

13th April 2026 Planning Agenda FIN _____	3
AGENDA ITEM 06a - NOTES OF MEETING WITH David Wilson Homes 10 Dec 25 _____	8
AGENDA ITEM 06a - Draft Local Plan Policy 18 (Blackmore Farm) .	11
AGENDA ITEM 06c NOTES OF MEETING with Corsham Cricket Club _____	15
AGENDA ITEM 07ai - Revised Plans Letter _____	17
AGENDA ITEM 07aii Email about MELW103 extinguishment to Western Planning _____	19
AGENDA ITEM 07aii Committee Letter-MELK103 _____	21
AGENDA ITEM 08bii Highways comment on PL.2026.01378 _____	23
AGENDA ITEM 08e Secretary of State timings _____	24
AGENDA ITEM 08e Request for bird mitigation scheme condition _	26
AGENDA ITEM 08fii Berryfield triangle land tree report _____	33
AGENDA ITEM 08fii Wiltshire Council guidance on TPOs _____	35
AGENDA ITEM 09 Highway adjacent ot 165 Littleworth Lane _____	36
AGENDA ITEM 09 2021 order for Highway adjacent to 168 Liltew- orth Lane _____	42
AGENDA ITEM 10a P26-06 - Cllr Debbie Savage Seend Parish Council _____	45
AGENDA ITEM 10bi - Request for meeting _____	49
AGENDA ITEM 10bii Recent planning appeal decision re lack of employment land _____	51
AGENDA ITEM 11ai Correspondence re Lime Down Solar Local Impact Report _____	53
AGENDA ITEM 11aii Lime Down Solar hearing arrangements _____	56
AGENDA ITEM 11aiii Stop Lime Down communication _____	61
AGENDA ITEM 11aiii Lime Down Solar MWPC comments and responses _____	62
AGENDA ITEM 11bi - Highways Correspondence Westlands Lane .	70

AGENDA ITEM 11bi Highways Correspondence re Westlands Lane _____	73
AGENDA ITEM 11bi Highways Westlands Lane pothole Report ____	83
AGENDA ITEM 11bi Photos taken by Teresa Strange - Westlands Lane 24th March 2026 _____	94
AGENDA ITEM 11bii - Issues on Shaw Hill _____	102
AGENDA ITEM 11e Notes from Cllr Scott (Semington PC Chair) on FEL Staverton _____	105
AGENDA ITEM 11e Notes from Cllr Richardson - FEL Event Staverton _____	107
AGENDA ITEM 11e Maps from the FEL workshop _____	108
AGENDA ITEM 12d 26.03.10 Town and Parish Council Forum presentation 10 March 2026 _____	110
AGENDA ITEM 12d Questions 25.03.2026 _____	136
AGENDA ITEM 12e Community Planning Alliance campaign _____	142
AGENDA ITEM 15 - visibility and transparency of draft s106 _____	146

# MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange



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

Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)  
Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Tuesday 7<sup>th</sup> April 2026

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 13<sup>th</sup> April 2026 at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

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

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRlVWVU54UW1YWWE4NkNrZz09&omn=87410177429>

Or go to [www.zoom.us](http://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](http://www.melkshamwithout-pc.gov.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,



Teresa Strange, Clerk



Serving rural communities around Melksham

## AGENDA

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

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications, including Permission in Principle applications received within the required timeframe (14 days):**
  - a. [PL/2026/01555](#) - **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**. A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188 Applicant name: BDW Trading Ltd (David Wilson Redrow South West). **Comments by: 08 May 2026**
  - b. [PL/2026/01533](#) - **Manor Farm, Sandridge Common, Melksham, SN12 7QT**. Full Planning Permission: Change of use of agricultural land to a basic camping site. Applicant name: Mr G Walters. **Comments by: 13 April 2026**
  - c. [PL/2026/01787](#) - **Cricket Ground, Land North West Of St Barnabas Church, Nr Melksham, SN12 7PT**. Full planning permission: Erection of wooden changing pavilion/facility. Applicant name: Corsham Cricket club. **Comments by 23 April 2026**
  - d. [PL/2026/01821](#) - **Land at Blackmore Farm, New Road, Melksham, SN12 7QY**. Full planning permission: Erection of an agricultural building. Applicant name: Mr and Mrs Keen. **Comments by 01 May 2026**
7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required timeframe (14 days).
  - a. [PL/2024/10345 \(FULL\)](#) **Land north of the A3102, Melksham (New Road Farm)**  
The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West. **Comments by 13 April 2026**
    - i. To consider revised/amended plans

- ii. To note MELW103 extinguishment will be considered at Wiltshire Councils Western Area Planning Committee on 22nd April 2026

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

- a. **[PL/2025/09780 \(OUT\)](#) Land north of the A3102, Melksham (New Road Farm)**  
The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West
  - To note new comments from Landscape and Conservation.
- b. **[PL/2025/07391](#) - Land South of Western Way, Melksham, Wiltshire.** Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504. Applicant name: BWD Trading.
  - i. To note new comments from Urban Design, Environment Agency, Ecology and Highways
  - ii. To note Highways comment on [PL/2026/01378](#) Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504.
  - iii. To consider [PL/2026/01660](#) Discharge of Condition 19 (Noise Protection Scheme) of PL/2022/08504
- c. **[PL/2025/06749](#) - Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School)**  
Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works. Applicant Name: Hannick Homes & Developments Ltd
  - To note new comment from Ecology.
- d. **[PL/2025/06105](#) Land at Bowerhill Lane, Bowerhill, Melksham (Old Loves Farm)**  
Outline Planning Permission: Erection of up to 50 No. dwellings and associated works
  - No new documents or comments.
- e. **[PL/2024/11426](#): Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels):** Outline planning permission: All matters reserved. Construction of warehouse with office space, parking and associated landscaping including site access.
  - To note the outcome of the Strategic Planning Committee and to consider next steps.

- f. [PL/2025/00626](#) **Land North of Berryfield Lane, Melksham, SN12 6DT**: Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).
    - i. To note new comments from Public Protection and the Canal and River Trust.
    - ii. To note the Tree Survey report for the green triangle Berryfield to inform the Tree Protection Order.
  - g. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.
    - To consider correspondence from the Planning Officer and to consider requesting removal of call-in.
- 9. Proposed Section 116 Application - Highway adjacent to 165 Littleworth Lane**
- To consider consenting to stopping-up part of the Highway adjacent to 165 Littleworth Lane, Whitley
- 10. Proposed Developments in Bowerhill and East Melksham**
- a. To note the meeting to discuss Cumulative Impact of the Developments at Bowerhill with Wiltshire Council to be held on 30<sup>th</sup> April 2026. To agree which member of the Planning Committee will attend.
  - b. Employment Land
    - i. To consider Employment Land availability/meeting with Inward Investment Manager
    - ii. To note planning inspector approval for new warehouse at Chelworth Industrial Estate in Cricklade
- 11. Proposed Energy Installations**
- a. Lime Down Solar
    - i. To consider the Wiltshire Council response regarding Local Impact Report
    - ii. To note that Councillor Richardson will be attending Opening Floor Hearing 1 on behalf of Community Action Whitley and Shaw and Melksham Without Parish Council. To approval Councillor Richardson's scope of comments.
    - iii. To note the communication from the Stop Lime Down campaign and to consider next steps
  - b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)
    - i. To consider the responses from Highways Officers at Wiltshire Council and the report on pothole repairs on Westlands Lane
    - ii. To note the meeting with Aureos scheduled for 10am on Thursday 23<sup>rd</sup> April 2026 and to consider items for the agenda.
  - c. [PL/2025/05552](#) **Land South of Brockleaze, Neston, Corsham, SN13 9TE**. Full planning permission: Battery Energy Storage System with associated infrastructure.
    - No new documents or comments

- d. Wiltshire Council Engagement about Cumulative Impact.
  - To consider Wiltshire Council response to 12 recommendations from the parish council (if received).
- e. Future Energy Landscapes
  - To consider feedback from the community energy workshop for Staverton, Hilperton, Semington and Great Hinton held on Thursday 2<sup>nd</sup> April 2026.

## 12. Planning Policy:

- a. **Joint Melksham Neighbourhood Plan (NHP):**
  - i. To reflect on responses to planning applications for future review of the Neighbourhood Plan (standing item)
  - ii. To note that Neighbourhood Plan training session is planned for 6-8pm on Tuesday 5<sup>th</sup> May 2026 (to be confirmed)
- b. **Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>
  - No new updates
- c. **New Government Policy**
  - To note proposals for solar panels and heat pumps for all new homes <https://www.bbc.co.uk/news/articles/czjw7klkjm2o>
- d. To note **Planning Service Town and Parish Council Forum** slides, questions and responses (held 10<sup>th</sup> March 2026)
- e. **Community Planning Alliance**
  - To consider supporting the Community Planning Alliance campaign to protect green spaces

## 13. Appeals

- a. To note appeal decisions (if determined)

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

- a. To note proposed changes to the powers of environment enforcement officers

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

- a. **Updates on ongoing and new S106 Agreements**
  - i. Pathfinder Place
  - ii. To note any S106 decisions made under delegated powers
- b. **Contact with developers:**

Copy to all Councillors

**NOTES OF MEETING WITH DAVID WILSON HOMES  
ON WEDNESDAY 10<sup>th</sup> DECEMBER 2025 AT 2:00PM  
RE: BLACKMORE FARM**

**Present:** Councillor Richard Wood (Chair of Planning)  
Councillor Alan Baines (Vice Chair of Planning)  
Councillor Mark Harris (Planning Committee Member)  
Wiltshire Councillor Charlie Stokes (Melksham East)  
Wiltshire Councillor Nick Holder (Bowerhill)  
Teresa Strange (Parish Clerk, Melksham Without)  
Fiona Dey (Parish Officer, Melksham Without)

Callum Warren (TFA Ltd)  
Peter Lawson (Barrat Redrow)  
Cecelia Hughes (David Wilson Redrow)

Outline planning for the Blackmore Farm site (PL/2023/11188) was approved in May 2025. Site has since been sold onto David Wilson Homes.

David Wilson Homes expect to submit a reserved matters application in early January 2026. They are in the very early stages of pre-application discussion with Wiltshire Council. They are constrained by the conditions from the outline planning approval.

The Developers shared draft plans for phase 1 of the development.

Design

Blackmore Farm is a large development so will be built in 2 phases.

The development will have 40% affordable housing. Affordable housing will be front loaded in phase 1 (118 affordable vs 111 open market) compared with phase 2 (82 affordable vs 189 open market). It was noted that the housing mix was defined in the outline application. A number of the properties (20) will be adapted for accessibility.

The development will be higher density in the north of the site (like the houses along Sandridge Road) and lower density in the south adjacent to the rural areas.

Councillors commented that affordable housing seems to be clustered together meaning that the development may not be tenant blind (as required by Wiltshire Council policies) – it was noted that this may be due to front loading the affordable provision.

The Developers highlighted that there is a bat route on the eastern side of the site leading to lighting restrictions and driving some of the housing orientation decisions.

Councillors highlighted that the Melksham Neighbourhood Plan includes a housing needs assessment and a design guide which should be followed.

Solar panels will be included as per the sustainability energy strategy condition. However, the number of heat pumps that can be installed is limited by the electricity provision. Therefore, some properties will be built with gas boilers.

Councillors were concerned that the long straight road past the community hub may encourage speeding and therefore suggested that the developers include traffic calming measures.

#### Vehicle Access

Councillors remain concerned that there will be a single access to the development from A3102 – serving 500 houses, a primary school, a community centre and employment land. Councillors are also concerned that the junction is a turning with ghost islands. It was noted that access via a roundabout was not supported by Highways during the outline application consultation phase and therefore was changed to the current arrangement.

#### Construction Traffic Access

Construction access is proposed to be via the footpath/emergency secondary access which would join the A3102 between Blackmore Farm and Lopes Close. Concerns remain about traffic turning off and onto the A3102. The importance of a detailed construction traffic management plan was highlighted. A temporary reduction of the speed limit on the A3102 should be considered. Councillors stressed that they will want to see the construction traffic management plan as part of the reserved matters application.

#### Connectivity

Councillors were keen to ensure that the site is porous with connectivity from the site particularly to the existing developments to the west. It was noted that the strip of land between the development site and Eastern Way is not in the control of the developers. The developer suggested that the parish council could ask the landowner for agreement to establish a permissive pathway across the land, and then the developer could put in a temporary footpath.

#### Community Hub

It was noted that the “Community Hub” land is a long and narrow plot – the Developer will provide information on the dimensions of the plot. Details of the proposed community centre are still being developed between the parish council and Melksham Town Council. To provide an indication of the size on the plan, the Developer offered to plot the Community Hub with a footprint 25% larger than the Berryfield Village Hall (dimensions to be provided to the Developer). It was also discussed that the Community Hub might a 2-storey building.

The parish council were keen to share experiences and learning from building Berryfield Village Hall, especially related to sound proofing/noise restrictions. They suggested that it might be better to provide extra sound proofing on dwellings near to the Community Hub, rather than have very limiting noise restrictions on the Hub (which were required for Berryfield).

It was confirmed that, as per the s106 agreement, the Developer would pay 25% of their contribution towards the Community Hub up-front, with the remaining 75% paid on transfer of the Community Hub Land.

The Developers do not want to construct the Community Hub, as it doesn't fit with their business model. It was noted that construction of the Community Hub will need to be co-ordinated with the Developer's building works.

#### Parking

Councillors welcomed the planned parking bays as they reduce the need for on-street parking. Concerns were raised generally about the prevalence of trade vans parking on other housing developments around Melksham parking and questioned whether additional parking is required. It was noted that the parking provision will be in line with Wiltshire Council guidelines.

#### Play Areas and Mobility Hub

The Clerk questioned whether the play area currently marked on the plan as adjacent to the employment land should be closer the dwellings being built in Phase 1. It was also highlighted to the Developer, that some areas should be kept for informal play e.g. having a mown grass area to play football.

Developer commented that a mobility hub, with a major bus stop, bus turning point and EV charging, would be provided but its location has not been defined. It was noted that bus routed and provision of bus stops is still to be considered.

#### Melksham Without Parish Council Requests

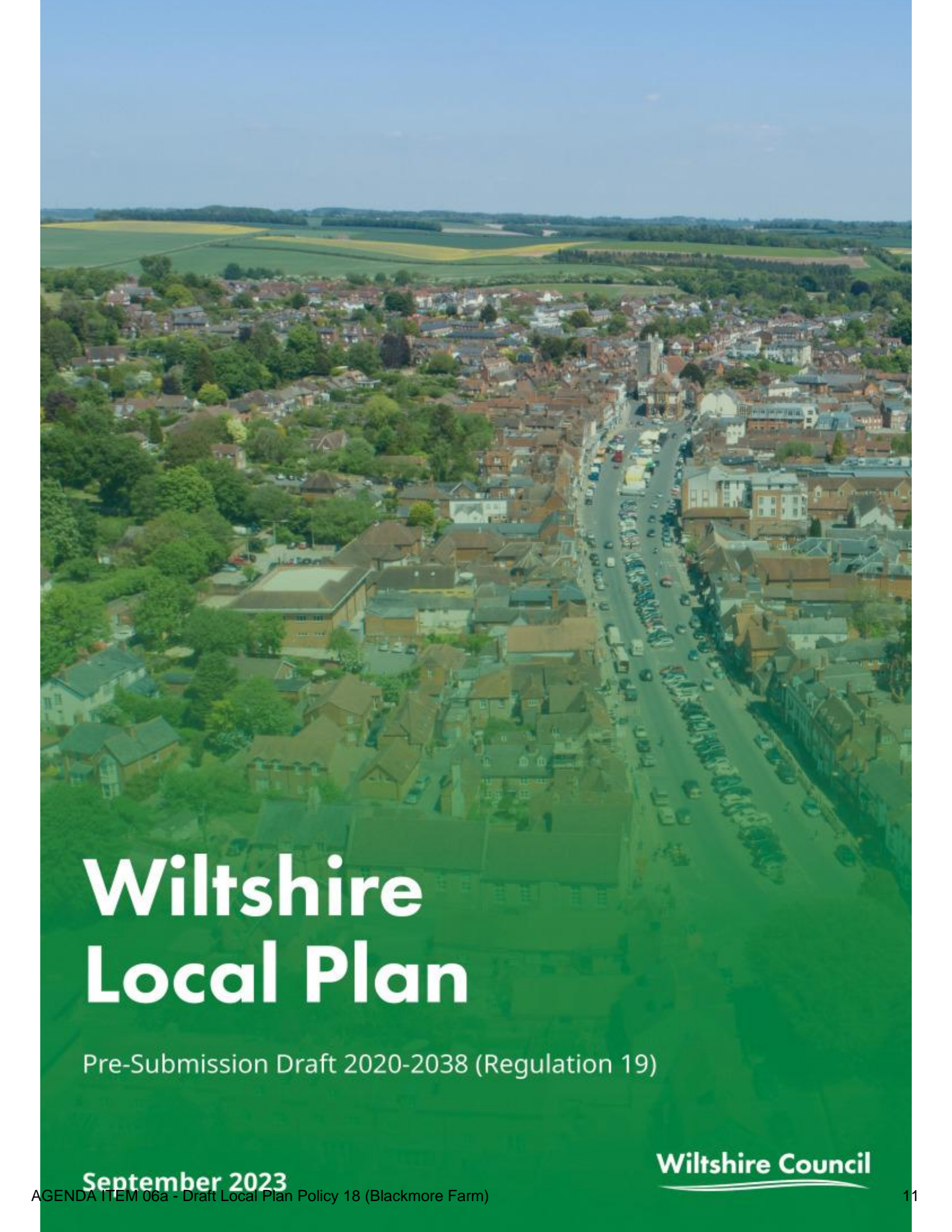
Councillors were positive about the plans presented and the level of engagement from the Developer.

