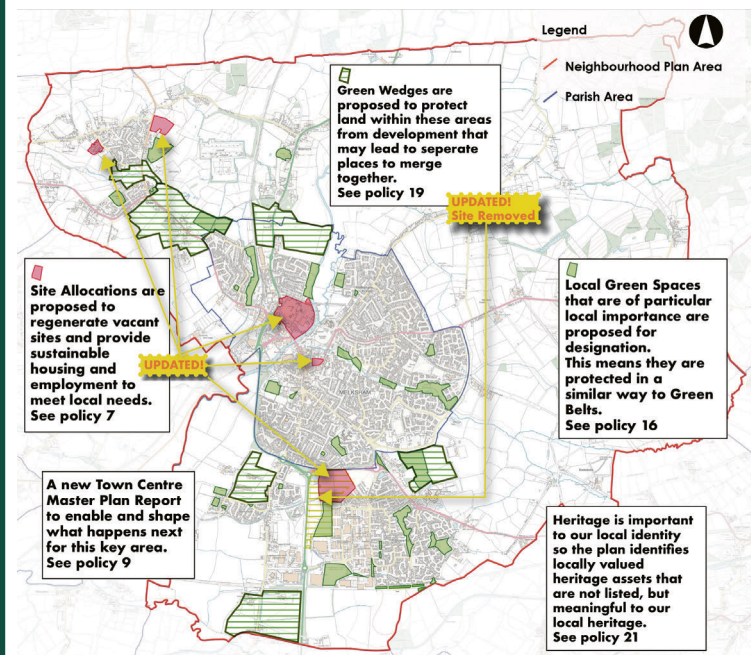
There is no need to submit these comments to us again.

IN 2024...

Since the 2023 Consultation on JMNP2, significant new information and further work has been done to proposed site allocations at Melksham and Whitley.

In addition, despite local opposition, outline planning permission was granted

through appeal for 210 dwellings and a 70-bed care home on land South of Western Way. Our updated plan proposes its allocation to make these numbers count, minimise any harm the development may cause, and maximise the community benefits it delivers.



REVISED Policy 7.1 Cooper Tires (Now allocates this site for at least 150 homes to make sure this site is viable to re-development).

REVISED Policy 7.2 Land at the Former Melksham Library, Lowbourne House and Car Park (The updates to this policy provide more detail to enable the development of up to 50 extra care dwellings).

NEW Policy 7.6 Land South of Western Way, Bowerhill (This policy enables more local influence and input into the detail that still needs to be resolved for 210 dwellings and the 70-bed care home granted outline permission through Appeal).

REVISED Policy 7.3 Land at Whitley Farm (The updates to this allocation provide more detail to enable the sensitive development of about 15 dwellings around the grade II listed farm barn which will be conserved and re-used).

CHANGES WE ARE CONSULTING ON

NEW Policy 7.7 Land at Middle Farm (This new policy combines two previous allocations into one, resulting in a smaller area overall for about 55 dwellings and includes more landscaping to protect the countryside edge).

GREEN WEDGES

Green Wedges are areas that we wish to see protected from development that could lead to separate places joining up.

REVISED Policy 19 - Green Wedges (One area included land South of Western Way which now has outline planning permission, and so the update to this policy is the removal of a Green Wedge. The policy itself has also been updated to enable more flexibility for when employment development in the Green Wedges could be acceptable).

HOW CAN I COMMENT ON THE UPDATES IN DRAFT B OF THE JMNP2?

ONLINE

The draft Plan and evidence base reports are available to view on the 'Neighbourhood Plan 2' pages of the Neighbourhood Plan website:

www.melkshamneighbourhoodplan.org

HARD COPIES

- at Melksham Town Hall
- at the Parish Council offices on the first floor of the Community Campus
- at Melksham Library
- at Sprockets Cafe at Spindles Bike Shop, Top Lane, Whitley

DROP-IN SESSIONS

Friday 19th July 4pm - 7pm Melksham Community Campus

Saturday 20th July 11am - 2pm Shaw Village Hall

Tuesday 23rd July 5pm - 8pm Bowerhill Village Hall

Please submit your views to us via email:

contact@melkshamneighbourhoodplan.org

Or you can drop off any views in writing to Melksham Town Hall or the Parish Council office.

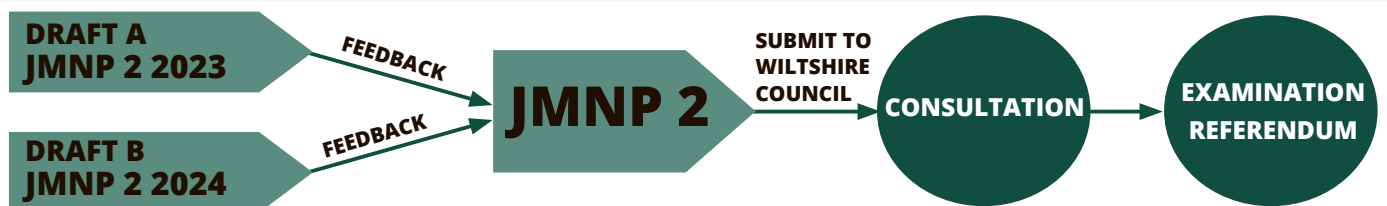
TELL US WHAT YOU THINK!

8 WEEK CONSULTATION COMMENCING THURSDAY 20TH JUNE

DEADLINE FOR COMMENTS THURSDAY 15TH AUGUST

WHAT HAPPENS NEXT?

After August 15th, the Steering Group will consider all comments from 2023 and 2024, and prepare a final submission version of the Neighbourhood Plan.



- Sign up to the mailing list
- Visit the website which is regularly updated www.melkshamneighbourhoodplan.org
- Follow the Facebook page [MelkshamNeighbourhoodPlan](https://www.facebook.com/MelkshamNeighbourhoodPlan)

- Attend future consultation events
- Read regular updates in the Melksham News
- Email us on contact@melkshamneighbourhoodplan.org

Melksham Town Council
Town Hall, Market Place, SN12 6ES
Tel: 01225 704187

Melksham Without Parish Council
First Floor, Melksham Campus, SN12 6ES
Tel: 01225 705700

Housing Land Supply and Housing Delivery Test Briefing Note No. 24-13

Service: Planning
Further Enquiries to: Nic Thomas, Director - Planning
Email: nic.thomas@wiltshire.gov.uk
Date Prepared: 12 June 2024

BRIEFING NOTE ON HOUSING LAND SUPPLY AND HOUSING DELIVERY TEST

Summary

We have now completed the update to Wiltshire's housing land supply position. The current position is a **4.2 years** supply using a base date of 1 April 2023. This will be used to inform decision-making of planning applications and appeals.

This is the first Housing Land Supply Statement to be published since the update to the National Planning Policy Framework (NPPF) was issued on 19 December 2023. This made changes to how housing land supply should be assessed for councils that have made sufficient progress in developing their Local Plan. An update on how the revised NPPF impacts on the council's planning function is provided in [Briefing Note 24-01](#).

These changes mean that for a period of two years from the date that the NPPF was updated, local planning authorities such as Wiltshire that have an emerging local plan that has reached Regulation 19 stage, will only be required to demonstrate a four-year requirement, rather than a five-year requirement.

In addition, recent housing delivery in Wiltshire remains strong, with the latest Housing Delivery Test results (from 2022) indicating the council has met **106%** of its housing targets over the past three years.

This briefing note provides information on both these Government measures and what the implications are for decision making.

1. Introduction

1.1 Government policy as set out in the National Planning Policy Framework (NPPF) includes two measures that are designed to drive the delivery of housing:

- (i) Five-year / four-year housing land supply (see below)

(ii) Housing Delivery Test

1.2 The main difference between the two is that:

- the five-year / four-year housing land supply measures the level of 'supply' that can be expected to come forward over a five-year period of time i.e. the number of homes that it is anticipated **will be** built; whereas
- the Housing Delivery Test measures the number of homes that **have been** built over a set period.

1.3 Both measures have established methodologies and assess the expected delivery of homes, and homes that have been delivered respectively, against the housing requirement for a local authority area. There is no latitude as to how the methods are applied.

2. What is the housing land supply requirement ?

2.1 The latest NPPF (December 2023) states that:

Paragraph 76

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.”*

Paragraph 77

*“In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, **or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply**¹ the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old (unless they have been reviewed and do not require updating).*

Where there has been significant under delivery of housing over the previous three years², the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”

2.2 As the Wiltshire Core Strategy (adopted January 2015) is more than five years old, the provisions in ‘Paragraph 76’ do not apply in Wiltshire, the council is a ‘Paragraph 77’

¹ Where the council has an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This concession applies until December 2025.

² Where the Housing Delivery Test results indicate delivery below 85%.

authority. The council carried out a Regulation 19 consultation on its Local Plan during autumn 2023. This included a policies map and proposed allocations to meet the housing need identified in the Local Plan. As such, the council is only required to meet a four-year housing land supply against the five-year requirement. The requirement to meet a four-year housing land supply only runs for two years until 18 December 2025, at which time the requirement will revert back to the council needing to demonstrate a five-year housing land supply.

- 2.3 As the Wiltshire Core Strategy (adopted January 2015) is more than five years old, the housing requirement to be used in the five-year housing land supply calculation is Wiltshire's local housing need based on the Government's standard method³. The local housing need is based on future household growth and an adjustment to take account of housing affordability in the local authority. It is recalculated every year based on the latest data, which is applicable at the base date. The standard methodology operates on a local authority basis and does not disperse the local housing need figure to a smaller geographic level.
- 2.4 The annual update for Wiltshire has now been completed and the results of the assessment, using a base date of 1 April 2023, are set out in the 2023 Housing Land Supply Statement (HLSS). This is available on our website via this [link](#). Key points:
- The council can demonstrate a four-year housing land supply. The current position indicates there is a **4.2 years** supply.
 - The deliverable supply has decreased since the previous version due to a number of factors, including a significantly higher number of completions than in previous years, and the effect of the changes to nutrient neutrality by statutory bodies and approach adopted in response by the council.

3. How is the housing land supply calculated?

- 3.1 Housing land supply is calculated using a base date from which calculations are made to avoid double counting.
- 3.2 We have now updated the housing land supply calculation using a base date of 1 April 2023. Using this base date, an explanation is provided below:

Starting point for calculation at base date of 1 April 2023:

Local housing need (1 April 2023) = **1,952** homes per annum

No buffer needs to be applied to the housing requirement as the council has passed the latest Housing Delivery Test (see section 5 below)

4-year requirement = **7,808 homes**

5-year requirement = **9,760 homes**

³ Planning Practice Guidance (DLUHC, July 2019) - <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

What can be included in supply?

- (i) Number of homes on small sites (less than 10 homes) with planning permission or resolution to grant at 1 April 2023 = **1,371 homes** outstanding of which **1,160 homes** were considered to be deliverable within five years (the reduced number takes into account a delivery rate that is based on historic data on non-implementation and delivery timescales).
- (ii) Number of homes on large sites (10 or more homes) with full planning permission at 1 April 2023 = **4,444 homes** outstanding of which **3,741 homes** were considered deliverable within five years (the reduced number reflects delivery timescales).
- (iii) For other large sites with either outline planning permission; resolution to grant planning permission; or allocated⁴ at 1 April 2023: the number of homes where there is clear evidence of delivery over a five year period from 1 April 2023 to 31 March 2028 = **10,399** homes outstanding, of which **1,920 homes** were considered deliverable within five years.
- (iv) Windfall allowance: number of homes expected to be completed on new 'windfall' sites (which do not have planning permission as at 1 April 2023) over a five-year period from 1 April 2023 to 31 March 2028 = **1,372 homes**

Therefore, in total **8,193 homes** can be included in the deliverable supply.