For consistency with other developments, Councillors requested that they are involved in street naming, design of play areas (noting that Wiltshire Council have a standard for play equipment) and public art.

#### Timelines

Key timelines are not yet available from the Developer, but it was estimated that it will be at least 9 months before house building starts.

Meeting closed at 3:35pm



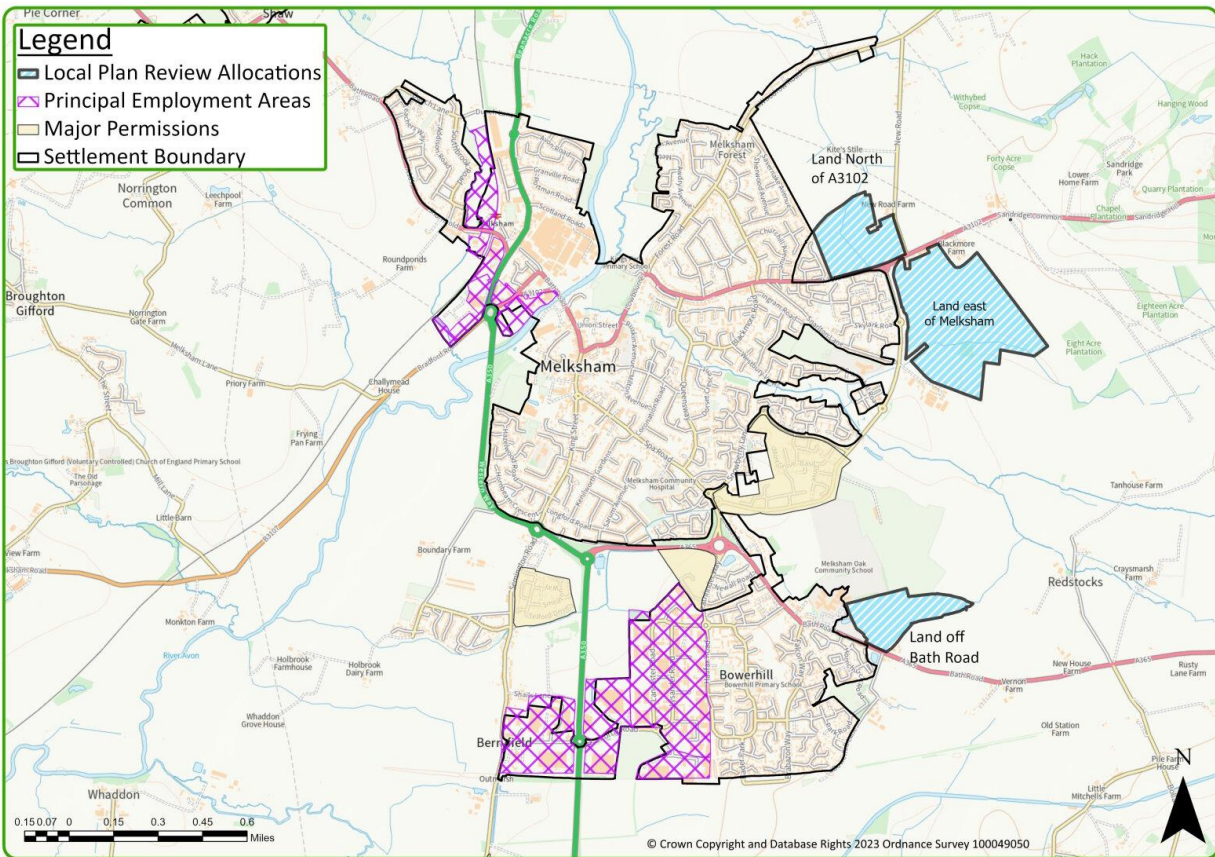
# Wiltshire Local Plan

Pre-Submission Draft 2020-2038 (Regulation 19)

September 2023

Wiltshire Council

**Figure 4.11 Melksham Policies Map**



## Land East of Melksham

- 4.94** Land East of Melksham is allocated for the development of 425 dwellings and 5 ha of employment land, a primary school with nursery provision and local retail /service centre with large swathes of green spaces to accommodate a range of children’s play areas, public open space and allotments.
- 4.95** A tributary watercourse flows through the site which will require significant buffers creating corridors and assist net gain for biodiversity. Protection, maintenance and enhancement should be provided for habitats such as hedgerows, trees and water features within and along the boundaries of the site, alongside other ecologically valuable habitat/features.

### Policy 18

#### Land East of Melksham

Land East of Melksham, as identified on the Policies Map, is allocated for approximately 425 dwellings, 5ha of employment uses, a local centre, and a 2ha site for a 2 form entry primary school to include 60 early years places.

A single comprehensive masterplan, phasing and delivery strategy for the development, must be prepared and approved by the local planning authority in advance of any planning application being submitted for the whole or part of the allocated site. This must take account of the requirements

of this policy and the principles shown within the concept plan, and be prepared in consultation with the local community and local planning authority. Subsequent planning applications must be in accordance with the approved masterplan.

Infrastructure and mitigation requirements include:

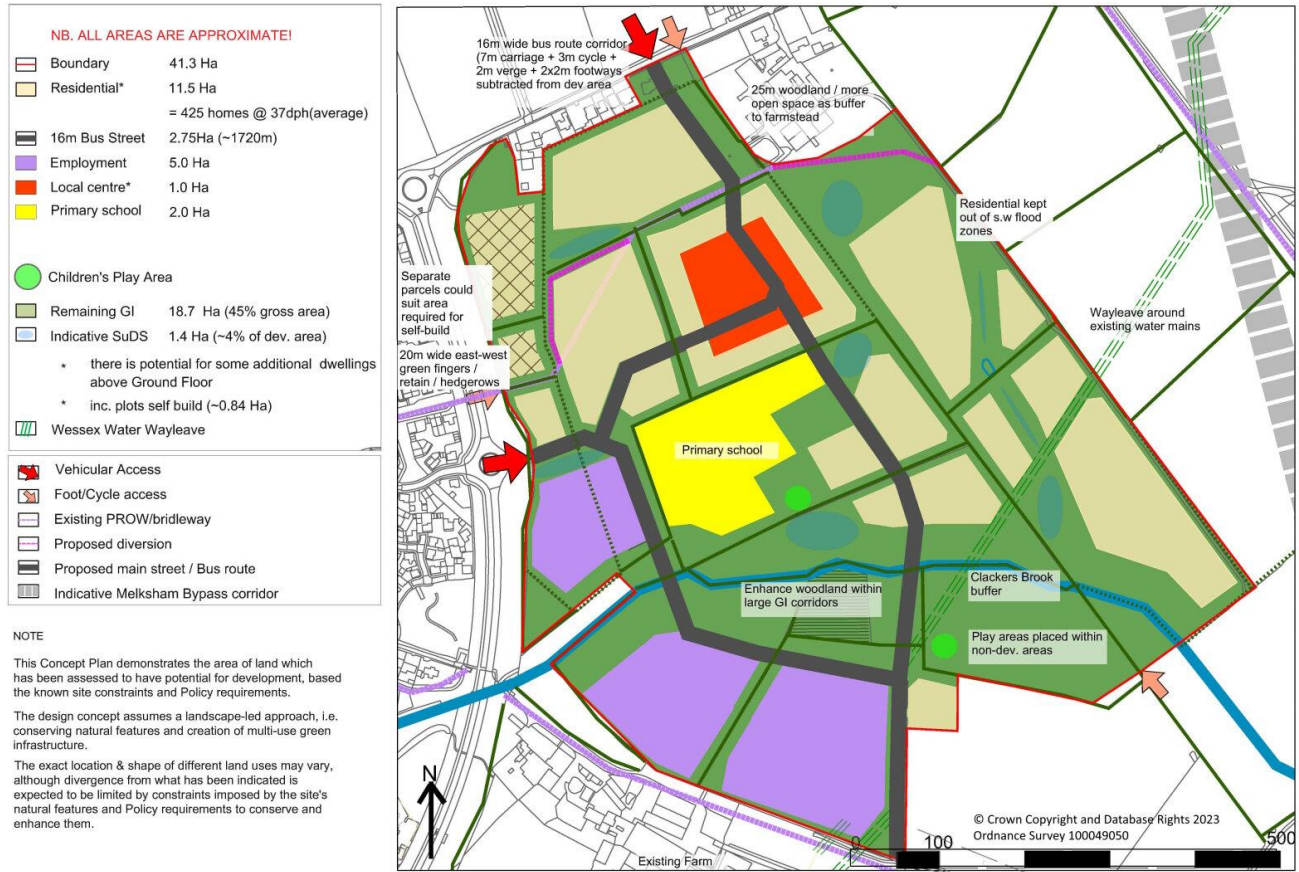
- vehicular accesses from the A3102 and existing roundabouts on Eastern Way;
- measures to protect and enhance watercourses, as well as ponds, within the site;
- green and blue infrastructure through the development that incorporates new and existing woodland and protects and enhances existing hedgerows and hedgerow/field trees;
- lower density development in the east of the site to retain the rural character of the wooded hills towards Sandridge Park;
- design and layout that safeguards high value archaeological features including the former medieval settlement of Snarlton and heritage assets including the listed Blackmore Farmhouse and its setting;
- offsite infrastructure improvements to water supply and foul water network;
- water infrastructure running through the site will need safeguarding through appropriate buffers to allow for access and maintenance;
- a mobility hub, including bus and cycle infrastructure provision;
- funding contributions towards early years, primary and secondary education and on, or off-site healthcare capacity to meet the needs created by the development;
- implementation of ecological buffer zones alongside habitats to be retained and protected within the scheme layout, and wildlife sensitive lighting design in order to minimise adverse effects on light sensitive and intolerant wildlife, particularly bats;
- appropriate mitigation and compensation for protected species, such as great crested newts; and
- measures to positively support walking, cycling and public transport use between the site, Melksham town centre and Melksham railway station and linking into existing networks.

**4.96** How the site may be developed is shown on the concept plan as shown in Figure 4.12. This illustrates one treatment of the site that considers mitigation requirements and the homes, other uses and infrastructure envisaged.

**Figure 4.12 Land East of Melksham Concept Plan**

Land East of Melksham

Concept Plan



## Land off Bath Road, Melksham

- 4.97** Approximately 11.3ha is allocated for the development of 135 dwellings, public open space and 2ha of land to enable Melksham Oak school to be expanded.
- 4.98** A tributary watercourse running through the site will require a significant buffer to create a green and blue corridor and assist biodiversity net gain. Protection, maintenance and enhancement should be provided for habitats such as hedgerows, trees and watercourses within and along the boundaries of the site alongside other ecologically valuable habitat/features.

**NOTES OF MEETING WITH CORSHAM CRICKET CLUB  
ON MONDAY 10<sup>th</sup> NOVEMBER 2025 AT 1:00PM  
RE: New Pavillion at Beanacre Community Field**

**Present:** Councillor Alan Baines (Vice Chair of Planning)  
Councillor David Pafford (Acting Chair of Council)  
Councillor Mark Harris (Planning Committee Member)  
Councillor Tony Hemmings (Councillor and lifetime member of Corsham Cricket Club)  
Teresa Strange (Parish Clerk, Melksham Without)  
Fiona Dey (Parish Officer, Melksham Without)  
Peter Dennet (Corsham Cricket Club)  
Paul Jackson (Corsham Cricket Club)

Peter and Paul explained that Corsham cricket Club (CCC) took over the Community Field in Beanacre in March 2022 and played their first game there in July 2022. The field is currently used for the 3<sup>rd</sup> team, academy and girls/women's cricket.

It was explained that the cricket club are currently using the School Room at St Barnabas Church for changing, however footwear is starting to cause damage to the School Room floors. Therefore, CCC would like to build a pavilion containing three changing rooms on the edge of the field.

A number of different locations of the field were considered by the preference is to make use of the south-west corner of the site as this will minimise any impact on adjacent properties. A public consultation has been held; residents and the church are in support of the proposed location.

The need for planning permission was discussed. The Clerk advised that, although a temporary structure, the pavilion's size and proximity to heritage assets is likely to result in it needing planning permission. However, she advised that Wiltshire Council would be able to provide a definitive answer and recommended seeking pre-application advice.

It was noted that Melksham Without Parish Council lease the play area and adjacent field. Access for maintenance needs to be maintained but it was noted that the proposed location will have no impact on the access.

It was noted that the pavilion will be a temporary structure, but CCC would like for it to have electricity and water connections. It was noted that the pavilion will not include toilets and that these would still be available at the Church.

Councillors questioned whether the field would be available for community use or just for use by Corsham Cricket Club. Peter and Paul commented that it is already in use by a Church cricket team and that they had been approached about setting up a walking cricket team.

Peter and Paul explained that the project will cost approximately £30k. Some of this will be provided by Corsham Cricket Club and they will apply for an English Cricket

Board (ECB) county grant. It was suggested to Peter and Paul that they could request a water connection from Wessex Water as Community Benefit. It was also suggested that Scottish and Southern Electric (SSEN) offer grants for communities, such as Beanacre, impacted by their projects.

Peter and Paul explained that they had also applied to Melksham Area board for a grant but had been told that their grant would not be successful.

Councillors were positive about the proposed pavilion and proposed that support in principle for the pavilion should be sought from the Full Council.

Meeting closed at 2:00pm



19<sup>th</sup> March 2026  
Our Ref: CD/22.147

Mr R. O'Donoghue  
Principal Planning Officer  
Development Management  
Wiltshire Council  
Bythesea Road  
Trowbridge  
BA14 8JN

**By email only**

Dear Ruaridh,

**THE TOWN AND COUNTRY PLANNING ACT 1990**

**LAND NORTH OF THE A3102, MELKSHAM**

**FULL PLANNING APPLICATION PL/2024/10345**

I herewith enclose, on behalf of my client, Bloor Homes South West, updated plans and documents submitted in support of the above full planning application.

The table appended to this letter (see Appendix 1), confirms the status of the documents and plans submitted as part of this full planning application.

Importantly, the proposed changes do not require an alteration to the description of development being applied for, which remains:

***“...the construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction, with an emergency access onto the A3102. Additional access points are proposed for pedestrians and cyclists.”***

In particular, the amended plans and documents respond to the comments received on the application since the last submission of an amended pack in November 2025. Specifically, the comments address the points raised by both the Urban Design Officer and the Affordable Housing Officer.

**KEY PROPOSED CHANGES**

The principal changes to the proposed development within the latest resubmission are:

**CARDIFF OFFICE**  
22 Cathedral Road, Cardiff, CF11 9LJ  
02920 349737

**EXETER OFFICE**  
Winslade Manor, Manor Drive,  
Clyst St Mary, Exeter EX5 1FY  
01392 690060

admin@lrmplanning.com  
lrmplanning.com

- a loop road has been introduced within the eastern parcel, to the south of the allotments, at the request of the Urban Design Officer;
- the clustering of the affordable housing plots has been reorganised to comply with Wiltshire Council's requirement that no more than 15 affordable dwellings are clustered together;
- the tenure shown on the Affordable Housing Plan has been amended from 'Social' to 'Affordable';
- the landscaping pack has been updated to reflect the revised layout and associated changes to the scheme;
- at the request of the Landscape Officer, a plan has been provided showing an overlay of the proposed lighting arrangements and landscaping; and
- the landscaping, engineering, noise, and sustainability packs have also been updated to reflect these changes.

## OTHER MATTERS

In addition to the documents submitted as part of this resubmission pack, the Applicant intends to update the following plans and documents during March 2026:

- Environmental Statement: Statement of Conformity;
- Sequential Test Technical Note;
- Affordable Housing Statement; and
- A technical note on the planning balance given the position of Wiltshire's Local Plan review.

Separately, in an email dated 13th March 2026, the Case Officer raised concerns regarding the surfacing materials proposed for the roads, footways and other hard-surfaced areas within the scheme. Two potential options were outlined to address this matter:

- Option 1: amending the submitted plans at this stage to introduce a hierarchy of surface materials; or
- Option 2: securing a revised surfacing strategy by way of planning condition.

The Applicant has reviewed these options and would prefer to proceed with the latter approach. The surfacing strategy can therefore be addressed through an appropriately worded planning condition, with full details to be submitted and agreed through a subsequent discharge of conditions application.

## CONCLUSIONS

I trust that the revisions proposed to the reserved matters application address the concerns raised by consultees. Should you wish to discuss any aspects further, please do not hesitate to contact me.

Kind regards,



**Ceri Dyson**  
 Planner  
[ceridyson@lrmplanning.com](mailto:ceridyson@lrmplanning.com)  
 07917 908502

**Fiona Dey**

---

**From:** Harlow, Craig <Craig.Harlow@wiltshire.gov.uk>  
**Sent:** 26 March 2026 10:03  
**Subject:** The Wiltshire Council Parish of Melksham Path No.103 Extinguishment and Definitive Map and Statement Modification Order 2026  
**Attachments:** Committee Letter-MELK103.pdf

Dear All,

**The Wiltshire Council Parish of Melksham Path No.103 Extinguishment and Definitive Map and Statement Modification Order 2026**

Please see the attached letter regarding the above-named order which is due to be considered by Wiltshire Councils Western Area Planning Committee on 22<sup>nd</sup> April 2026 following 3 objections to the order.

If you have any queries regarding this, please let me know.