- 3.3 (i) and (ii) are relatively straightforward statistical exercises, which involve an understanding of delivery timescales for individual sites.
- 3.4 (iv) is also a statistical exercise that requires understanding of past delivery trends and the potential for development opportunities to come forward in the future. As these are matters which vary year-on-year, the allowance is reviewed and refreshed as part of each annual update. The position includes an allowance for delivery on brownfield sites and small greenfield sites.
- 3.5 (iii) is more complex, and clear evidence must be provided for each site to meet the requirements of paragraph 77 of the NPPF, which requires that sites are deliverable over the five-year period being assessed. This means that for large sites, which take time to deliver, we may only be able to include the first few phases of development in the five-year land supply.
- 3.5 So, while on the face of it there is a substantial pool of large sites, for **17,586 homes** in total, and a higher level of supply could be expected, the timescales within which these can be delivered is key. An assessment of the deliverability of these sites has indicated that only **47 %** of these are capable of delivery during the five-year period 1 April 2023 to 31 March 2028. Factors determining housing delivery are often outside our control, as the

⁴ Wiltshire Core Strategy, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, and allocations in Neighbourhood Plans which do not yet have planning permission.

development industry ultimately determines how and when sites come forward, despite planning permissions being granted and sites allocated within the development plan.

- 3.6 It is important for credible judgements to be made in undertaking these assessments because they are subject to scrutiny at appeal by appellants, third parties and the appointed Planning Inspector.

4. What are the implications of having a four-year housing land supply?

- 4.1 The implications for not having a five-year housing land supply and decision making were set out in previous briefing notes, specifically Briefing Notes No. 20-20 (June 2020), No. 20-37 (December 2020), No. 22-09 (April 2022), and No. 23-15 (May 2023). These indicated that the presumption in favour of sustainable development applied when determining planning applications.
- 4.2 Following the December 2023 changes to the NPPF, the council is now only required to provide a four-year housing land supply to prevent the presumption in favour of sustainable development applying when determining planning applications. This was set out in Briefing Note 24-01 (January 2024) which superseded the council's approach set out in the earlier Briefing Notes specified in paragraph 4.1.
- 4.3 As these figures exceed the four-year requirement, the planning balance is now 'level'. This indicates that there is now a lower threshold in place for being able to justify the refusal of planning applications. Pragmatically, this means that fewer 'speculative' residential planning applications are likely to be granted.

5. What is the Housing Delivery Test and consequences?

- 5.1 It measures net homes delivery (i.e. net homes built) in a local authority area, such as Wiltshire, against the homes required using local authority completions statistics and planning data.
- 5.2 The results are published for each local authority area by the Secretary of State annually, see [Housing Delivery Test \(www.gov.uk\)](http://www.gov.uk)
- 5.3 As set out in the NPPF the Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. The most up to date result, at the time of writing, is for 2022.
- 5.4 Since the inception of the Housing Delivery Test the published results for Wiltshire are:
- | | |
|------|---|
| 2018 | 139% (years measured 2015/16 - 2017/18) |
| 2019 | 149% (years measured 2016/17 - 2018/19) |
| 2020 | 140% (years measured 2017/18 - 2019/20) |
| 2021 | 141% (years measured 2018/19 - 2020/21) |
| 2022 | 106% (years measured 2019/20 - 2021/22) |
- 5.5 The three consequences of failing the Housing Delivery Test (HDT) are set out in paragraph 79 of the NPPF, as follows:

1. Triggering the presumption in favour of sustainable development (HDT below 75%)

The presumption in favour of sustainable development (paragraph 11d, NPPF), as explained above, should be applied to decisions where the HDT indicates delivery has fallen below 75% of the housing requirement.

2. 20% buffer (HDT below 85%)

The five-year land supply must include an additional buffer of 20% where the HDT indicates that delivery was below 85% of the housing requirement.

3. Requirement to prepare an action plan (HDT below 95%):

The authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

- 5.6 Wiltshire has consistently performed well against the HDT and has passed the test in the latest results. As a result, none of the consequences set out above apply in Wiltshire.

6. What can we do to maintain housing land supply?

- 6.1 The changes to the NPPF relating to the four-year housing land supply are time-limited - the concession under paragraph 226 only lasts until December 2025. It is therefore very important that the council gains the support of local communities to secure the adoption of its emerging Local Plan as soon as possible as this will provide a much longer period of 'protection'.
- 6.2 The council will look to restore a five-year housing land supply through the Local Plan, which should be in place prior to December 2025, and permitting appropriate housing developments in the meantime. The Plan looks to allocate additional housing land, some of which can be delivered within five years, and therefore contribute towards meeting a five-year housing land supply.
- 6.3 The council's housing land supply figure can only be retained during the concessionary period if suitable planning applications for housing development continue to be granted. If the council refuses too many planning applications, housing supply will fall below four years and the 'tilted' balance in favour of approval will once again apply.
- 6.4 Since the base date of 1 April 2023, consents have continued to be granted permission on suitable sites. While these do not currently contribute to the housing land supply because they were permitted after the base date of 1 April 2023, they will help to increase the housing land supply in the future. New permissions help replenish the housing land supply as it is reduced due to housing completions, planning permissions lapsing, and delays in delivery on key sites. Table 4 of the HLSS contains a list of large new sites (10 or more dwellings) that have been permitted since the base date up to the date of publication.

- 6.5 Work can now commence on the preparation of the next HLSS using a base date of 1 April 2024. These statements take time to prepare, particularly for authorities the size of Wiltshire, and typically take around 9-12 months from the base date to publication.

Town and Parish Council Forum

25 June 2024

Agenda

- Welcome
- Councillor Nick Botterill and Corporate Director Introduction
- Planning Improvement Programme
- Neighbourhood Planning
- Planning Policy
- Planning Enforcement
- Feedback session

Introduction

Councillor Nick Botterill, Cabinet member for Finance and Planning
Parvis Khansari, Corporate Director for Place

Planning Improvement Programme

Nic Thomas
Director of Planning

Why do we need to Improve

- Corporate and political aspirations to provide the best we can possibly can
- Committed £1million per year additional staff funding. One of the biggest ever single investments in any council planning service
- To implement Peer Review (May 2023) recommendations
- In response to staff and stakeholder feedback and suggestions
- To improve morale and job satisfaction, helping to develop, retain and recruit the best workforce
- Reduce costs and to be more efficient and innovative
- To focus our efforts on our priorities, including new Local Plans, faster planning decisions, planning enforcement, delivering jobs, supporting communities through Neighbourhood Planning and defending appeals
- Improve our reputation and get recognition
- To deliver lasting change in a phased and managed way
- To deliver our ambitious vision

PAS Planning Peer Review Feedback

- In May 2023, the council invited the Planning Advisory Service (PAS) to undertake a peer review of planning service
- The Peer Review team made 18 recommendations. Four themes:
 1. **Service structures** - officer structures and the need to move away from the 'pre-unitary' arrangement of area teams corresponding with the former district council boundaries
 2. **Governance arrangements** - inefficiency of Planning Committee structure, concerns raised about number of officer decisions overturned and recommendations made about reducing the number of committees and changes to how meetings are run.
 3. **Management, staff and culture** - teams working in a 'silo' cultures and recommended that cultural and structural change to be addressed through a corporate transformation project approach.
 4. **Learning and development** – recruitment and retention is an issue for DM and Strategic Planning. Learning and development was highlighted as a weakness across our staff, and elected members and town/parish councils.



Our vision

Provide a dynamic planning service with exceptional customer service and a reputation for excellence

What we hope to achieve...

Higher quality service for customers/ stakeholders

Improved staff satisfaction

Improved reputation as a council and county

Improved efficiency through innovation

Greater conservation, consistency and coherence of design

Sustainable and diversified economy, and tourism interest

Achieved consistent 'quality' period of meeting government targets

Achieving carbon and environment targets

Meet the identified needs of Wiltshire

Planning Improvement Plan

- 2 year plan to become one of the best performing planning authorities in the country
- Improvement plan covering 5 workstreams
- Substantial investment in new planning staff at all levels
- New career grade process to fast-track planner progression
- Focus on excellent customer service – listening and responding to customers
- Learning and development programme for staff, members and town/parish councils
- New ways of listening to feedback from stakeholders (forums, newsletters, staff panels etc.)
- New approach to more a responsive planning enforcement service
- Improving planning committee processes
- Reducing planning application backlogs and speeding up determination timescales
- Introducing new ways of enhancing sense of Place through design review and establishing Place Boards

Our five projects

Excellent
Customer Service

Resilient
Workforce

Transparent and
Robust Decision
Making

Efficient and
innovative ways of
working

Effective Place
Shaping

What success will look like

- We are transparent and communicative. People understand and respect what we do
- We develop a great reputation
- We are efficient and keen to embrace change
- We have a high performing and motivated workforce
- We set challenging targets and consistently perform highly
- We deliver high quality sustainable development & regeneration
- We all understand and embrace the council's values
- Staff are keen to grow their careers within Wiltshire Council
- We innovate and lead the way. We receive recognition



Challenges we face

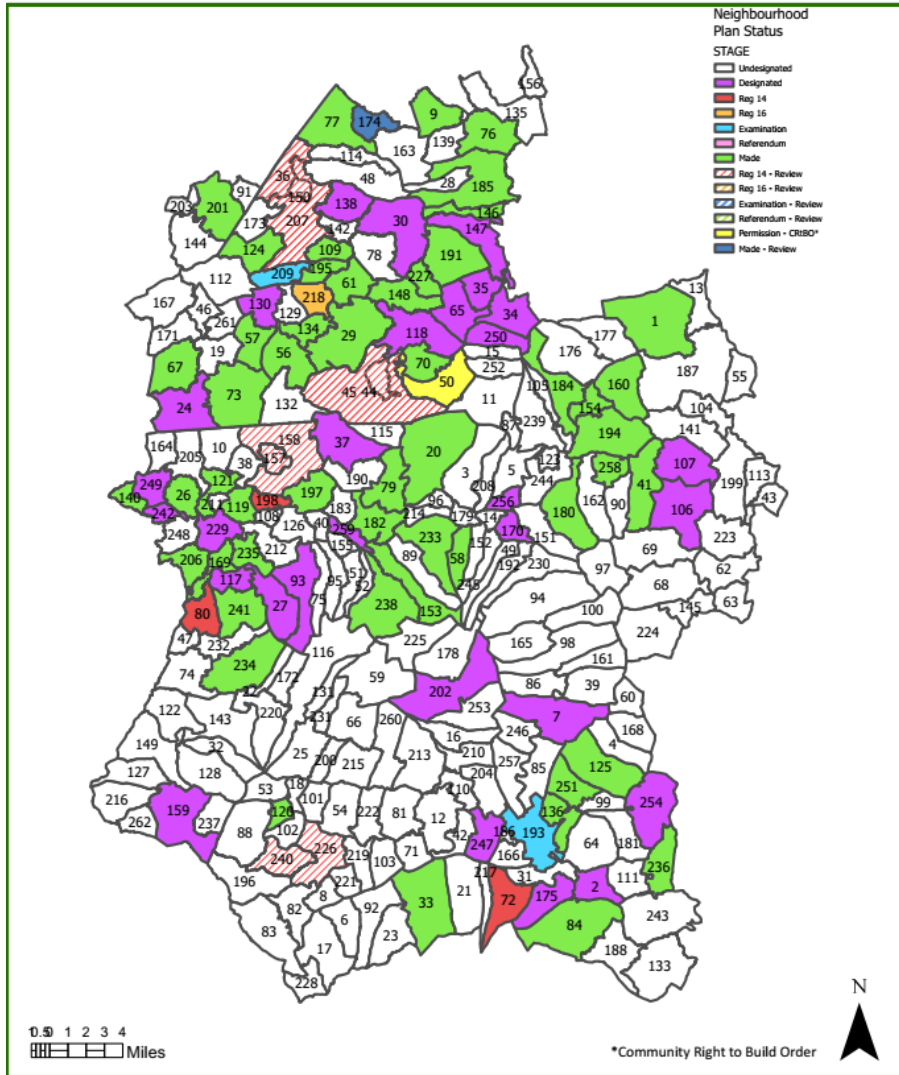
- Recruitment – shortage of professional planning staff and competing with private/contractor salaries
- Reducing reliance on agency workers (£400k per year)
- Changing staff culture
- Improving developer and community perception about the service
- Reducing reliance on Extensions of Time Agreements
- Increasing confidence in business as a place to invest (constrained place, poor infrastructure)
- Securing adopted Local Plan and Gypsy and Traveller Plan
- Maintaining housing land supply and delivering growth in the right locations
- Uncertainty about future changes to the planning system