Best Regards

Craig

**Craig Harlow MIPROW**  
**Definitive Map Officer**  
Definitive Map and Highway Records  
Wiltshire Council  
County Hall  
Trowbridge  
BA14 8JN



Direct Line: 01249 468568  
Email: [craig.harlow@wiltshire.gov.uk](mailto:craig.harlow@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



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26th March 2026

Definitive Map and Highway Records  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

Our ref: P/2024/004

**The Wiltshire Council Parish of Melksham Path No.103 Extinguishment and Definitive Map and Statement Modification Order 2026**

**Western Area Planning Committee Meeting 22<sup>nd</sup> April 2026**

Following the making of the above-mentioned order, I am writing to advise you that Wiltshire Council are in receipt of 3 objections and 63 representations of support or no objection to the order. As objections have been received and not withdrawn the order now falls to be considered by the Wiltshire Council's Western Area Planning Committee, whose members will consider the objections and representations received against the legal tests for the making and confirmation of the order.

The committee members will resolve whether Wiltshire Council supports the confirmation of the order and send it for determination by the Planning Inspectorate on behalf of the Secretary of State or they may resolve to abandon the order.

The matter is scheduled to be considered by the Western Area Planning Committee at their meeting to be held on **Wednesday 22<sup>nd</sup> April 2026** commencing at 15:00, the venue is the Council Chamber, County Hall, Bythesea Road, Trowbridge, BA14 8JN.

Details of the committee can be found on Wiltshire Councils website at [www.wiltshire.gov.uk/planning-committee-meetings-calendar](http://www.wiltshire.gov.uk/planning-committee-meetings-calendar) and then navigate to the Western Area Planning Committee and click on the scheduled meeting of 22<sup>nd</sup> April at 15:00. This link should have the most up to date information regarding the committee meeting.

I understand that the agenda and report will be published shortly before the meeting, (generally about 5 days before the meeting) and may be viewed on the Wiltshire Council website using the web address details given in the previous paragraph.

The meeting is open to public attendance and public participation at the meeting is possible. If you would like to register to address the committee, please contact Democratic Services using the email address [committee@wiltshire.gov.uk](mailto:committee@wiltshire.gov.uk). Registrations to speak at committee will be accepted once the agenda has been published, which in accordance with Wiltshire Council's Constitution is 5 working days ahead of the meeting.

The Chairman will normally allow up to 3 speakers in favour and up to 3 speakers against an item. Each speaker will be given up to 3 minutes to speak. Speakers from the Parish Council are in addition to the above and are given up to 5 minutes to speak.

I hope this information is helpful and please do not hesitate to contact me if you should have any further queries.

Yours

Craig Harlow  
Definitive Map Officer  
Wiltshire Council

Direct line: 01249 468568  
Email: [craig.harlow@wiltshire.gov.uk](mailto:craig.harlow@wiltshire.gov.uk)



## Comment Highways Department's Comment

Planning Application  
[PL/2026/01378](#)

Stance  
Object

**Details**

Files

### Information

#### Comment Name

Highways Department's Comment

#### Comment Number



WC-26-03-366635

#### Text



Dear Steven

I have considered the Technical Note and concluded that I am not in agreement with the assumptions and assertions being made by the applicant. As a matter of good practice, I have also consulted with the Streetworks Team, in their role of Network Management, asking for their opinion on the LHA's preferred approach in relation to the impact on the Road Network. I can clarify that the LHA will not be accepting a construction traffic plan which encourages the use of Maitland Place and Pathfinder Way.

We disagree with the applicant and we believe that it is possible to achieve a left in and left out arrangement on the A365 and without the use of Traffic Signals. It is recognised that it is likely that there is a requirement for works to the culvert either temporarily or permanent to accommodate a widened access, however the LHA consider that it is possible to engineer the changes and this should be pursued by the applicant.

As such, I am not happy to discharge the condition on the back of the information provided.

with regards  
Hannah Jones  
HDM

#### Date Created

19/03/2026

**From:** Callum McDonnell [REDACTED]

**Sent:** 27 March 2026 16:27

**To:** Brown, Russell <[Russell.Brown@wiltshire.gov.uk](mailto:Russell.Brown@wiltshire.gov.uk)>

**Cc:** [REDACTED]

**Subject:** Consultation Direction 2024 - Office application Referral to Secretary of State - Wiltshire Council planning application ref. PL/2024/11426

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[REDACTED] [Learn why this is important](#)

OFFICIAL

Dear Russell Brown,

**Town and Country Planning (Consultation) (England) Direction 2024**

**Application by Gompels Healthcare Ltd for Construction of warehouse with office space, parking and associated landscaping including site access at Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (application no: PL/2024/11426)**

I acknowledge receipt of all requisite documentation referring to the above named proposal submitted for consideration by the Secretary of State for Housing, Communities and Local Government under the above Direction.

The 21-day period in which the Secretary of State must consider the referral will expire on 16 April 2026. I will contact you again in due course.

Kind regards,

Callum



Ministry of Housing,  
Communities &  
Local Government

**Callum McDonnell**

Planning Casework Manager – Planning Casework Unit

Ministry of Housing, Communities & Local Government

Chief Planner's Directorate



## Teresa Strange

---

**From:** Francis, Claire <Claire.Francis@wiltshire.gov.uk>  
**Sent:** 20 March 2026 07:26  
**To:** Richard Miller; Teresa Strange  
**Subject:** RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Hi Richard and Teressa

I have passed this to the Public Protection Officer who covers this area who may be able to recommend a condition.

Thanks Claire

---

**From:** Richard Miller <richard.miller@wbairambulance.org.uk>  
**Sent:** 19 March 2026 09:41  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Brown, Russell <Russell.Brown@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>  
**Cc:** Francis, Claire <Claire.Francis@wiltshire.gov.uk>; Matt Wilcock <matt.wilcock@wbairambulance.org.uk>; Reay, Tamara <Tamara.Reay@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>  
**Subject:** Re: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

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

Hi Teresa

Thank you for copying myself and Matt into this email thread.

We both greatly appreciate your comments, as bird strikes pose a significant hazard to all aircraft operators—particularly those operating rotary-wing aircraft. Most air ambulance and police helicopters operate below 1,000 ft and are therefore especially vulnerable to this risk.

UK Civil Aviation Authority (CAA) data highlights the scale of the issue, with around 2,000 bird strikes reported annually in the UK, the majority occurring at low level. Approximately 70–85% of strikes take place below 800 ft, and a significant proportion occur below 200 ft—precisely within the operating envelope of emergency service helicopters. Additionally, while most strikes do not result in damage, around 5% cause aircraft damage, underlining the ongoing safety risk.

Many thanks

Rich

**Richard Miller**  
**Safety & Operations Manager**



*Safety is No Accident*

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

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** Wednesday, March 18, 2026 16:50  
**To:** Brown, Russell <[Russell.Brown@wiltshire.gov.uk](mailto:Russell.Brown@wiltshire.gov.uk)>; Developmentmanagement <[Developmentmanagement@wiltshire.gov.uk](mailto:Developmentmanagement@wiltshire.gov.uk)>  
**Cc:** Francis, Claire <[Claire.Francis@wiltshire.gov.uk](mailto:Claire.Francis@wiltshire.gov.uk)>; Matt Wilcock <[matt.wilcock@wbairambulance.org.uk](mailto:matt.wilcock@wbairambulance.org.uk)>; Richard Miller <[richard.miller@wbairambulance.org.uk](mailto:richard.miller@wbairambulance.org.uk)>; Reay, Tamara <[Tamara.Reay@wiltshire.gov.uk](mailto:Tamara.Reay@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Hi Russell

I note that there is no mention of this in the officer report for this application (bird management plan to mitigate potential bird strikes to Wiltshire Air Ambulance).

I can't see reference to it in the comments on the online portal from either Melksham Without parish council or Wiltshire Air Ambulance, and yet it was sent to development management by both – maybe we weren't definitive enough that this was a comment?.

Whilst the application is recommended for refusal, can a note be taken for a condition if approved please.

Kind regards, Teresa

---

**From:** Brown, Russell <[Russell.Brown@wiltshire.gov.uk](mailto:Russell.Brown@wiltshire.gov.uk)>  
**Sent:** 25 July 2025 14:54  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>; Developmentmanagement <[Developmentmanagement@wiltshire.gov.uk](mailto:Developmentmanagement@wiltshire.gov.uk)>  
**Cc:** Francis, Claire <[Claire.Francis@wiltshire.gov.uk](mailto:Claire.Francis@wiltshire.gov.uk)>; Matt Wilcock <[matt.wilcock@wbairambulance.org.uk](mailto:matt.wilcock@wbairambulance.org.uk)>; Richard Miller <[richard.miller@wbairambulance.org.uk](mailto:richard.miller@wbairambulance.org.uk)>; Reay, Tamara <[Tamara.Reay@wiltshire.gov.uk](mailto:Tamara.Reay@wiltshire.gov.uk)>  
**Subject:** RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Dear Teresa,

Thanks for your email. It was not discussed at committee as the application was being recommended for refusal. The committee decided to defer the application in order that the applicant can resolve some of the proposed reasons for refusal. At this stage I cannot say when the application would come before the committee again due to the amount of time the applicant needs to complete their additional survey work.

I would need to do some research on the best way to condition this issue.

Best wishes  
Russell

-----  
Russell Brown BA(hons) MTP MSc MRTPI  
Senior Planning Officer  
Development Management  
Place Directorate

## Wiltshire Council

Wiltshire Council : County Hall : Bythesea Road : Trowbridge : BA14 8JN  
Email: [russell.brown@wiltshire.gov.uk](mailto:russell.brown@wiltshire.gov.uk)  
Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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Please note that I work a compressed fortnight and every second Friday is a non working day for me.

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 25 July 2025 14:45  
**To:** Brown, Russell <[Russell.Brown@wiltshire.gov.uk](mailto:Russell.Brown@wiltshire.gov.uk)>; Developmentmanagement <[Developmentmanagement@wiltshire.gov.uk](mailto:Developmentmanagement@wiltshire.gov.uk)>  
**Cc:** Francis, Claire <[Claire.Francis@wiltshire.gov.uk](mailto:Claire.Francis@wiltshire.gov.uk)>; Matt Wilcock <[matt.wilcock@wbairambulance.org.uk](mailto:matt.wilcock@wbairambulance.org.uk)>; Richard Miller <[richard.miller@wbairambulance.org.uk](mailto:richard.miller@wbairambulance.org.uk)>; Reay, Tamara <[Tamara.Reay@wiltshire.gov.uk](mailto:Tamara.Reay@wiltshire.gov.uk)>  
**Subject:** RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Hi Russell

Melksham Without Parish Council would like to draw this request/comment on the planning application for the Gompels Warehouse to your attention please, as there was no mention of it in your Officer Report to the Strategic Committee meeting that considered it.

Can it be considered please, as part of the ongoing process. The parish council request is forms part of the conditions for this application.

With kind regards, Teresa

**PL/2024/11426**

**Site Address**

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

**Proposal**

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

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

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](http://www.melkshamwithout-pc.gov.uk)

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**From:** Richard Miller <[richard.miller@wbairambulance.org.uk](mailto:richard.miller@wbairambulance.org.uk)>

**Sent:** 31 March 2025 09:13

**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>; Matt Wilcock <[matt.wilcock@wbairambulance.org.uk](mailto:matt.wilcock@wbairambulance.org.uk)>

**Cc:** 'Developmentmanagement' <[developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)>; [russell.brown@wiltshire.gov.uk](mailto:russell.brown@wiltshire.gov.uk); Francis, Claire <[Claire.Francis@wiltshire.gov.uk](mailto:Claire.Francis@wiltshire.gov.uk)>

**Subject:** RE: Planning application for Gompels warehouse, A365 Bowerhill - Wiltshire Air Ambulance comments?

Morning Teresa

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

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

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

Regards

Rich

**Richard Miller**  
**Safety & Operations Manager**



**Safety is No Accident**

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

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

Hi Richard and Matt

I just had a thought about your seagull/potential bird strike issue and a planning application for a large new warehouse just outside the Bowerhill Industrial Estate; would you like to take a look at the application, and send in any comments to:  
[developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

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

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

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

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

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

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

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

**PL/2024/11426**

**Site Address**

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

**Proposal**

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

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000BQqO1AL/pl202411426>

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

Kind regards,

Teresa

Teresa Strange

Clerk & Responsible Financial Officer

Melksham Without Parish Council

First Floor

Melksham Community Campus

Market Place, Melksham

Wiltshire, SN12 6ES

01225 705700

[www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

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---

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

Thanks Matt

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

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

Kind regards

Claire

---

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

Hi Claire

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

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

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

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

Happy to help if I can.

*Matt Wilcock*  
**Capt**  
**Chief Pilot**  
**Wiltshire Air Ambulance**

K21	Hazel	<i>Corylus avellana</i>					Newly Planted	Fair							Multi stemmed shrub.			
K22	A Hedgerow							Good							Mature Hedgerow. Height 4.0 width 6.0. Either side of ditch. Hawthorn, Blackthorn.			
K23	Unknown						Newly Planted	Fair							Multi stemmed shrub			
K24	Silver Birch	<i>Betula pendula</i>	1	3.5	20	0	Newly Planted	Poor							Dead but regenerating from base.	Remove dead stem.	MEDIUM	

NOTE: Many of the planted trees and shrubs have not successfully established. Monitor over the next couple of years.

#### BERRYFIELD TRIANGLE

Tree ID	Common Name	Latin Name	Stems	Height (m)	Stem Dia (mm)	Spread Radius (m)	Maturity	Overall	Branches	Leaf/Buds	Roots	Stem	Comment	Recommendation	Priority	Work Carried Out	Date
L1	Silver Maple	<i>Acer saccharinum</i>	1	23	1010	10	Mature	Good	Minor dead wood	Normal	No visual defects	No visual defect					
L2	Common Lime	<i>Tilia europaea</i>	1	22	530	6	Mature	Good	Major dead wood	Normal	No visual defects	No visual defect					
L3	Common Hornbeam	<i>Carpinus betulus</i>	1	18	930	8	Mature	Good	Minor dead wood	Normal	No visual defects	No visual defect					
L4	Common Hornbeam	<i>Carpinus betulus</i>	1	17	760	7	Mature	Good	Minor dead wood	Normal	No visual defects	No visual defect					
L5	Red or Green Ash	<i>Fraxinus pennsylvanica</i>	1	5	170	2.5	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect	Species not sure !				
	STUMP																
L6	Pauls Scarlet	<i>Crataegus laevigata</i> 'Pauls Scarlet'	1	3	10	0.5	Mature	Good	No visual defects	Normal	No visual defects	No visual defect					
L7	Common Beech	<i>Fagus sylvatica</i>	1	17	420	6	Mature	Good	Damage / wounding	Normal	No visual defects	No visual defect	Crossed rubbing limbs at 12m.				
L8	Mountain Ash	<i>Sorbus aucuparia</i>	1	2	10	0.5	Newly Planted										

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TEL: Office: 01380831162 Mobile: 07873253425  
Email: steve@woodlandcountryside.com

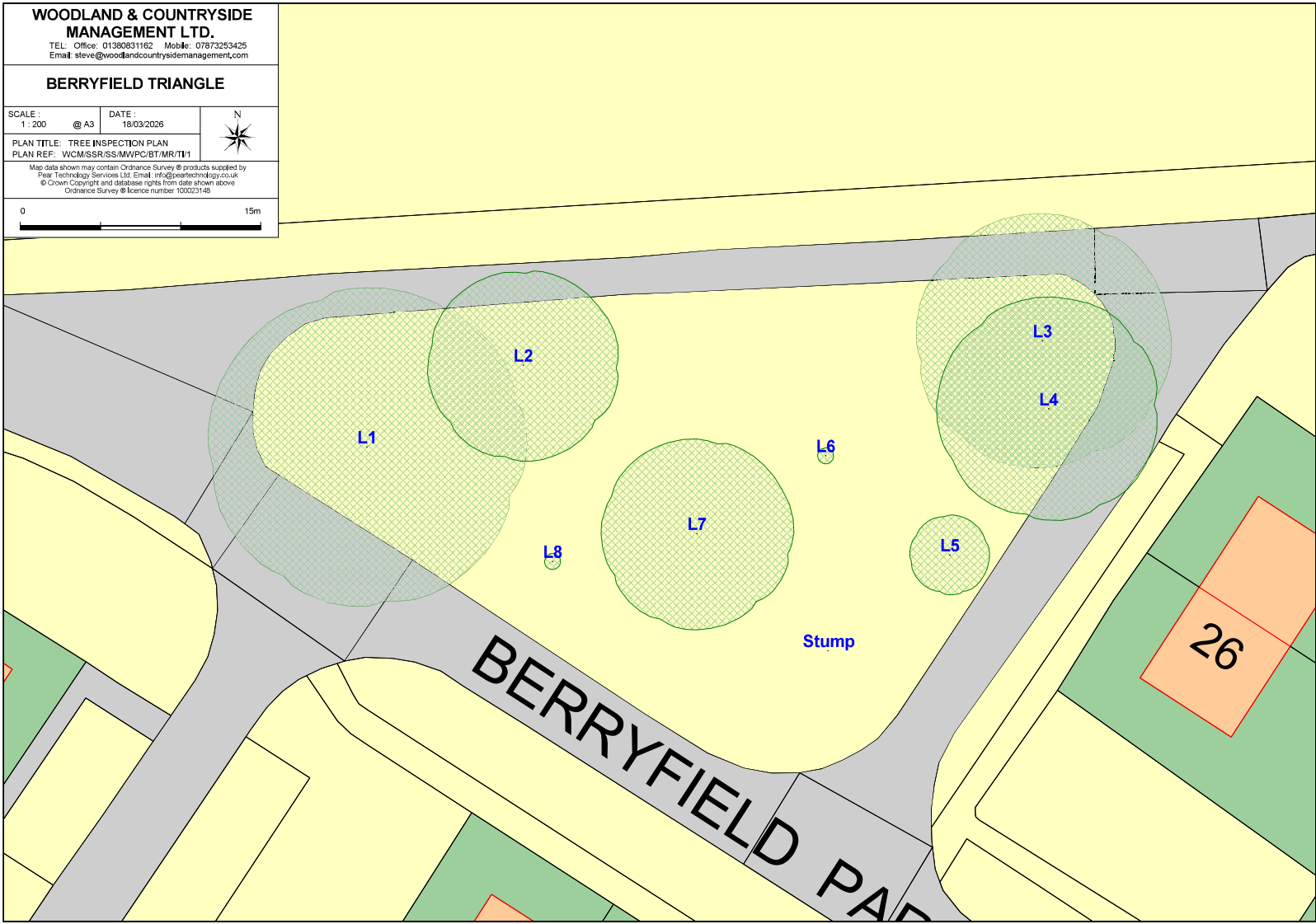
**BERRYFIELD TRIANGLE**

SCALE: 1:200 @ A3 DATE: 18/03/2026



PLAN TITLE: TREE INSPECTION PLAN  
PLAN REF: WCM/SSR/SS/MWPC/BT/MR/TI/1

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## The types of protection which exists for trees ✘

There are several different types of tree protection:

Tree Preservation Orders can be placed on trees by the local authority. Tree Preservation Orders (known as TPOs) can be placed on either individual trees or on groups, areas or even entire woodlands. TPOs give trees a high level of protection because the local authority must give permission on any proposals to fell or carry out any works to them.