Neighbourhood Planning

Michael Kilmister

Neighbourhood Planning Manager

Neighbourhood Planning Progress



As of June 2024:

- Currently 54 'made' (or adopted) plans & one community right to build order.
- Had one NP review 'made' (May 2024)
- 98 parishes have neighbourhood areas designated
- One NP to begin examination in July 2024
- 31 NP reviews underway
- 24 further plans in progress
- Further number of Parishes beginning to look at NPs
- Still significant interest across Wiltshire

Neighbourhood Planning Website

- There is a lot of good and helpful guidance notes on the website
- [Neighbourhood planning - Wiltshire Council](#)



Home > Services > Planning and building control > Neighbourhood planning

Neighbourhood Planning

What Neighbourhood Planning is

Neighbourhood planning provides an opportunity to change attitudes towards development through positive engagement by local communities, giving communities more control over the future of their area and local people having the chance to have their say on what happens where they live.

Neighbourhood Planning is a tier of Planning Policy that empowers communities to shape the development and growth of a local area. It is important to highlight that Neighbourhood Plans must be in general conformity with the strategic policies of the development plan in force.

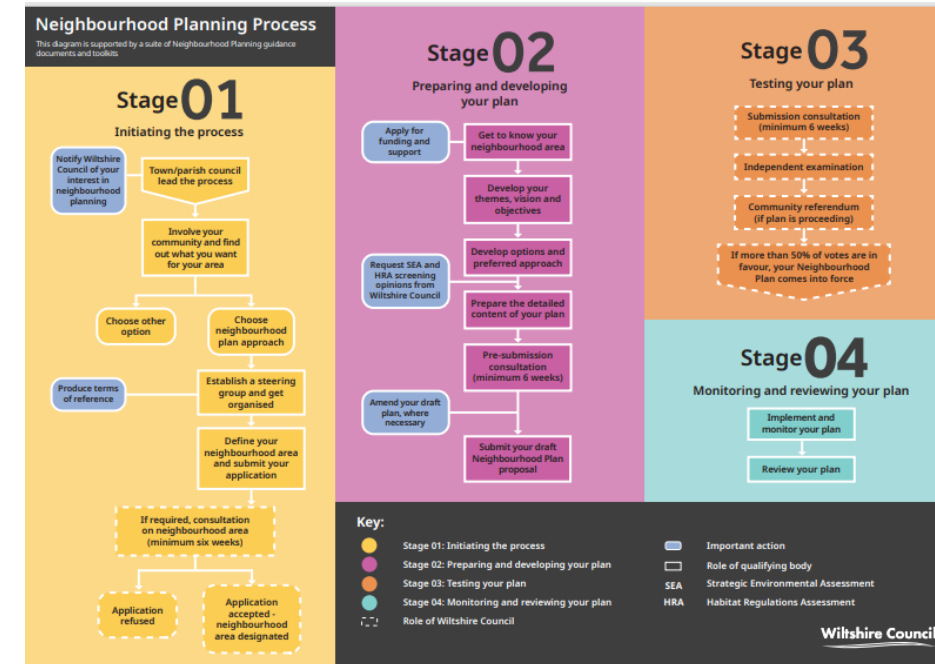
There are three different types of Neighbourhood Planning documents:

- Neighbourhood Plan - Neighbourhood Planning activity in Wiltshire Council ([Neighbourhood Planning activity map](#)) set out planning policies for the development and the use of land in a local area; once adopted a Neighbourhood Plan forms part of the statutory documentation that is used to determine planning applications.
- Neighbourhood Development Order (information on Neighbourhood Development Orders can be viewed under the 'Alternative options to producing a neighbourhood plan' drop down)
- Community Right to Build Order (information on Community Right to Build Orders can be viewed under the 'Alternative options to producing a neighbourhood plan' drop down)

A neighbourhood plan can:

- establish general planning policies for the development and use of land in a particular area
- include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development

Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include provisions for an area for greater amount of growth that is set out in the statutory



Neighbourhood plans - motivating factors

- Ability to inform planning decisions (part of development plan)
- Prepared by local community not the local planning authority
- Increased share of Community Infrastructure Levy 25%
- Protection from updated para 14 NPPF (Dec 2023) – Protection against development that conflicts with neighbourhood plans has been extended to five years from two years where those neighbourhood plans contain policies and allocations to meet that area’s housing requirement. Speculative housing planning applications less likely to be approved where conflict with NP.
- Process enables communities to better understand their areas - informing Local Plan preparation and planning decisions
- DLUHC extended support for a seventh year (2024/25). Neighbourhood Planning support will continue to offer grants and technical support packages.

Service Re-structure – Changes to the Neighbourhood Planning

'Old' Neighbourhood Planning Team structure
Neighbourhood Planning Manager
Planning Analyst

From June 2024
Neighbourhood Planning Manager
Senior Planning Officer
Planning Officer (level 2)
Planning Officer (level 1)

Key messages

- We are strengthening team capacity to support communities preparing their Plans
- We are here to listen and respond to feedback as that is the only way we can make things better
- We are about to have an internal audit which will look at our processes around the support we provide to communities producing a Neighbourhood Plan, including
 - Governance
 - Finance and
 - Internal processes.
- Our aim is to get as many towns and parishes to produce NPs as this gives communities control over shaping growth in their towns and villages

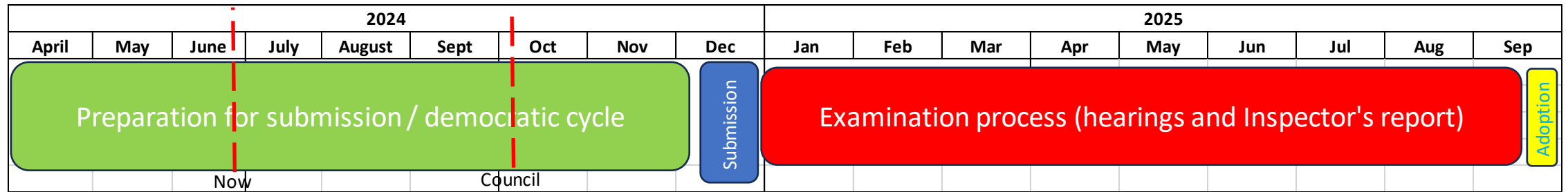
Planning Policy

Nic Thomas

Director of Planning

Local Plan timeline

Local Development Scheme - March 2024



Local Plan - representations received

- Consultation closed 22 November 2023
- Approximately 10,300 comments in total
- Approximately 2,330 individuals/organisations and 630 agents/developers
- Two petitions
 - Golf course reserve site, Bradford on Avon with 2,310 signatures
 - Land north of Downton Road, Salisbury with 1,386 signatures
- Main issues will be in Consultation Statement - submission document which will inform examination

Local Plan: key policies - representations

- Overview of key points raised on Policies 1, 2 and 3:
 - Policy 1 - where will development take place?
 - Policy 2 - how much development will take place?
 - Policy 3 - supply contingency
- Representations seek to challenge the growth element of the strategy - housing numbers, choice of sites, approach to employment land delivery

Local Plan - what's next?

Key dates

- Publish representations on website - September 2024
- Cabinet - 8 October 2024
- Council - 23 October 2024
- Submission and commencement of Examination - December 2024
- Examination in Public Hearings - mid 2025
- Adoption – end of quarter 3, 2025

Gypsy and Traveller Development Plan Document

This document will be informed by a Gypsy and Traveller Accommodation assessment, which identifies needs to 2038 and will make provision, including through site allocations, to meet identified needs. It will focus on a review of Wiltshire Core Strategy Core Policy 47 'Meeting the needs of Gypsies and Travellers'.

Key dates

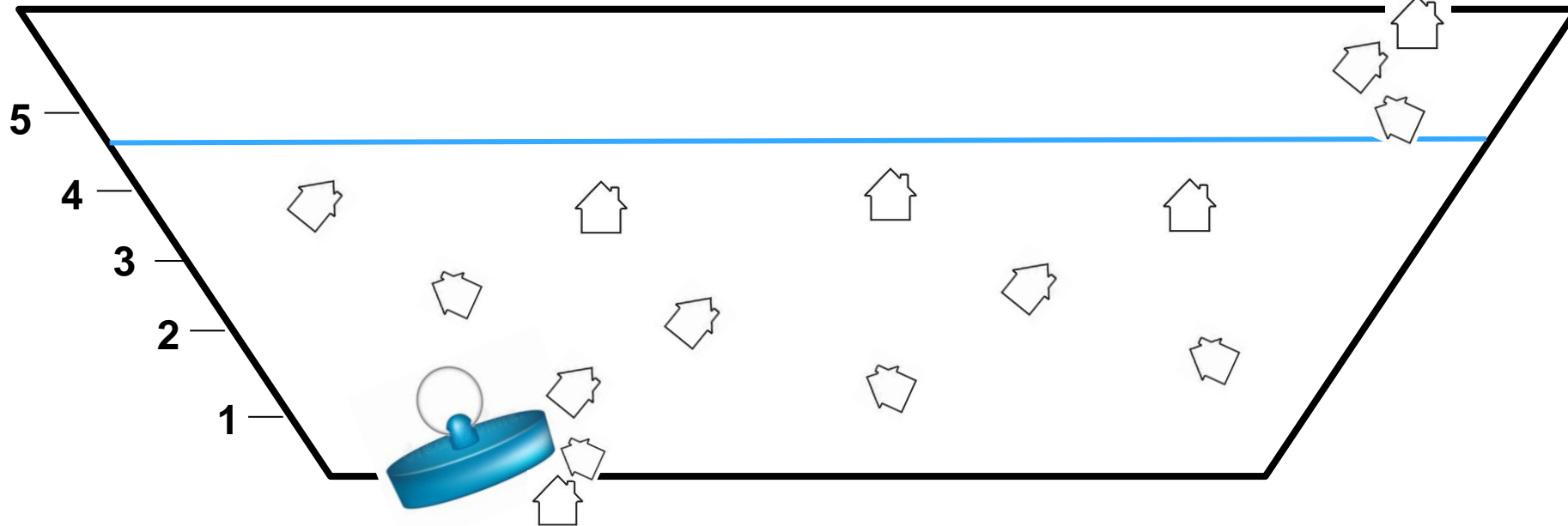
- Regulation 19 consultation – early Quarter 3, 2024
- Submission to Secretary of State – Quarter 1, 2025
- Adoption - Quarter 3, 2025

Housing land supply

- Land that can meet the housing need of the Council over forthcoming five years.
- Takes into account:
 - **housing requirement** that the Council must meet.
 - **supply (number of dwellings)** available to fulfil that housing requirement.
- Expressed in number of years - currently **4.2 years** at current base date 1 April 2023.
- Repeatedly examined at appeal.