Trees within conservation areas are protected as long as they meet the minimum size requirements. They must have a trunk diameter of 7.5cm or more measured at 1.5 metres above ground level. If the trees in question measure this size or greater, then they are protected regardless of their species.

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## How to get a TPO served on unprotected trees ✘

We will consider written requests to serve TPOs on trees received by letter or emailed to [Planningtrees@wiltshire.gov.uk](mailto:Planningtrees@wiltshire.gov.uk). The proposer must state why the TPO is needed, for example, what threat are the trees under. They would also need to provide details of the location and species of the trees to avoid misidentification.

For a TPO request to be successful the trees have to meet certain criteria such as being of good quality, in good condition and should be of visual importance viewing from public areas.

A TPO cannot be used solely to block development. It is also a legal document and must be correctly prepared. It cannot be prepared in an instant to protect trees, for example, trees that are in the process of being felled.

---

Wiltshire Council Legal Unit  
County Hall,  
Trowbridge,  
Wiltshire  
BA14 8JN

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

FAO Mrs. T. Strange

Our ref: 204553

2 April 2026

Dear Mrs. Strange,

**Highways Act 1980 – Section 116**  
**Proposed application to stop-up highway adjacent to 165 Littleworth Lane, Whitley**

I refer to a request received by Wiltshire Council to consider applying to the magistrates' court for an order stopping up (i.e. extinguishing) a section of highway verge adjacent to 165 Littleworth Lane, Whitley. The proposal is as shown on the enclosed plan; photographs of the site are also enclosed.

I am instructed that No. 165's garage has been built within the verge. However, the Area Highway Engineer is not aware of any complaints having arisen from this and is satisfied, at least in principle, that an application could be made on the ground that the section of highway concerned is unnecessary for public use or any other highway-related reason.

I am similarly consulting Councillor Phil Alford. I would be grateful if the parish council could consider this proposal at its next meeting and complete the enclosed form to let me know its decision. If additional information or clarification is needed, please let me know.

Thank you.

Yours sincerely,



**Kevin Gale**  
**Chartered Legal Executive**

Direct Line: 01225 718023

Email: [kevin.gale@wiltshire.gov.uk](mailto:kevin.gale@wiltshire.gov.uk)

Encs.



**HIGHWAYS ACT 1980**

**PROPOSED SECTION 116 APPLICATION**

**Highway adjacent to 165 Littleworth Lane, Whitley**

Melksham Without Parish Council hereby consents / does not consent \* to Wiltshire Council making an application to the Magistrates' Court for an order under Section 116 of the **Highways Act 1980** providing for the stopping-up of part of the highway on the ground that it is unnecessary for public use or any other highway-related purpose.

The section of highway concerned is shown cross-hatched in black on the plan on the reverse of this form.

Signed .....

Please print name.....

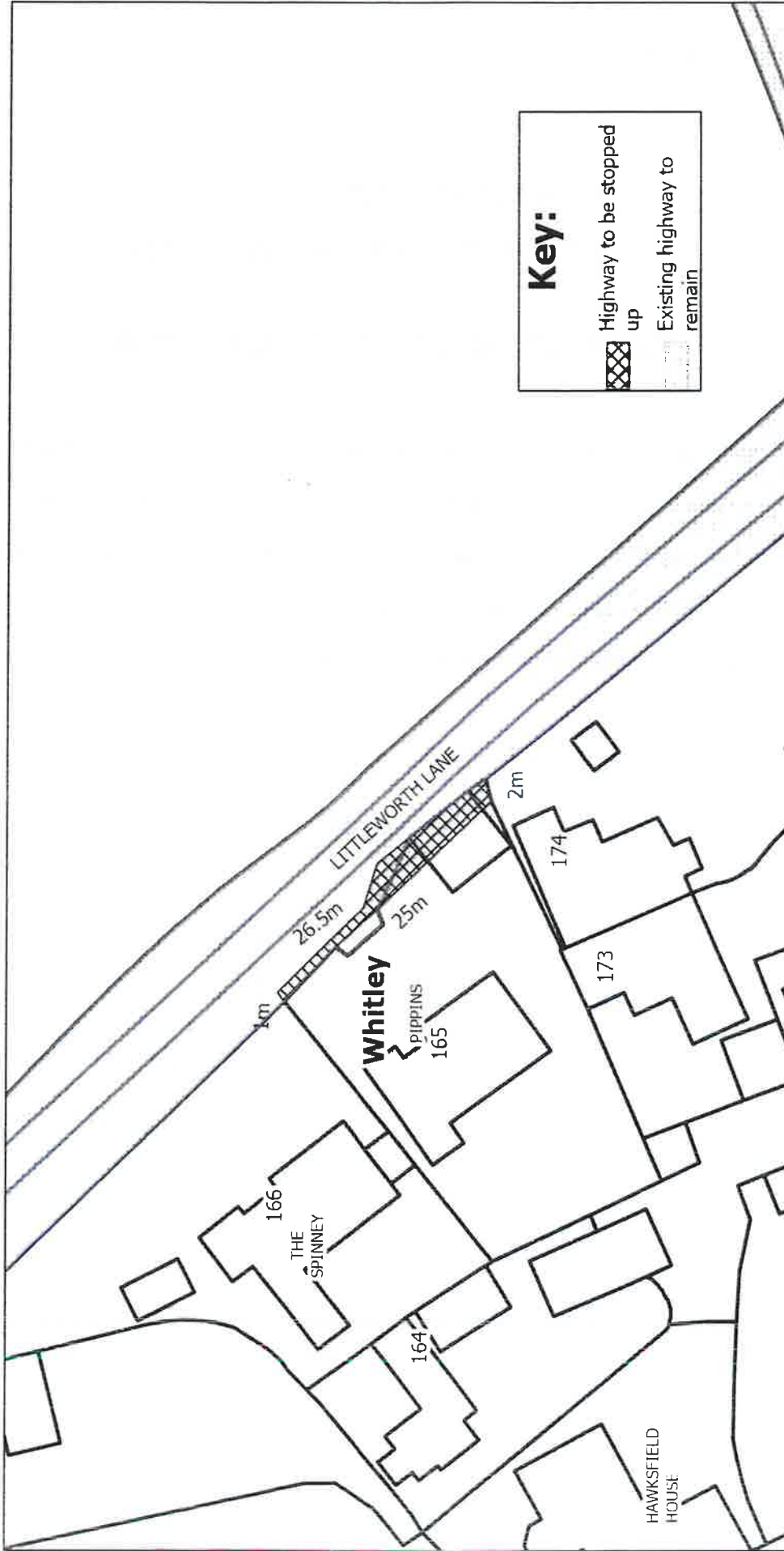
Post held.....

Date .....

**\*Please delete as applicable**

Please return this form to:-

Solicitor to the Council  
Wiltshire Council (Ref: **KG/204553**),  
County Hall,  
Trowbridge,  
Wiltshire BA14 8JN



**S116 Highways Act 1980**

Area of highway, part of Littleworth Lane, to be stopped up, is shown cross hatched black with an area of approximately 46 square metres. The approximate dimensions are shown in metres above.







**IN THE COUNTY OF WILTSHIRE**

**IN THE LOCAL JUSTICE AREA OF SOUTH EAST WILTSHIRE**

**Before the Magistrates' Court sitting at Salisbury**  
**on 8 June 2021**

**An Order for the stopping up of highway adjacent to 168 Littleworth Lane,**  
**Whitley, Wiltshire**

Complaint having been made by Perry Holmes, Director of Legal and Governance of Wiltshire Council, of County Hall, Trowbridge, in the County of Wiltshire (hereinafter called "the Complainant") for an Order under Section 116 of the **Highways Act 1980** authorising the stopping up of highway over the highway referred to in Schedule 1 to this Order and in accordance with the attached plan.

On the ground that the highway referred to in Schedule 1 to this Order may be stopped up on the ground that it is not necessary for public use.

And the highway affected by this Order is shown on the attached plan.

And the Court having heard the Complaint.

And the Court being satisfied that the Complainant has given the Notices required by Part 1 of the 12th Schedule of the **Highways Act 1980**.

And the Court being satisfied that the section of highway referred to in Schedule 1 may be stopped up on the ground that it is not necessary for public use.

IT IS HEREBY ORDERED that the highway referred to in Schedule 1 to this Order be stopped up accordingly.

Michael Ball

.....

Chairman of the Magistrates' Court  
sitting at Salisbury  
In the County of Wiltshire  
Local Justice Area of South East Wiltshire  
on 8 June 2021

# **HIGHWAYS ACT 1980 - SECTION 116 APPLICATION**

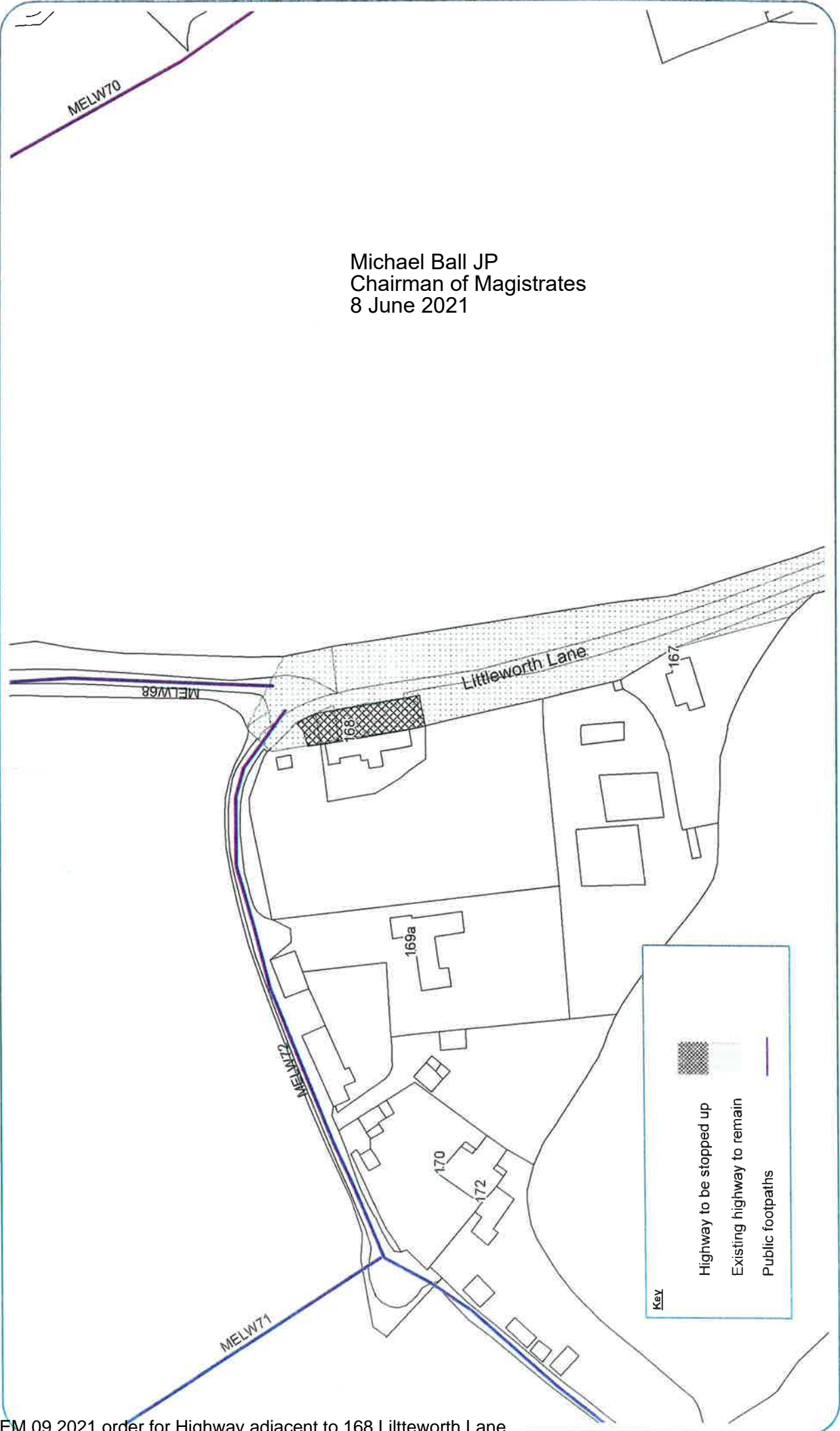
**Stopping up of highway adjacent to 168 Littleworth Lane, Whitley**

## **SCHEDULE 1**

### **Description of highway**

On the attached plan, the section of highway is shown cross-hatched in black. It is approximately 29 metres long on its west side by 30 metres on its east side. Its width tapers from 7 metres on its south side to 6 metres on its north side.

**Wiltshire Council** Proposal to stop up highway outside number 168 Littleworth Lane, Whitley, Melksham, SN12 8RE  
 Centre co ordinates 387988 166527.  
 Date prepared 08/02/2020.



Michael Ball JP  
 Chairman of Magistrates  
 8 June 2021

S116 Highways Act 1980

Areas of highway to be stopped up is shown cross hatched black.  
 Approximate dimensions 29 metres on long on its west side by 30 metres on its east side, Width 7 metres on its south side tapering to 6 metres on its north side.

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**Wiltshire Council**

**Full Council**

**24 February 2026**

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**Item 7 – Public Participation  
From Cllr Debbie Savage, Chairman, Seend Parish Council**

**To Cllr Martin Smith - Cabinet Member for Highways, Streetscene and Flooding**

**Preamble**

Seend High Street (A361) is a historic rural thoroughfare with a significant concentration of listed buildings, an extended linear conservation area, and a narrow pinch point at its centre with reduced footpath width which is not wide enough to accommodate a wheelchair.

The highest density of the 479 households in Seend Parish are concentrated directly on the A361 High Street - a Conservation Area. Of the 92 listed properties and their walls, over 50 line the High Street.



*Figure 1 Vehicle Mounting Footway - Seend*



*Figure 2 Cyclist - Seend Pinch Point*

School Road leads from the pinch point to Seend C of E Primary School. The notorious Bell Crossroads leads westwards to the Grade II listed Baldham Bridge. The crossroads and Baldham Bridge are known accident black spots which incur large administrative and road infrastructure repair costs. Despite the illuminated opposing traffic detection signage at the Seend pinch point vehicles, including HGVs, regularly mount

the single narrow footway to pass conflicting traffic. This endangers pedestrians, including school children.

Publicly available Wiltshire Council repair cost data<sup>1</sup> shows that a 2015/16 HGV collision with Baldham Bridge resulted in costs of £25,000 with traffic control measures having to remain in place until repairs were carried out in 2017. A later vehicle collision

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<sup>1</sup> <https://www.wiltshire.gov.uk/article/13919/Local-highways-main-ten-ance-transparen-cy-report>

with the bridge exceeded £25,000 in costs. Local records show cumulative cost of repairs over the last decade exceeds £100,000. Large modern HGVs cannot pass each other on Baldham Bridge and occasionally HGV drivers misjudge that fact with resulting damage to the bridge parapets.

Wiltshire Council's LTP4 "Advisory Freight Route" is designated as the A365 from Seend Fork to the A350 roundabout on Melksham's Western Way.

In 2011 Wiltshire Council commissioned a report by Mouchel which recommended a weight limit (7.5 tonnes) to eliminate HGVs from using Seend as a through route and concluded that at that time the A365 offered a viable alternative route for HGVs. Due to budget constraints, Wiltshire Council was unable to progress with the surveys at that time.

However, in March 2012, Mouchel was commissioned to undertake survey work to examine the issues raised at the consultation stage.

In 2015, the Seend Neighbourhood Plan Evidence Base Traffic Report stated the driving difference between the A365 freight advisory route and the A361 Seend High Street route is approximately 3 minutes driving time for an extra 1.4 miles.

In 2025/26, residents in Seend continue to be concerned about the volumes of HGVs using Seend High Street, rather than the A365 Advisory Freight Route. The results of a December 2024 traffic Metro Count showed that of (Class 5-10) HGVs, whilst 60% were using the advisory route, 40% were continuing to use Seend High Street. The results were especially marked, for westbound HGVs - 1569 (High Street) compared with 1521 (A365).

HGV traffic visually surveyed by Seend Speed Watch shows that much of the HGV freight moving in both easterly and westerly directions comprises 'out of county' strategic freight as opposed to local running HGVs.