Housing land supply

- New permissions
- New allocations
- Progress on existing sites
- Windfall allowance



- Completions
- Lapsed permissions
- Delays on existing sites which would have contributed to supply

Planning Enforcement

Chris Horan

Interim Planning Enforcement Manager

4th



largest planning authority in the United Kingdom

950



Enforcement Cases per year

10



Planning Enforcement Officers

1,100



Planning Enforcement Cases closed last year


96%



Planning Enforcement case are acknowledged in 3 working days

80

Planning Enforcement Notices Served last year

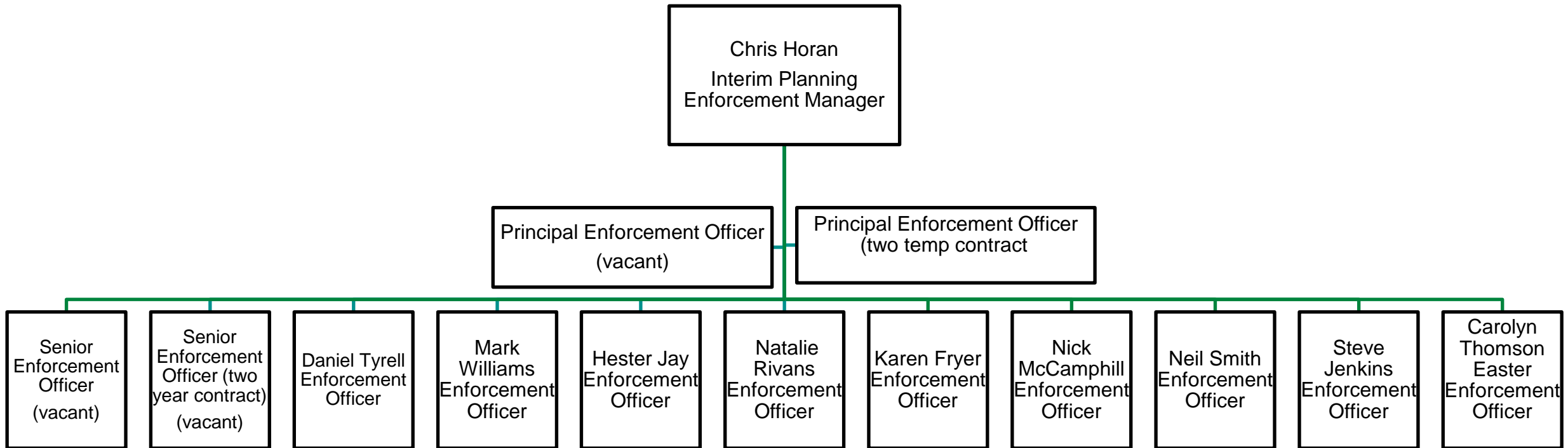


Wiltshire Council

Enforcement in Wiltshire

- Political priority resolving enforcement matters across the authority
- New council wide liaison group (Enforcement Management Group)
- New enforcement strategy being drafted setting out the Council's approach (Cabinet in September, Full Council in October)
- Significant investment in Planning Enforcement (c.£300k)
 - 2 x Principal Enforcement Officers
 - 2 x Senior Enforcement Officers
 - Funding for direct action
- Expectation that planning takes a more proactive role and tackles cases causing most harm
- However, will be closing cases faster where no harm being caused

The Team

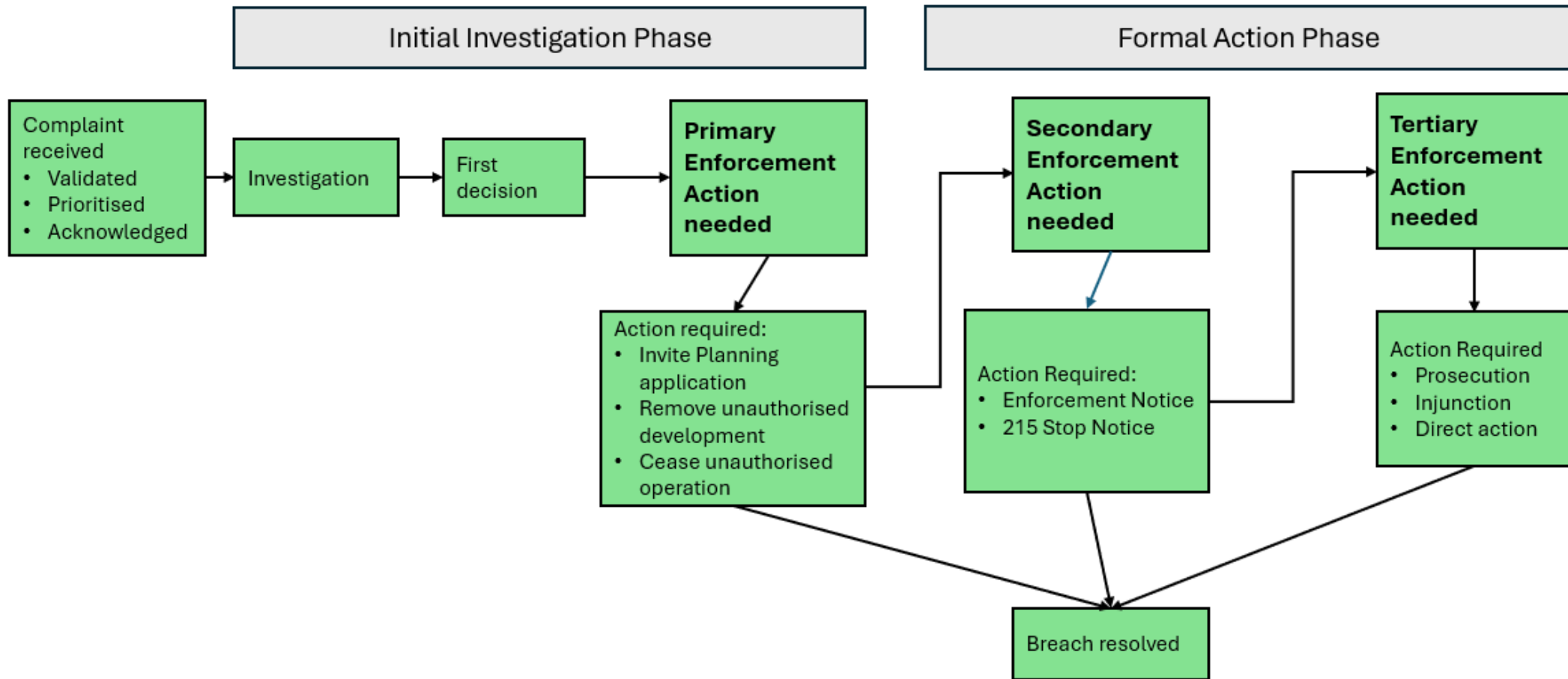


Planning Enforcement – what we do

- Investigating breaches of planning control which includes:
 - Unauthorised development (buildings, household extensions)
 - Changes of use (business operations, new dwellings, mobile homes, traveller sites)
 - Works to listed buildings
 - Protected trees
 - Illegal Advertisements (not on the highway)
 - Untidy sites



Planning Enforcement – process overview



The Challenges

- Planning enforcement must be proportionate, it's not always straightforward
- Often complex investigations and complex site histories
- Key issues in our investigations
 - Time frames for immunity
 - Understanding what is lawful
 - Permitted development
 - Could planning permission be granted??
- Demanding caseloads for officers, not responding quickly enough to important issues
- Some cases don't get progressed as quickly as they could
- Escalating action against noncompliance not as efficient as it could be
 - Stepping up the action where we need to
- Keeping people/complainants/parishes updated

Planning Enforcement – moving forward

- Recruitment to 4 new senior positions
- Shifting how we manage our work - from individual caseloads to better managing the escalation of issues
- Managing major cases more effectively across the authority
- Improving communication with stakeholders
- Ensure that we see things through the process
- More responsive to issues and priorities - ensuring we respond to important issues more quickly

Planning Enforcement – how can you help?

- Be our eyes and ears. Help us to understand...
 - Where? Pinpointing the exact location
 - What? Exactly what has changed (your knowledge of the site is better than ours)
 - Who? Someone new, the owner?
 - When? Timeframes – understanding when things changed
 - Why? Not always critical but help out it in context
- Photos – show us what is happening
- Be patient – planning enforcement is difficult. Officers are doing their best!

Your role

- To bring to our attention unacceptable breaches of planning control
- To sometimes act as a conduit for parties that may wish to bring to our attention unacceptable breaches of planning control
- To provide evidence of breaches of planning control – e.g. diaries

Questions?

Teresa Strange

From: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Sent: 11 June 2024 14:03
To: Teresa Strange; Cleave, Julie
Subject: RE: MELK 40 Pre-consultation

Hi Teresa,
I have submitted a pre application and await advice from the planning team.
Pre- ecology is complete and BNG survey is being undertaken by our consultants.
As you have seen process for cycle track conversion is underway.

Next steps will be to compile application for planning consultation.

Kind Regards

Kingsley

Kingsley Hampton
Senior Transport Planner
Sustainable Transport
Tel: 01225 713482



www.connectingwiltshire.co.uk



From: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Sent: Tuesday, June 11, 2024 1:52 PM
To: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>; Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Jon.hubbard (Jon.hubbard@melksham-tc.gov.uk) <Jon.hubbard@melksham-tc.gov.uk>
Subject: RE: MELK 40 Pre-consultation

Hi Julie and Kingsley
I hope all is well, just wondered what progress there was on this footpath between Western Way and Burnet Close?
With kind regards, Teresa

From: Teresa Strange
Sent: 26 March 2024 13:40
To: Hampton, Kingsley <kingsley.hampton@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Nick.Holder@wiltshire.gov.uk; Committee Clerk <committee.clerk@melksham-tc.gov.uk>; Hugh Davies <hugh.davies@melksham-tc.gov.uk>; Hubbard, Jon <Jon.Hubbard@wiltshire.gov.uk>; Millard, Paul <Paul.Millard@wiltshire.gov.uk>; Rogers, Richard

<Richard.Rogers@wiltshire.gov.uk>

Subject: FW: MELK 40 Pre-consultation

Dear Kingsley

Thank you for giving Melksham Without Parish Council the opportunity to comment on this proposal.

The parish council welcome this finally coming forward as a usable footpath.

They request that there be demarcation on the path (white line) to delineate where pedestrians and cyclists should be on the path.

They note that this will be heavily trafficked by those using it as a route to and from school (both Melksham Oak and the proposed primary school at Pathfinder Place) so the potential for conflict between cyclists vs pedestrians.

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 twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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From: Gee, Lorraine <Lorraine.Gee@wiltshire.gov.uk>

Sent: 22 March 2024 11:09

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

Subject: MELK 40 Pre-consultation

Good morning.

Please find attached Cycle Tracks Pre-consultation. Please provide your comments in writing to Kingsley Hampton by 22nd April 2024

Many thanks

Kind Regards,

Lorraine Gee
Registration Assistant
Sustainable Transport Group
Department for Neighbourhood & Planning

Please note that I don't work Monday

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Lorraine McRandle

Subject: FW: Queueing tipper trucks along Semington Road

From: [REDACTED]
Sent: 21 June 2024 12:35
To: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Cc: Lorraine McRandle <office@melkshamwithout-pc.gov.uk>; Richard Wood <richard.wood@melkshamwithout-pc.gov.uk>
Subject: Queueing tipper trucks along Semington Road

Dear Mr Seed

I have just attempted to traverse Semington Road in order to park at my home and had to negotiate a queue of 4 tipper trucks all waiting to enter the Buckley Gardens development also along Semington Road (David Wilson Homes). This was after having passed 3 tipper trucks queueing by the police station near G Plan! The road is a road safety disaster because of this but it seems to be of no concern to the house builder. Surely the trucks should be queueing off road and on the site?? The residents of Berryfield and Semington Road have endured non stop building work along Semington Road for the past 6 years and our patience is beginning to wear thin.

To be fair the Bellway estate did not pose these problems half as much as DWH who think it's ok to block the highway and at the same time throw mud all over the road without a care for the impact on the existing community. It really is not acceptable. I would appreciate if you could make representations on the communities behalf to ensure DWH takes steps to significantly reduce the impact of their development on the existing residents before there is an accident or tragedy due to the thoughtless behaviour of this developer. Thank you.

Regards

[REDACTED]

Sent from [Outlook for iOS](#)



Vehicles parking on Semington Road