HGVs running westbound A361 through Seend represent 6% of all traffic movements. HGVs running eastbound A361 through Seend represent just 2.6% of all traffic movements.

At A365 Sells Green, along the LTP4 designated freight route, HGVs running westbound represent 5.7% of all traffic movements, whilst HGVs running A365 eastbound represent 7% of all traffic movements.



Figure 3 The School Walk - Seend Pinch Point



Figure 4 Strategic Freight - Seend Pinch Point

It is clear from the data above there is a disparity in HGV west-east routing which has obvious environmental and social impacts on the quality of life and traffic/pedestrian safety in Seend. It is suggested the reason for this is a lack of effective signage and enforcement disincentive for HGV drivers and operators to use the A365 advisory freight route.

In addition, many HGVs of inappropriate size are using the C20, to the north of the A361, to 'rat-run' south through Worton. There is significant carriageway and verge damage on Bollands Hill where HGVs go off the tarmac when encountering conflicting traffic.

Seend Parish notes the Local Transport Plan 4 Freight Sub Strategy policy to:

- Support economic growth
- Protect Wiltshire's environment
- Improve residents' health and wellbeing
- Decarbonise the network

and that a detailed delivery plan will come forward to support this Strategy.

### **Question (P26-06)**

Given the continuing impact on Seend High Street and the local environment, please can the Cabinet Member confirm

- a) the timeline for the detailed delivery plan and the available measures within the plan and strategy to enforce HGV freight routing compliance; and
- b) when can residents in Seend expect some relief from this 24-hour daily blight?

### **Response**

- a) The fourth Local Transport Plan (LTP4) adopted in March 2025, included the county-wide Freight sub-strategy that sets out the policies and measures for managing freight movements across the county. Following LTP4 a Freight Plan is being produced to set out how the measures set out in the sub-strategy can be achieved and supported. The measures available for managing freight will be set out in the plan with the aim of having this published in Spring 2026.
- b) Whilst there is no weight restriction through Seend, there are advisory signs on the A361 when approaching from both directions indicating that the preferred HGV route is via the A365. Additional measures included in the forthcoming

Freight Plan may assist further, including the consideration of additional signage and engagement with local freight operators to highlight the concerns raised and strongly encourage the use of larger, more appropriate roads for HGVs, as defined on the advisory freight route plan to relieve concerns associated with HGV movements.

## Teresa Strange

---

**From:** Teresa Strange  
**Sent:** 07 April 2026 17:41  
**To:** 'russell.frith@wiltshire.gov.uk'  
**Cc:** Nick.Holder@wiltshire.gov.uk; CEO; saffi.rabey@melksham-tc.gov.uk  
**Subject:** Meeting request – inward investment, employment land and business retention in Melksham Without  
**Attachments:** AGENDA ITEM 10 Haulage company moving from Bowerhill to M4 Junction 17.pdf

Dear Russell

I am writing on behalf of Melksham Without Parish Council following a number of discussions by Members regarding employment land provision, inward investment and business retention within the parish, particularly at Bowerhill Industrial Estate.

Members recently considered a planning application relating to a business seeking to relocate from Bowerhill to a site north of Chippenham close to the M4, citing lack of room for expansion.

As recorded in our meeting minutes:

“The Clerk noted that a planning application had been submitted by a business wanting to move from Bowerhill Industrial Estate to a location north of Chippenham close to the M4 due to lack of room for expansion. Members commented that they feel that Wiltshire Council was actively encouraging development of employment land close to the M4 but not supporting the creation of new employment land and retention of existing employers at Bowerhill or within the parish.” See *attached*

In addition, there are now reported indications that MillerKnoll (Herman Miller), currently based at Bowerhill, may be relocating to Indurent Park near Junction 17. This has also begun to feature in planning discussions and is contributing to local concern about the potential loss of established employers from the parish. <https://www.wiltshiretimes.co.uk/news/25859936.millerknoll-eyes-major-wiltshire-industrial-development/>

These concerns are not new. In January 2025, the Parish Council wrote to Wiltshire Council's Strategic Planning and Economic Development teams highlighting a clear and immediate shortage of employment land in the Melksham area. At that time, we provided anecdotal evidence of requirements from existing Bowerhill-based businesses totalling approximately 35 acres (14 hectares), rising to between 45–60 acres (18–24 hectares) when including leisure uses, and with wider demand estimated at around 100 acres (c.40 hectares) when future needs are taken into account.

Despite this, the emerging Wiltshire Local Plan currently proposes a relatively limited allocation of employment land in Melksham (approximately 5 hectares at Blackmore Farm), of which around 2 hectares has already been directed towards office/R&D use. This significantly reduces the availability of land suitable for general industrial and logistics uses and appears inconsistent with both the identified need in the Employment Land Review and the clearly evidenced demand from existing local employers.

At the same time, there is a substantial volume of housing either committed or in the planning pipeline within and around the parish. Members are increasingly concerned that without sufficient employment land provision and a clear strategy to support existing businesses, Melksham risks becoming a dormitory area, with increased out-commuting and a weakening of the local economic base.

Given the ongoing Local Plan process, Members consider that there remains an important opportunity to address this imbalance and ensure that Melksham is supported as a sustainable location for both housing and employment growth.

The Parish Council is therefore keen to better understand Wiltshire Council's strategic approach to:

- Retention and growth of existing employers in locations such as Bowerhill
- The balance between motorway-adjacent strategic employment sites and established employment areas
- The rationale for current employment land allocations in the Local Plan and whether these adequately reflect local demand
- Opportunities, through the Local Plan and other mechanisms, to support inward investment and business expansion within the Melksham area.

Accordingly, the Parish Council resolved to seek a meeting with you to discuss these matters further. We would like this to include representatives from Melksham Without Parish Council, Melksham Town Council, and relevant Wiltshire Councillors.

We would be grateful if you could advise your availability for such a meeting.

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](http://www.melkshamwithout-pc.gov.uk)

**Wellbeing Statement** I may send emails outside office hours but never with any expectation of response. Please just get back to me when you can within your own working hours. Thank you.

Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On X: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

On LinkedIn: [Melksham Without Parish Council](#)

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## Wiltshire Live Article : 30<sup>th</sup> March 2026

A Swindon haulage firm can build a new warehouse at Chelworth Industrial Estate in Cricklade – because Wiltshire Council is not allocating enough employment land in rural areas.

The Planning Inspectorate has ruled that SW Group Logistics, which has been based at the industrial estate for 30 years, can build a third warehouse at the industrial park, after Wiltshire Council refused planning permission.

An inspector said Wiltshire Council policies were preventing firms from expanding.

The third-generation firm had carved a niche in delivering non-standard-sized pallets, especially for the solar power industry.

Replicating the firm's second warehouse, which opened in 2018, the new 3,500 square metre warehouse will have four loading bays to accommodate articulated lorries, along with welfare facilities for warehouse workers and drivers.

Rejecting a planning application in June, Wiltshire Council said: "The proposal would introduce development encroaching into the countryside without any policy justification, in a location and a form of development expressly precluded by the Cricklade Neighbourhood Plan."

Conceding the new warehouse would sit "within and beyond" the defined boundary of the industrial estate, SW Group said: "It is important to attach considerable weight to the needs of a successful local business which can accommodate its expansion plans at an existing site – necessary as part of its logistical business model – while being able to avoid a materially detrimental extent of visual impact."

The matter was determined by planning inspector Benjamin Webb following a site visit.

In his ruling, he said: "The National Planning Policy Framework states that significant weight should be placed on the need to support economic growth and productivity.

But, he said, Wiltshire Council's planning rules "act to constrain economic development at a time when, as indicated by the Wiltshire Employment Land Review Update, demand for new employment sites in rural areas is not being met by existing allocations or policies."

He added: "The scheme would help to sensitively meet a local business need and deliver economic growth."

The inspector has, however, imposed a number of conditions on the company before construction work can commence, including an archaeological survey connected to the remains a nearby moated stronghold from the medieval period.

The firm must also consider flood risks, habitat retention, the impact of industrial lighting on bats, and the noise caused by the construction of the warehouse.

An HGV routing strategy, which aims to avoid additional journeys through Cricklade, must also be implemented.

👉 Original copy via Local Democracy Service by Peter Davison

## Fiona Dey

---

**From:** Foster, Adrian <Adrian.Foster@wiltshire.gov.uk>  
**Sent:** 30 March 2026 09:50  
**To:** Jones, Karen; Teresa Strange  
**Cc:** Thomas, Nic; Collins, Gary; phil.alford@wiltshire.gov.uk; Peter Richardson; whitley.and.shaw@gmail.com; Fiona Dey  
**Subject:** RE: Lime Down Solar Project (NSIP) – Local Impact Report

Thank you Karen,  
this is much appreciated

Cllr Adrian Foster

---

**From:** Jones, Karen <Karen.Jones@wiltshire.gov.uk>  
**Sent:** 30 March 2026 09:47  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Cc:** Thomas, Nic <Nic.Thomas@wiltshire.gov.uk>; Collins, Gary <Gary.Collins@wiltshire.gov.uk>; Foster, Adrian <Adrian.Foster@wiltshire.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>; peter.richardson@melkshamwithout-pc.gov.uk; whitley.and.shaw@gmail.com; Fiona Dey <office@melkshamwithout-pc.gov.uk>  
**Subject:** RE: Lime Down Solar Project (NSIP) – Local Impact Report

Dear Teresa,

Thank you for your message. Nic Thomas has requested that I respond to you on his behalf.

I can confirm that Wiltshire Council will be submitting a Local Impact Report on the Lime Down Solar Park scheme. We are actively working on this at present, as we recognise that the draft timetable requires this to be submitted early on in the Examination at Deadline 1.

As you have pointed out in your email, the council responded to select Relevant Representations at Procedural Deadline A. Whilst this response did not include specific comments against the Relevant Representations submitted by Melksham Without Parish Council or CAWS, please be assured that our officers have read the submissions. I can also confirm that having reviewed the thousands of Relevant Representations submitted by Interested Parties, our officers have identified new issues that were not picked up in the council's previous responses on this scheme to the Planning Inspectorate. This will be remedied in the council's Written Representation and Local Impact Report submissions.

Kind Regards,  
Karen

Karen Jones  
Transformation Consultant

01225 713956

---

**From:** Thomas, Nic <[Nic.Thomas@wiltshire.gov.uk](mailto:Nic.Thomas@wiltshire.gov.uk)>  
**Sent:** 26 March 2026 10:11  
**To:** Jones, Karen <[Karen.Jones@wiltshire.gov.uk](mailto:Karen.Jones@wiltshire.gov.uk)>  
**Subject:** Fw: Lime Down Solar Project (NSIP) – Local Impact Report

Hi Karen,

Can you please respond to Teresa for me please?

Thanks, Nic.

**Nic Thomas**  
**Director – Planning, Economy and Regeneration**

**Wiltshire Council**

Tel: 01225 713283

Email: [nic.thomas@wiltshire.gov.uk](mailto:nic.thomas@wiltshire.gov.uk)

Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Sent:** Monday, March 23, 2026 3:14 PM

**To:** Thomas, Nic <[Nic.Thomas@wiltshire.gov.uk](mailto:Nic.Thomas@wiltshire.gov.uk)>; Collins, Gary <[Gary.Collins@wiltshire.gov.uk](mailto:Gary.Collins@wiltshire.gov.uk)>; Foster, Adrian <[Adrian.Foster@wiltshire.gov.uk](mailto:Adrian.Foster@wiltshire.gov.uk)>

**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>; CAWS <[whitley.and.shaw@gmail.com](mailto:whitley.and.shaw@gmail.com)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>

**Subject:** FW: Lime Down Solar Project (NSIP) – Local Impact Report

Dear Nic, Gary and Cllr Foster

The parish council submitted a request/enquiry as to Wiltshire Council submitting a Local Impact Report to the Lime Down application process at the end of February, and have not heard back from yourselves on this, would you be able to update the parish council please.

They also note that Wiltshire Council have responded on hundreds of Relevant Representations but none of those put forward by CAWS (Community Action: Whitley & Shaw) or the parish council.

We look forward to hearing from you.

With kind regards,

Teresa

---

**From:** Teresa Strange

**Sent:** 27 February 2026 18:37

**To:** Thomas, Nic <[nic.thomas@wiltshire.gov.uk](mailto:nic.thomas@wiltshire.gov.uk)>; Collins, Gary <[gary.collins@wiltshire.gov.uk](mailto:gary.collins@wiltshire.gov.uk)>; Foster, Adrian <[adrian.foster@wiltshire.gov.uk](mailto:adrian.foster@wiltshire.gov.uk)>

**Cc:** Alford, Phil (<[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)> <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>; CAWS <[whitley.and.shaw@gmail.com](mailto:whitley.and.shaw@gmail.com)>

**Subject:** Lime Down Solar Project (NSIP) – Local Impact Report

Dear Nic, Gary and Cllr Foster

**Lime Down Solar Project – Local Impact Report**

We were pleased to read in your newsletter below that Wiltshire Council will continue to engage in the Lime Down DCO examination process to ensure Wiltshire and its residents' interests are protected.

In that context, Melksham Without Parish Council writes regarding the forthcoming deadline for submission of Local Impact Reports (LIRs), which we understand is Friday 1 May 2026.

We would be grateful if Wiltshire Council could confirm that it intends to submit an LIR and that this will include assessment of impacts within the Melksham Without Parish area - in particular the proposed cable route and the connection to Melksham Substation.

In our opinion, the LIR is a particularly important document within the NSIP process. While submission is voluntary, if provided it must be considered by the Secretary of State in reaching a decision. It therefore provides a valuable opportunity for the Council to set out, in a clear and policy-led manner, the likely impacts on its area and how these weigh in the overall planning balance.

We fully recognise the detailed and substantive Relevant Representation submitted by Wiltshire Council in January 2026 and we appreciate the work undertaken in preparing it. However, our understanding is that the Local Impact Report serves a distinct role within the examination process, specifically as the formal document setting out the likely impact of the development on the authority's area. As such, we consider that an LIR would not duplicate the Relevant Representation but rather provide an opportunity to expand upon and consolidate those matters within the statutory framework that must be taken into account by the Secretary of State.

For ease of reference, we also enclose the Relevant Representation submitted by Community Action: Whitley & Shaw (CAWS), which was formally endorsed and supported by Melksham Without Parish Council. That representation highlights cumulative infrastructure effects and associated risk pathways - including landscape saturation, hydrological interaction, infrastructure clustering and emergency response capacity - which, in our view, would further reinforce Wiltshire Council's policy position if reflected within the LIR.

From the Parish perspective, matters we consider especially relevant to the Melksham Without area include:

- Construction and traffic impacts associated with the cable route;
- Effects on residential amenity and agricultural land;
- Substation-related impacts, including noise, landscape and operational considerations;
- Drainage and flood risk implications;
- Cumulative impacts arising from the concentration of grid and energy infrastructure in and around Melksham.

As you are aware, Melksham Without Parish Council and CAWS are already engaged in ongoing discussions regarding cumulative impact across multiple energy infrastructure proposals within the locality. Cumulative impact issues were also raised at the Wiltshire Council Cabinet meeting on 6<sup>th</sup> January 2026, reflecting the wider strategic importance of this matter. In our view, the LIR provides a timely and appropriate opportunity to draw together and further develop those discussions within the formal examination framework - presenting a coherent, spatially-based assessment of cumulative effects both within the Lime Down scheme itself and in combination with other existing and proposed infrastructure.

Melksham Without Parish Council would be pleased to provide any local information or context that may assist in preparation of the report, and we look forward to your confirmation.

With kind regards,  
Teresa



# Planning Inspectorate

Planning Inspectorate  
c/o QUADIENT  
69 Buckingham Avenue  
Slough  
SL1 4PN

Customer  
Services: 0303 444 5000  
e-mail: [limedown@planninginspectorate.gov.uk](mailto:limedown@planninginspectorate.gov.uk)

---

The applicant, all interested parties registered to speak and registered to attend the preliminary meeting, open floor hearing 1 and issue specific hearing 1

Case Ref: EN010168

Date: 2 April 2026

## By email only

---

Dear recipient

### Planning Act 2008, section 88, 91, 93 and 94

#### Application by Lime Down Solar Park Limited for an order granting development consent for the Lime Down Solar Project

This letter advises you of some practical arrangements for the preliminary meeting (PM), open floor hearing 1 (OFH1) and issue specific hearing 1 (ISH1) following requests by interested persons (IPs) for a right to speak in person at, or to attend just to observe the PM, OFH1 and ISH1 on 21 and 22 April 2026.

As detailed in our Rule 6 Letter [[PD-006](#)], the PM, OFH1 and ISH1 are to be held at Neeld Community & Arts Centre, Chippenham, SN15 3WL. The ExA made the decision to hold the PM and hearings at this venue because it was the closest available venue to the proposed application's Order limits with relatively large capacity. However, since making that decision and since receiving requests from IPs to attend in person to speak or just observe the proceedings, it has become apparent that there are more in person participants than the meeting room can accommodate.

At our request, the applicant has arranged for an additional room (the Town Hall) at the Neeld Community & Arts Centre venue to be available to broadcast the proceedings on screens via live stream, to enable observing attendees to be able to watch in real time. The Town Hall is situated on the first floor of the venue. Access to both the meeting room and the Town Hall viewing room will be through the front entrance of the Neeld Community & Arts Centre venue on Borough Parade.

Only those who registered before Procedural Deadline A at 23:59 on 9 March 2026 will be permitted entrance. In addition, meeting room priority will be given to IPs who registered to speak in person at the events, as well as individuals who have registered to attend and have accessibility requirements and/ or require reasonable adjustments to be made to be able to participate.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>



Seating in the meeting room will therefore be reserved for those persons in the first instance, with left over capacity in the meeting room to be allocated to other registered attendees on a first come first served basis. Once the meeting room is deemed to be full, other registered attendees who arrive at the venue will be directed upstairs to the viewing room instead. As the number of registered attendees exceeds the venue's overall capacity, it will not be possible for everyone to attend the event in person.

Due to the numbers attending it is also not possible to have an area in the main room for observers to not be filmed, those people will be asked to use the viewing room. Five people requested to speak off camera when they registered and we have accommodated these requests.

The ExA take this opportunity to remind IPs that they do not need to attend in person to participate in the events or the examination overall. Virtual participation via MS Teams (with camera on or off) remains an option, and written submissions are as valid and carry the same weight as oral representations. In addition, events will be live streamed, so can be watched from a phone, laptop or tablet from home or anywhere else with an internet connection. Recordings of the proceedings will also be published to the National Infrastructure [project website](#) for playback later.

The PM on 21 April and ISH1 on 22 April will both start at 10am prompt. In person attendees will need to be registered on arrival at the venue by the case team to gain access to the meeting room and the Town Hall viewing room. Registration for those events will open at **9am** and will close at **9.45am**.

Following the close of the PM there will be a lunch break, and attendees will be required to vacate the meeting room to enable it to be set up for the afternoon OFH. The OFH will start at 2pm prompt and registration at the venue will open at **1pm** and close at **1.45pm**.

The ExA attaches to the end of this letter a list of IPs who have registered to speak at the OFH and the order in which they will be heard. Due to the need to ensure that all those registered to speak have the opportunity to speak, we are unable to allocate specific time slots. The following **maximum** speaking times will also need to be applied:

- Three minutes per person for oral submissions made by individual IPs
- Five minutes for oral submissions made by organisations (such as Parish Councils), groups or representatives of a number of IPs or other persons.

We previously indicated in the Rule 6 letter [[PD-006](#)], that the OFH may continue into the evening, and given the number of IPs who have registered to speak, this is certainly going to be the case. Short comfort breaks, and a longer dinner break will have to be provided so it is anticipated that if everyone on the attached OFH1 speakers list is heard, the event would finish around 8pm.

Any IPs on the attached OFH1 speakers list who no longer wish to speak, or are unable to attend, are requested to advise the case team by **13 April 2026** so that they can be removed from the speakers list. The ExA anticipates a second OFH taking place in late June/ early July, although a specific date cannot be confirmed until after the PM, as the timetable for the examination is a topic for discussion at the PM.

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Any IPs who registered to attend the PM, OFH1 and/ or ISH1 in person who have accessibility requirements and/ or require reasonable adjustments to be made, are requested to contact the case team to advise of those needs by **13 April 2026**. Those parties should identify in such communication which of the three events they will be attending and the adjustments they require, so that they can be reserved space in the meeting room.

The contact details for case team are as follows:

Email - [limedown@planninginspectorate.gov.uk](mailto:limedown@planninginspectorate.gov.uk)

Telephone - 0303 444 5000

With specific regard to the PM, I must remind IPs that the purpose of the meeting is to discuss procedural matters only, specifically about how the application should be examined, the timetable, the principal issues, and so forth. It is not an opportunity to discuss concerns about the impacts of the proposal or the advantages or disadvantages of the scheme. The ExA notes that a number of IPs who have registered to speak at the PM have stated that they wish to discuss concerns such as flooding, the impact on the historic landscape, the traffic environment, and so forth. However, specific concerns around environmental impacts are not matters for the PM and the ExA will not hear these submissions during that meeting.

We appreciate that this process is unfamiliar to most IPs, but please be assured that IPs will have the opportunity to raise their specific concerns either through an OFH submission (if registered to speak), subsequent topic based issue specific hearings (noting that two weeks of hearings are currently scheduled in the draft timetable in Annex D of the Rule 6 Letter [[PD-006](#)]), or through written submissions.

If you have any further queries, please contact us.

Yours faithfully

*Janine Laver*

**Lead Member of the Examining Authority**

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**Open Floor Hearing 1 (Tuesday 21 April 2026)  
Running Order for Speakers**

<b>INDIVIDUALS SPEAKING IN PERSON at NEELD COMMUNITY &amp; ARTS CENTRE</b>				
<b>Maximum speaking time - 3 minutes per person</b>				
1.	Ashton Hawker	Interested Party	In person	3 Minutes
2.	Matthew Rose	Interested Party	In person	3 Minutes
3.	Rachel Hamblin	Interested Party	In person	3 Minutes
4.	Neil Mostyn Hamilton	Interested Party	In person	3 Minutes
5.	Simon Durrant	Interested Party	In person	3 Minutes
6.	January Farrington	Interested Party	In person	3 Minutes
7.	Simon Cox	Interested Party	In person	3 Minutes
8.	Ann Skinner	Interested Party	In person	3 Minutes
9.	Kim Morgan	Interested Party	In person	3 Minutes
10.	Stuart Fisher	Interested Party	In person	3 Minutes
11.	Christine Macnee	Interested Party	In person	3 Minutes
12.	Darren Rawlings	Interested Party	In person	3 Minutes
13.	Michael Holstead	Interested Party	In person	3 Minutes
14.	Douglas Price	Interested Party	In person	3 Minutes
15.	Michael Pitt	Interested party	In person	3 Minutes
16.	Andrew Calderbank	Interested Party	In person	3 Minutes
17.	Sarah Sorby	Interested Party	In person	3 Minutes
18.	Andrew Greenhill	Interested Party	In person	3 Minutes
19.	Matthew Hood	Interested Party	In person	3 Minutes
20.	Charles Purkess	Interested Party	In person	3 Minutes
21.	Anna-Kate Fuller	Interested Party	In person	3 Minutes
22.	Freddie Spickernell	Interested Party	In person	3 Minutes
23.	Hugh Roche	Interested Party	In person	3 Minutes
24.	Emma Vaux	Interested Party	In person	3 Minutes
25.	Jonathan Seymour Williams	Interested Party	In person	3 Minutes
26.	Steffi Dampney	Interested Party	In person	3 Minutes
27.	Rosie Clark	Interested Party	In person	3 Minutes
28.	Stewart Dobson	Interested Party	In person	3 Minutes
29.	Richard Jeffcoate	Interested Party	In person	3 Minutes
30.	Lawrence Copeland	Interested Party	In person	3 Minutes
31.	Elizabeth Maxwell	Interested Party	In person	3 Minutes
32.	Lesley Bennet	Interested Party	In person	3 Minutes
33.	Fiona Shipsey	Interested Party	In person	3 Minutes
34.	Alex Frost	Interested Party	In person	3 Minutes
35.	Richard Skeffington	Interested Party	In person	3 Minutes
36.	John Oglesby	Interested Party	In person	3 Minutes
37.	Martin Smith	Interested Party	In person	3 Minutes
38.	Richard Langley	Interested Party	In person	3 Minutes
39.	Philip Davey	Interested Party	In person	3 Minutes
40.	Tony McAleavy	Interested Party	In person	3 Minutes
41.	Helen King	Interested Party	In person	3 Minutes
42.	Tracey Worcester	Interested Party	In person	3 Minutes
43.	Sean Magee	Interested Party	In person	3 Minutes
44.	Elizabeth Threlfall	Interested Party	In person	3 Minutes
45.	Sue Godwin	Interested Party	In person	3 Minutes
46.	Jodie Collier	Interested Party	In person	3 Minutes
47.	Charles Buchan	Interested Party	In person	3 Minutes

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48.	Isabel Ross	Interested Party	In person	3 Minutes
49.	Nicholas Clark	Interested Party	In person	3 Minutes
50.	Philip Moore	Interested Party	In person	3 Minutes
51.	Mark Horton	Interested Party	In person	3 Minutes
52.	Paul Simmons	Interested Party	In person	3 Minutes
53.	Helen Hood	Interested Party	In person	3 Minutes
54.	Clare Stokes	Interested Party	In person	3 Minutes
55.	Helen Worthey	Interested Party	In person	3 Minutes
56.	Henry Jodrell	Interested Party	In person	3 Minutes
57.	Sophia Beech	Interested Party	In person	3 Minutes

#### **INDIVIDUALS REPRESENTING GROUPS OF PEOPLE**

##### **Maximum speaking time - 5 minutes per group**

58	Stuart Suter	Lea, Garsdon & Cleverton Parish Council	In person	5 Minutes
59	Susan Mellowes	St Paul Malmesbury Without Parish Council	In person	5 Minutes
60	Lesley Palmer	Grittleton Parish Council	In person	5 Minutes
61	Peter Richardson	Community Action: Whitley and Shaw and Melksham Without Parish Council	In person	5 Minutes
62	Nick Hare	Sopworth Parish Council	In person	5 Minutes
63	George Clarke	Easton Grey Parish Meeting	In person	5 Minutes
64	Roz Savage	MP	In person	5 Minutes
65	Anne Henshaw	CPRE	In person	5 Minutes
66	Adrian Temple-Brown and Stephen Eades	North Wiltshire Friends of the Earth	In person	5 Minutes

#### **INDIVIDUALS SPEAKING VIRTUALLY**

##### **Maximum speaking time – 3 minutes (except Luckington & Alderton Parish, who are permitted 5 minutes)**

77	John Buckley	Parish Council (Luckington & Alderton Parish Council)	Virtually	5 Minutes
68	John Eavis	Interested Party	Virtually	3 Minutes
69	Jon Atkey	Interested Party	Virtually	3 Minutes
70	Roddy Seymour Williams	Interested Party	Virtually	3 Minutes
71	Peter Phillips	Affected Person	Virtually	3 Minutes
72	Helena Maxwell	Interested Party	Virtually	3 Minutes
73	Willa Gibb	Interested Party	Virtually	3 Minutes
74	Robert Alan Bentley	Interested Party	Virtually	3 Minutes
75	John Baillie	Affected Person	Virtually	3 Minutes

## Fiona Dey

---

**From:** Teresa Strange  
**Sent:** 07 April 2026 14:46  
**To:** Fiona Dey  
**Subject:** FW: IGP Responses to RRs - Lime Down.

**Categories:** Planning, To Do

And another

---

**From:** Stop Lime Down <info@stoplimedown.com>  
**Sent:** 25 March 2026 13:25  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** IGP Responses to RRs - Lime Down.

Dear Mrs Strange,

You may be aware that the Applicant (IGP) has responded to some of the Relevant Representations (RRs) submitted by the public, businesses and Parish Councils in relation to the DCO application by IGP for Lime Down.

As the number of RRs is so large, IGP are responding to them in two stages. Part 1 of the responses is available to view.

Please may we ask you to take a look at the IGP Responses to RRs and see if your Parish Council RR has been responded to.

You need to look at Section 5 from pages 1519 onwards in the Applicants' responses to RRs document, which is in the Document Library on the Planning Inspectorate (PINS) website and also on the list of recently added documents (see link below to the Part 1 document).

[https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010168-000906-9.1%20Applicant's%20Response%20to%20Relevant%20Representations%20\(Part%201\).pdf](https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010168-000906-9.1%20Applicant's%20Response%20to%20Relevant%20Representations%20(Part%201).pdf)

We would like to suggest that your Parish Council should prepare responses to these responses from IGP, to make it clear where you may disagree and why.

If each Interested Party who submitted an RR does not respond, then IGP will simply tell the Examiners that they have responded – and it might be assumed that they have answered the Interested Party satisfactorily.

The date to have responded to the IGP responses is 1 May 2026. Details of how to respond are on the PINS website in the Rule 6 Letter.

We hope it is helpful that we have raised this with you.

Kind regards,  
Stop Lime Down team



**5 The Applicant's responses to town councils, parish councils, and parish meetings**

**5.1 Melksham Without Parish Council**

**Table 5-1 [RR-3141](#)**

Reference	Theme	Comments/Issues Raised	Applicant's Response
MWPC-001	Description and DCO Process	<p>Dear Sir or Madam,</p> <p>On behalf of Melksham Without Parish Council, I write in connection with the Lime Down Solar Park Development Consent Order application (EN010168) to accompany our submission to the Examination. The Parish Council wishes to place on record its full support for the Relevant Representation submitted by Community Action: Whitley and Shaw (CAWS). We endorse both the substance and the reasoning of that submission and consider it to be a clear and well-evidenced articulation of the cumulative and system-level impacts arising from the proposed development. Melksham Without Parish Council supports renewable energy development in principle and recognises the importance of national net zero objectives. However, we share CAWS's concern that the current application does not provide a sufficiently robust, integrated or cumulative evidence base to enable the Examining Authority to properly assess impacts on the villages of Shaw, Whitley and Beanacre. These communities occupy a particularly sensitive down-slope, downstream and down-network position within an already highly concentrated cluster of</p>	<p>A comprehensive Cumulative and In-Combination Effects Assessment has been undertaken in accordance with Planning Inspectorate Advice Note 17 and the relevant NPS EN-1, NPS EN-3 and NPS EN-5 requirements which are set out within <b>ES Volume 1, Chapter 21: Cumulative and In-Combination Effects [APP-073]</b> and associated Appendices <b>ES Volume 3, Appendix 21-1 [APP-264]</b>.</p> <p>Interaction of the Scheme with other developments has been fully explored within each of the technical assessments [<b>APP-059 - APP-072</b>] with a summary of each of these assessments and their conclusions provided <b>within ES Volume 1, Chapter 21: In-Combination and Cumulative Effects [APP-073]</b>. The methodology for identifying future proposed or consented schemes and undertaking the cumulative assessment is in accordance with Planning Inspectorate Advice Note 17 on Cumulative Effects. The four-stage methodology is described <b>within ES Volume 1, Chapter 6: EIA Methodology [APP-058]</b>. The list of developments included in the cumulative assessment were reviewed and developed in consultation with Wiltshire Council. 358 developments were included in the long list provided <b>within ES Volume 3, Appendix 21-1 [APP-264]</b>. 41 developments are included in the short list (provided in <b>Table 21-4 of ES Volume 1, Chapter 21: Cumulative and In-Combination Effects [APP-073]</b>) including a number of proposed solar and BESS developments.</p> <p>Cumulative and in-combination effects on hydrology, flood risk and drainage have been assessed for the Scheme, including consideration of downstream receptors and the assessment concludes that the Scheme would not increase flood risk or cause adverse cumulative effects on water environment receptors, subject to the embedded mitigation and secured management measures. <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063]</b>. The embedded mitigation</p>

Reference	Theme	Comments/Issues Raised	Applicant's Response
MWPC-002	Hydrology, Flood Risk and Drainage	<p>energy and grid infrastructure affecting the Parish.</p> <p>As set out in detail by CAWS, impacts associated with construction activity, surface-water hydrology, the 22 km Cable Route Corridor, Battery Energy Storage Systems, emergency response capacity and increasing reliance on Melksham Substation do not operate independently.</p> <p>Rather, they interact and compound through shared systems, including headwater drainage networks and emergency services with finite capacity.</p>	<p>and management measures relied upon in this assessment form part of the assessed design and are secured through the parameters and commitments set out in <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063]</b> and the <b>Flood Risk Assessment and Drainage Strategy [APP-097]</b>.</p> <p>This conclusion is supported by the Scheme's runoff management approach and construction phase controls, which are secured through the DCO discharge process and the requirement to implement detailed management plans substantially in accordance with the submitted <b>Outline Construction Environmental Management Plan [APP-277]</b>.</p> <p>The interaction between each of the elements identified is considered both within each of the <b>Environmental Statement</b> technical chapters [<b>APP-059 - APP-72</b>] and as part of the Cumulative and In-Combination Effects assessment reported in <b>ES Volume 1, Chapter 21: [APP-073]</b>.</p> <p>Potential interactions between construction activity, surface water hydrology, the Cable Route Corridor, BESS and other Scheme elements have been considered within the hydrology, flood risk and drainage assessment, including cumulative and in-combination effects on downstream receptors. The assessment concludes that, with the embedded mitigation and secured management measures in place, the Scheme would not give rise to adverse cumulative effects on surface water flood risk or drainage. <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063]</b>.</p> <p>Matters relating to emergency response capacity and electrical infrastructure operation do not introduce additional surface water or flood risk pathways beyond those assessed in <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063]</b>, and therefore do not alter the conclusions of the cumulative hydrology assessment.</p>

Reference	Theme	Comments/Issues Raised	Applicant's Response
MWPC-003	Hydrology, Flood Risk and Drainage	The Parish Council is particularly concerned that the Environmental Statement relies predominantly on site-by-site and asset-specific assessments, with key matters deferred to outline plans or post-consent stages, thereby limiting the ability of the Examining Authority to understand how cumulative effects would arise in practice.	<p>Controls on construction phase runoff, trenchless works and pollution prevention along the Cable Route Corridor are secured through the DCO Requirements and the implementation of detailed management plans approved at discharge, ensuring that interactions between these elements do not result in increased flood risk or cumulative surface water effects. <b>Outline Construction Environmental Management Plan [APP-277].</b></p> <p>The ES provides a detailed and comprehensive assessment of all elements of the Project, as described in <b>ES Volume 1, Chapter 3: The Scheme [APP-055]</b>. Interaction with other developments has been fully explored within each of the technical assessments <b>[APP-059 - APP-072]</b> with a summary of each of these assessments and their conclusions is provided within <b>ES Volume 1, Chapter 21: In-Combination and Cumulative Effects [APP-073]</b>.</p> <p>Accordingly, the cumulative and in-combination assessment identifies and assesses realistic interaction pathways between Scheme elements and other committed developments, and concludes that, with the embedded mitigation and secured management measures in place, the Scheme would not give rise to significant adverse cumulative effects in respect of hydrology, flood risk or drainage. These conclusions are reported in <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063]</b> and summarised in <b>ES Volume 1, Chapter 21: In-Combination and Cumulative Effects [APP-073]</b>.</p> <p>The Scheme has been assessed for hydrology, flood risk and drainage effects during construction, operation and maintenance and decommissioning, including effects beyond the Order Limits and where pathways could combine through connected headwater drainage networks. The assessment concludes that the Scheme would not increase off-site flood risk, subject to the embedded mitigation and drainage controls set out in <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-</b></p>
MWPC-004	Hydrology, Flood Risk and Drainage	The absence of a construction-phase, catchment-scale hydrology and flood-risk assessment, together with the lack of a corridor-wide assessment of cable route construction impacts, represents a material evidential gap.	

Reference	Theme	Comments/Issues Raised	Applicant's Response
MWPC-005	Hydrology, Flood Risk and Drainage	This is of particular concern given the known sensitivity of Shaw, Whitley and Beanacre to surface-water exceedance and downstream impacts. The Parish Council also shares CAWS's concerns regarding the assessment of clustered Battery Energy Storage Systems, the adequacy of emergency response preparedness, and the reliance on draft or anticipated National Fire Chiefs Council guidance rather than formally issued standards.	<p><b>063] and ES Volume 3, Appendix 11-1: Flood Risk Assessment and Drainage Strategy – Covering Report [APP-210].</b></p> <p>Construction phase mechanisms, including temporary disturbance, soil compaction, sediment-laden runoff, temporary works affecting flow routing, and interaction with drainage features, are assessed and controlled through the secured construction environmental management framework in <b>Outline Construction Environmental Management Plan [APP-277].</b> The Cable Route Corridor is assessed on a corridor-wide basis within <b>ES Volume 3, Appendix 11-9: Flood Risk Assessment and Drainage Strategy – Lime Down Cable Route Corridor [APP-218]</b>, including construction controls at watercourse crossings and measures to manage exceedance and pollution risks during linear works. On that basis, the submitted evidence does not identify a material evidential gap. No amendments to the application documents are required.</p> <p>Surface water effects, including any potential for downstream exceedance, have been fully assessed for the Scheme. The drainage strategy has been designed to ensure that there is no detrimental change to off-site surface water flood risk, including for downstream communities such as Shaw, Whitley and Beanacre, as set out in <b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063].</b></p> <p>The Applicant has responded to CAWS in full within the Applicant's Response to <b>RR-0935 – Community Action: Whitley and Shaw (CAWS)</b>. The <b>Outline Battery Safety Management Plan (OBSMP) [APP-286]</b> is in full alignment with both the original and revised National Fire Chiefs Council guidance. NFCC has published the revised guidance in 2026.</p> <p>The Applicant has responded to CAWS in full.</p>
MWPC-006	Human Health	In the Parish Council's view, matters of public safety, environmental protection, infrastructure resilience and cumulative	

Reference	Theme	Comments/Issues Raised	Applicant's Response
MWPC-007	Hydrology, Flood Risk and Drainage	<p>risk must be demonstrably addressed at the consent stage. They should not be deferred, nor should unresolved risk be transferred to local communities or public services.</p>	<p>The assessment of impacts on public safety with respect to human health has been undertaken in <b>ES Chapter 18: Human Health [APP-070]</b>, taking into account the assessment findings for other pertinent topic areas, such as hydrology and flood risk, air quality, and major accidents and disasters. The assessment does not find any significant adverse effects on human health subject to implementation of mitigation measures secured through the Requirements in Schedule 2 to the <b>Draft DCO [APP-016]</b>. The Applicant also confirms that the assessment in <b>ES Chapter 18: Human Health [APP-070]</b> includes a distinct section on assessment of cumulative health effects from nearby developments.</p> <p>The Applicant also seeks to clarify that works within Melksham Without Parish are limited to the construction of the Grid Connection Cable, construction compounds to facilitate works in the Cable Route Corridor, and works to the existing National Grid Substation, as described in <b>ES Chapter 3: The Scheme [APP-055]</b>.</p>
	Hydrology, Flood Risk and Drainage	<p>Accordingly, Melksham Without Parish Council supports CAWS's request that the Examining Authority require further cumulative and system-level assessments, including those relating to hydrology, cable route construction impacts, Battery Energy Storage System major accident risk, emergency response capacity, landscape coalescence and substation resilience, before reaching any decision on the application.</p>	<p><b>ES Volume 1, Chapter 11: Hydrology, Flood Risk and Drainage [APP-063]</b> and <b>ES Volume 3, Appendices 11-1 to 11-9 Flood Risk Assessment and Drainage Strategies [APP-210 to APP-218]</b> distinguish between paneled areas and hardstanding areas associated with supporting electrical infrastructure such as BESS and substations, and considers interactions where relevant. In relation to emergency response and any reliance on NFCC guidance, the Scheme's approach for the water environment is to retain and manage potentially contaminated firewater without uncontrolled discharge to surface water or ground, secured through the <b>Outline Battery Safety Management Plan (BSMP) [APP-286]</b>.</p> <p>The Applicant is currently in discussion with the Environment Agency (EA) to develop a standalone drainage plan for the BESS area which will be appended to the <b>Outline BSMP [APP-286]</b></p>

Reference	Theme	Comments/Issues Raised	Applicant's Response
			<p>which will cover all key drainage principles and Emergency Response Plan (ERP) requirements. The EA is a statutory consultee which must approve the final Battery Safety Management Plan and requisite ERPs before construction of the BESS commences.</p> <p>An assessment of landscape and visual effects is provided in the Landscape and Visual Impact Assessment (LVIA) presented in <b>ES Volume 1, Chapter 8: Landscape and Visual [APP-060]</b>.</p> <p>Potential environmental and safety effects associated with the Building Failure, Fire and Associated Explosions (including any risk posed by the BESS) are assessed in <b>ES Volume 1, Chapter 20: Other Environmental Matters, Section 20.7: Major Accidents and Disasters [APP-072]</b>. This assessment considers credible worst-case accident scenarios and concludes that, with embedded mitigation and appropriate management measures, no significant adverse effects are anticipated.</p> <p>Moreover, an <b>Outline Battery Safety Management Plan (OBSMP) [APP-286]</b> has been prepared for the Scheme using guidance from Dorset and Wiltshire Fire and Rescue Service (D&amp;WFRS) and incorporating recommendations of the National Fire Chiefs Council. The <b>OBSMP [APP-286]</b> is fully compliant with the original NFCC Guidance and the revised guidance which was published in February 2026.</p> <p>The Applicant is in the process of agreeing a Statement of Common Ground (SOCG) with D&amp;WFRS to provide assurance that all safety and emergency response requirements are fulfilled.</p> <p>The <b>OBSMP [APP-286]</b> is secured through Requirement 6 (Battery safety management) in Schedule 2 of the <b>Draft DCO [APP-016]</b>, which provides that Work No. 2 must not commence until a Battery Safety Management Plan has been submitted to</p>

Reference	Theme	Comments/Issues Raised	Applicant's Response
MWPC-008	Hydrology, Flood Risk and Drainage	We respectfully ask that this letter be read alongside and given appropriate weight in conjunction with the CAWS Relevant Representation.	and approved by the relevant planning authority. The approved plan must be substantially in accordance with the Outline Battery Safety Management Plan. The Draft DCO also requires the relevant planning authority to consult with Dorset and Wiltshire Fire and Rescue Service and the Environment Agency before determining the application, and that the Battery Safety Management Plan must be implemented as approved.  The Applicant notes this request and confirms that the CAWS Relevant Representation has been considered and responded to in full to RR-0935.

## 5.2 Grittleton Parish Council

Table 5-2 [RR-1742](#)

## Teresa Strange

---

**From:** Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>  
**Sent:** 27 March 2026 10:07  
**To:** Teresa Strange  
**Cc:** phil.alford@wiltshire.gov.uk; Corps, Kimberly; Fiona Dey; Peter Richardson; Tony Hemmings  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Teresa,

We are aware of some non-compliant verge reinstatement and as such staff from the Network Management Team are meeting on site with SSEN and Verdant Energy to agree the remedials required on their respective works. I have asked that discussion around Community benefit be included in this.

Regards

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

01225713312

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**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** 24 March 2026 16:11  
**To:** Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>  
**Cc:** Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Corps, Kimberly <Kimberly.Corps@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; Tony Hemmings <tony.hemmings@melkshamwithout-pc.gov.uk>  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear David

Thank you for your email and the works ticket.

We know both Ian Thorp and Stuart Renfrew well, and their input and work respected in the parish; and the parish council will not have concerns about the pot hole works that were filled.

What the parish council do have concerns about is that:

1. Wiltshire Council undertook work to repair a road that's damage was caused by the myriad of developers and contractors using the road – that council taxpayers have to pay for that does not sit right with the parish council.
2. That following all the work that is being undertaken on the road, and via access on the road, that its not being resurfaced – lots of developers and contractors speak to community benefit but have not been forthcoming with what that actually is – the road being resurfaced would be a start.
3. That the grass verges have not been returned to their previous state, just some patches of rutted mud with grass seed thrown on top – photos attached from lunchtime today. Below is a screen grab from Google Maps of what they used to look like.
4. That Aureos have been unable to confirm that the road sweeper has actually attended since they left site on Friday – despite being asked, more than once.



With kind regards, Teresa

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**From:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>  
**Sent:** 24 March 2026 08:25  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** [phil.alford@wiltshire.gov.uk](mailto:phil.alford@wiltshire.gov.uk); Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Teresa,

The Local Highways team advise that Westlands lane was inspected on Wednesday last week and a works ticket was raised to repair the potholes; this was carried out the next day (see attached report for pictures).

The road didn't appear to be too muddy on Wednesday, it's likely to have been swept between the Monday when the pictures in your email was taken and the Wednesday.

Hope this helps

Regards

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

01225713312

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 23 March 2026 10:20  
**To:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>  
**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear David

Just following up on this..... please see photos from last Monday.

The road has been open all weekend, and Aerous say a road sweeper is "due" today and the road is then open a week early. I have asked Aerous to confirm that the road sweeper is actually on site today, and sent them these photos too.

Residents have reported over the weekend that they felt the road was unsafe as it had been opened but there had been no road sweeper so the road was still full of mud and gravel; as well as pot holes.

Melksham Without parish council are seeking confirmation that Wiltshire Council (and ultimately tax-payers) are not having to pay for remediation of the road caused by contractors **and that the road is going to be reinstated to its previous condition.**

Regarding that co-ordination of works, we note that Wessex Water are closing the road (now reopened) on 31<sup>st</sup> March – see document at end of attached document.

With many thanks, Teresa

---

**From:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

**Sent:** 05 March 2026 10:01

**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Cc:** [phil.alford@wiltshire.gov.uk](mailto:phil.alford@wiltshire.gov.uk); Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>

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

Teresa,

Thank you for your message.

Our Street Works Technicians are regularly monitoring the compliance of the ongoing works by Verdant Energy and SSEN in Westlands Lane. Prior to the road reopening all works will have been inspected and any non-compliance with the Specification for the Reinstatement of Openings in Highways (4th Edition) will have be addressed.

Colleagues in the Local Highways team, who are responsible for general highway maintenance, have been given the opportunity to undertake any planned maintenance during the closure. We will also arrange for a further inspection of the highway prior to opening and any further work identified that can be completed under the closure will be considered.

I hope this gives you some reassurance that your concerns will be addressed.

Regards

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

01225713312

---

**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Sent:** 03 March 2026 15:46

**To:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>

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

## Fiona Dey

---

**From:** Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>  
**Sent:** 24 March 2026 08:25  
**To:** Teresa Strange  
**Cc:** phil.alford@wiltshire.gov.uk; Corps, Kimberly; Fiona Dey; Peter Richardson  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues  
**Attachments:** Report (3).pdf  
**Categories:** Planning

Teresa,

The Local Highways team advise that Westlands lane was inspected on Wednesday last week and a works ticket was raised to repair the potholes; this was carried out the next day (see attached report for pictures).

The road didn't appear to be too muddy on Wednesday, it's likely to have been swept between the Monday when the pictures in your email was taken and the Wednesday.

Hope this helps

Regards

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

01225713312

---

**From:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Sent:** 23 March 2026 10:20  
**To:** Thomas, Dave <Dave.Thomas@wiltshire.gov.uk>  
**Cc:** Alford, Phil <Phil.Alford@wiltshire.gov.uk>; Corps, Kimberly <Kimberly.Corps@wiltshire.gov.uk>; Fiona Dey <office@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>  
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Dear David

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**Sent:** 05 March 2026 10:01  
**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Cc:** [phil.alford@wiltshire.gov.uk](mailto:phil.alford@wiltshire.gov.uk); Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

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Thank you for your message.

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I hope this gives you some reassurance that your concerns will be addressed.

Regards

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

01225713312

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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>  
**Sent:** 03 March 2026 15:46  
**To:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>  
**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>; Fiona Dey <[office@melkshamwithout-pc.gov.uk](mailto:office@melkshamwithout-pc.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>  
**Subject:** RE: Follow up after meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear David

Thank you for your response, which the parish council have now considered at their latest Planning Committee meeting.

Melksham Without Parish Council does recognise the efforts made to coordinate the two cable schemes under a single road closure. Residents have also experienced considerable disruption from the volume and duration of works associated with the solar farm connections and SSEN and National Grid upgrades. Whilst we recognise the statutory rights of undertakers, the Parish Council is seeking reassurance that the longer-term condition of the highway will not be adversely affected as a result of the concentration of works in this location.

We understand that reinstatement will be undertaken in accordance with the Specification for the Reinstatement of Openings in Highways (4th Edition) and that this is the statutory framework governing such works. Nevertheless, Westlands Lane has now been subject to multiple trenching operations and associated works over an extended period. The cumulative impact of repeated excavations is a matter of significant concern locally, both in terms of the structural integrity and the visual condition of the carriageway.

A mains drainage scheme was installed by Wessex Water in Westlands Lane in 2023 and with the current two cable runs being installed by SSEN and Verdant, as well as other works (requiring the 20mph temporary limit) to upgrade National Grid assets at the sub station, the current installation of Wick Solar Farm ( 20/06849) and 2no BESS schemes Melksham Substation East (17/04110 & PL/2024/01378) and West (17/04116 & PL/2024/01377).

Whilst Wessex Water and Aureos/Verdant are making good the cable trench, the rest of the surface on Westlands Lane is now in a very poor state. The grass verges that have been maintained for decades by the farmer at Westlands Farm are now pretty much destroyed, and the farmer and family are upset at the current state of them. How you attribute the damage to a particular contractor with all the work taking place is very difficult; it's the cumulative impact that the parish council feels is in play here.

The Parish Council therefore asks whether Wiltshire Council as the Highway Authority would consider:

- Whether extended reinstatement provisions may be appropriate in this location, given the cumulative nature of the work being undertaken there at present
- Whether resurfacing of a full lane width, or a longer continuous section, could be required in order to restore the integrity of the carriageway;
- Close inspection and enforcement of verge reinstatement to ensure proper topsoil replacement, compaction and reseeded, so that the verges are returned to a condition consistent with their former standard.

Residents are experiencing considerable disruption from the volume and duration of works associated with the solar farm connections and substation upgrades. Whilst we recognise the statutory rights of undertakers, the Parish Council is seeking reassurance that the longer-term condition of the highway will not be adversely affected as a result of the concentration of works in this location.

On another note, we see that the planning application PL/2025/05856 for the laying of underground electricity cables in association with Wick Solar Farm and Studley Solar Farm was approved on 13<sup>th</sup> February 2026 and yet they started on site on 26<sup>th</sup> January, and we will be taking that up with Planning Enforcement separately.

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](http://www.melkshamwithout-pc.gov.uk)

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---

**From:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

**Sent:** 03 February 2026 12:36

**To:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Cc:** [phil.alford@wiltshire.gov.uk](mailto:phil.alford@wiltshire.gov.uk); Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>

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

Teresa,

Your message to Kim has been passed to me for response. I've added comments in red to your text below that I hope you will find helpful.

Regards

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

01225713312

Dear Kim

Further to the recent meeting on Cumulative Impact of proposed energy schemes etc, I am following up with the original request (below), as you said at the meeting that you were unaware of the highways issues.

Since then, there has been the commencement of a 9-week road closure on Westlands Lane in Beanacre. We are grateful that this road closure includes two cable route schemes and the two contractors working together under one road closure; thank you for Wiltshire Council ensuring this work happened together.

The work commenced earlier in the week on Monday 26<sup>th</sup> January. There has been absolutely no usual street works notification that we routinely see and share widely. **Verdant Energy, SSEN and AUREOS are responsible for public engagement, WC do not routinely inform residents of works by statutory undertakers, that is their choice.** We did ask about this when the work first started at the end of last year, with no notice either. The contractors send out letters, they rely on the post which arrives after the work has started, and certainly after road signage advising of the closure which puts the residents and the local councillors in a really difficult position as they have no idea of the scope of works and restrictions etc; and residents who use those roads as part of their daily commute are not aware as live wider than the letter drop. **I believe the scope of the works and dates regarding road closure has been communicated direct with yourselves by the works promoters and explained at the public drop-in sessions.**

Can you please advise why we don't get the usual notification, we would if it was for highways work, and even for urgent utility works. This enables residents to plan for longer journeys, access for building work, changes to bus routes etc etc rather than coming across the road closure on the day. **For road closures all works promoters including statutory undertakers are obliged to inform frontagers within the extents of a closure regarding the works and access. We are advised this was completed by first class mail on the 9<sup>th</sup> January 2026. The TTRO for this closure was circulated on the 26<sup>th</sup> November 2025 to Melksham Town Council and Melksham Without PC including their respective Wiltshire Councillors. Advanced warning signs were placed at either end of Westlands Lane advising of the road closure, these were placed on the 10<sup>th</sup> January 2026.**

The two contractors did hold public drop-in sessions, after much pressure and persuasion from the local council/lors and they have been very misleading for residents, and some scant or wrong information presented – one of the info boards showed connecting to a site in Norfolk. Still no sign of promised website with information and FAQs.

Whilst we understand that these are utility works, and the contractors have a statutory right to undertake the work, we don't understand why they are treated differently from other Street Works and feel they should be under the same scrutiny, and for these multiple cable route works on the highways, the cumulative impact taken into account and a level of scrutiny, co-ordination and encouragement by Wiltshire Council for effective community engagement. **To the contrary these schemes by SSEN and Verdant Energy have been scrutinised more than most planned works and as a result works on Westland Lane have been coordinated to happen at the same time minimising long term disruption. WC have also been very proactive in encouraging Verdant Energy, SSEN and AUREOS to engage more proactively with residents.**

We are aware that Wessex Water have to close Westlands Lane to repair a water leak and will have to close the road and have told residents it will be in 3 months' time, just when its re-opened again. **WC are not aware of any planned works by Wessex Water that need a road closure of Westlands Lane, any such works would need 3 months advance notification to our street works team.**

We have a comprehensive list of highways improvements that could be implemented as community benefit from these contractors to go some way of compensating for the impact that this is having on residents' daily life and want to discuss how we best go about getting these implemented as Wiltshire Council is the local highway authority. **We understand SSEN and Verdant are awaiting a list of benefits from you for their consideration. While WC supports community benefit initiatives, it would be inappropriate to impose such expectations on statutory undertakers in this context.** We also want to understand what conditions there are for the repair to the highways from all of these works. **Reinstatement of these works will be in accordance with the Specification for the Reinstatement of Openings in Highways 4<sup>th</sup> edition, which is a statutory code all statutory undertakers must comply with.**

---

**From:** Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>

**Sent:** 30 January 2026 09:13

**To:** Thomas, Dave <[Dave.Thomas@wiltshire.gov.uk](mailto:Dave.Thomas@wiltshire.gov.uk)>

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

Hi Dave,

I have received the query below from Teresa Strange, is this something your team can help with please?

Kind regards,

Kim

Kimberly Corps  
Head of Service, Transport Policy and Strategy

**Wiltshire Council**



Tel: 01225 770222

Email: [kimberly.corps@wiltshire.gov.uk](mailto:kimberly.corps@wiltshire.gov.uk)

Website: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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**From:** Teresa Strange <[clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)>

**Sent:** 29 January 2026 15:00

**To:** Corps, Kimberly <[Kimberly.Corps@wiltshire.gov.uk](mailto:Kimberly.Corps@wiltshire.gov.uk)>

**Cc:** Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>; Peter Richardson <[peter.richardson@melkshamwithout-pc.gov.uk](mailto:peter.richardson@melkshamwithout-pc.gov.uk)>

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

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We look forward to hearing from you,  
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

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---

**From:** Teresa Strange

**Sent:** 14 November 2025 17:42

**To:** Smith, Martin <[martin.smith@wiltshire.gov.uk](mailto:martin.smith@wiltshire.gov.uk)>; samanthahowell <[samantha.howell@wiltshire.gov.uk](mailto:samantha.howell@wiltshire.gov.uk)>

**Cc:** Alford, Phil ([Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)) <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>

**Subject:** Request for meeting to discuss highway concerns of cumulative cable routes to Melksham substation and streetworks issues

Dear Cllr Smith and Sam Howell

Melksham Without Parish Council request a meeting with you both to discuss their concerns on the roadworks and highways effect of solar, BESS and National Grid/SSEN infrastructure on the communities in Melksham Without North, namely the villages of Whitley, Shaw and Beanacre.

This is reflective of the impact on the local community and consistent calls for enforcement action and health & safety issues following the first stages of initial schemes; and the new community centred approach of Wiltshire Council, particularly the priority to listen to local concerns to support communities to feel safe and thrive.

In recent weeks, road works on Corsham Road, Whitley have resulted in:

- Work being halted by the contractor further to a safety inspection
- Ground works collapsing and fracturing a gas main
- Damage to a resident's private property
- Damage to a resident's car
- Spoil from digger bucket landing in resident's garden and narrowly missing elderly resident
- Access to residents' properties via plates over the trench initially refused
- Breaches of Streetworks permits and lack of community engagement by contractors

And in Westlands Lane and its junction with the A350 at Beanacre, continual breaking of the route required by Construction Management Plans, resulting in oversized vehicles having to reverse the length of Westlands Lane and then out onto the busy A350 when they reach the weight limit bridge.

Many energy schemes will be routed through the communities of Whitley and Shaw, to connect to the substation in Beanacre, below is a snapshot of what we are currently aware of, and there are concerns there will not be the capacity in the roads to accommodate them all. In line with your “Highways Explained” section on the website. *“The council, as the Highway Authority, cannot stop a SU from working on a road but it does have the power to instruct that the SUs work collaboratively, and to coordinate works from multiple SU applications where possible”*. This is something we are keen to explore with you as it feels like there is no co-ordinated approach at all at present and a lot of forthcoming schemes in the pipeline with many with planning permission in place.

 10 Known BESS Schemes

 11 Known NESO Connections to Substation (cable runs)

 7 National Grid Projects at Melksham Substation

 7 Solar Farms

 9 Future Energy Landscape candidate projects

We welcome the opportunity to meet with you to discuss the community’s concerns, along with the local resident group CAWS (Community Action: Whitley & Shaw).

With kind regards,

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](http://www.melkshamwithout-pc.gov.uk)

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Defect Reference:	<b>D25197428</b>	Section:	WESTLANDS LANE
Defect Time:	18/03/2026 16:03:00	USRN:	43802632
Category:	Minor Carriageway Repairs (C	Northing:	166610
Easting:	389566	Area Board:	Melksham
Type:	Pothole Cluster(POTC)	Source:	Stuart Renfrew
Detail:	In the carriageway	Required Completion	15/04/2026 23:59:00
Priority:	P3 - 28 Days	Date:	
		Actual Completion	19/03/2026 10:26:00
		Date:	

Completion Work carried out as requested

Comments: 10 Potholes filled

Location Description: On Westlands Lane in Beanacre between Westlands Farm entrance and the field entrance before the HV pylons when heading for Chippenham. What Three Words between ///afterglow.decisions.munched and ///shining.notch.runs. All potholes to be filled WILL be circled with yellow spray paint.

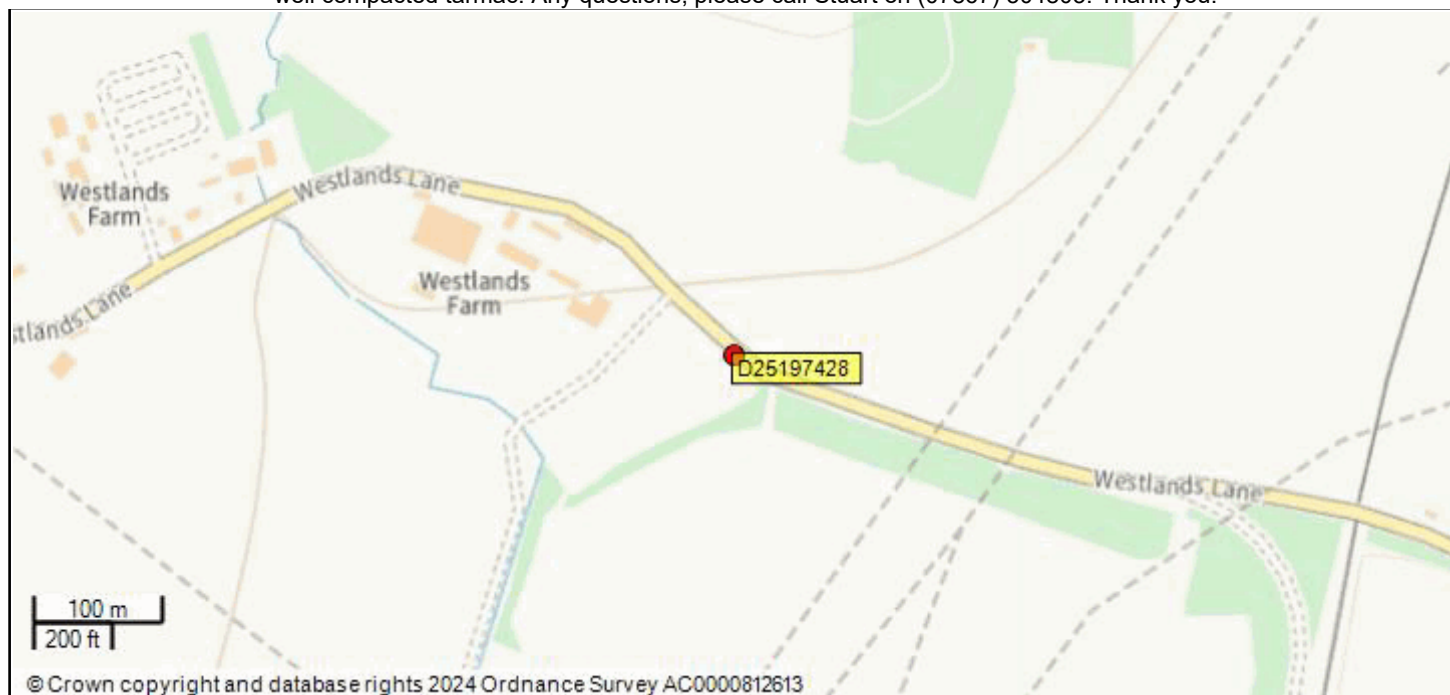
In House Comments: ?

Comments: Six potholes have formed from centre line joint erosion.

Length: 470.00 Width: 380.00

Depth: 55.00 Number: 6.00

Other: As stated, all potholes requiring a compacted infill of tarmac will be circled with yellow road spray. The road will be under closure for a further one week which will allow freedom of movement by the gang. I saw only one vehicle in 25 minutes on site and that was a quarry truck delivering to the SSE sub station. Please clear any loose aggregate and detritus before tack coating then backfilling with well compacted tarmac. Any questions, please call Stuart on (07867) 504803. Thank you.



### Risk Assessment

Instruction	Investigated by	Urban	Rural	Residential	City Centre	Bus Stop	Restricted Access	Bend Black Spot	Near Pedestrian Crossing	Near Splitter Island	Near On Roundabout
Health & Safety	Stuart Renfrew	False	True	False	False	False	False	True	False	False	False
Health & Safety	Ian Thorp	False	False	False	False	False	False	False	False	False	False

Instruction	Weekend Working	Noise Reduction	Poor Lighting	Near To Water	Working At Height	Near to Emergency Services	Shopping Area	Industrial Area	Bus Route	Cycle Route	Road Junction	One Way System
Health & Safety	False	False	False	False	False	False	False	True	False	False	False	False
Health & Safety	False	False	False	False	False	False	False	False	False	False	False	False

Instruction	Near School College	Night Working	Overgrown Vegetation	Near to Railway Crossing	Confined Restricted Space	Near Hospital	Near Residential Home	Services Underground Overground
Health & Safety	False	False	False	False	False	False	False	False
Health & Safety	False	False	False	False	False	False	False	False

## Defect Details Report

<b>Instruction</b>	<b>Other Issues</b>	<b>Traffic Management</b>	<b>Traffic Management Comments</b>	<b>Right Competencies</b>
<b>Health &amp; Safety</b> 248,836	Road is under closure until 27th March so enter from the B3353 Corsham Road end and erect men at work signs which should suffice. As mentioned, I only saw one vehicle in 25 minutes on site.	None	?	Yes
248,889	?	None	?	Please Select
23/03/2026				

### Photos



















**Photos taken by Teresa Strange, Clerk to Melksham  
Without Parish Council**

1pm Tuesday 24<sup>th</sup> March 2026

Westlands Lane, Beanacre







AGENDA ITEM 11bi Photos taken by Teresa Strange - Westlands Lane 24th March 2026











## Teresa Strange

---

**From:** Rivett, Colin <Colin.Rivett@wiltshire.gov.uk>  
**Sent:** 31 March 2026 14:17  
**To:** CAWS  
**Cc:** Teresa Strange; Peter Richardson; phil.alford@wiltshire.gov.uk; Southgate, Ian; Davis, Sarah J; Taylor, Mark; Francis, Alfie  
**Subject:** RE: Shaw Hill Works

Good afternoon,

There is no such condition on this permit or agreement on the TM used, nor would we agree one.

---

### Applicable conditions

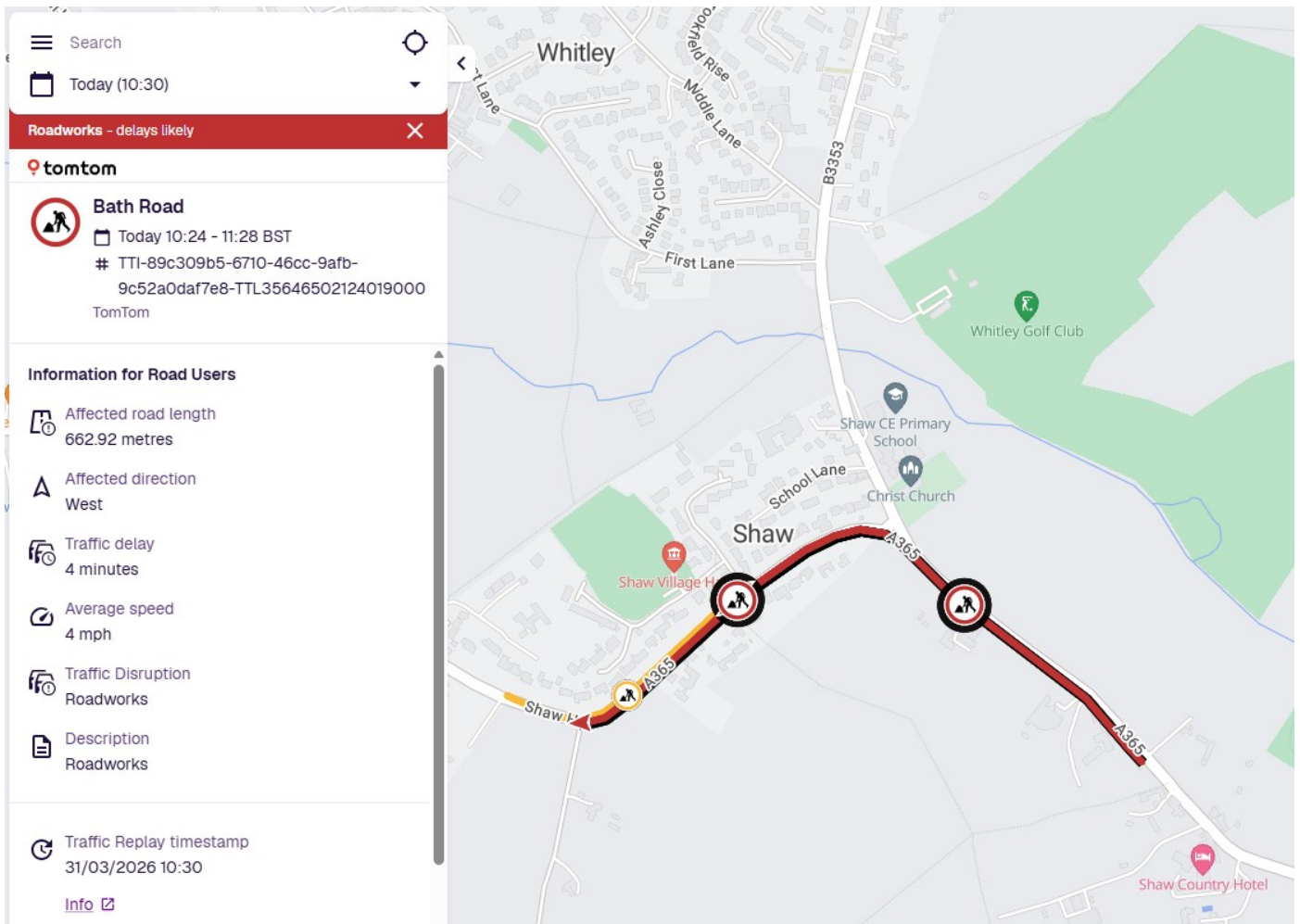
NCT01a	Not provided	NCT02a	Nct02a - Working hours 1 7am-5pm, Friday working justifications as to why th Friday.)
NCT01b	Not provided	NCT02b	signals will be on the net
NCT11a	Publication at least 10 days prior to work commencement"	NCT08b	Nct08b - Lights to be ma 09:30 & 15:00 - 18:00"
		NCT09c	Traffic Management to be longer required. TM to be hours of completion
		NCT11b	Advanced warning signs 1 network 12/03/26. Aurex communication to parish

---

### Additional information

We have asked Aureus and SSEN to comment on the highlighted in your email below. I will respond on the reply from Aureus and or SSEN on receipt.

Telemetry would indicate the longest delay this morning was around 4 mins at 10h24.



Kind regards.

**Colin Rivett**  
**Street Works Compliance and Performance Manager**  
 Traffic and Network Management

**My working week is Monday to Wednesday only.**



Tel: 01225 713808  
 Email: [colin.rivett@wiltshire.gov.uk](mailto:colin.rivett@wiltshire.gov.uk)  
 Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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**From:** CAWS <[whitley.and.shaw@gmail.com](mailto:whitley.and.shaw@gmail.com)>  
**Sent:** 31 March 2026 13:09

**To:** Rivett, Colin <Colin.Rivett@wiltshire.gov.uk>

**Cc:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>; Peter Richardson <peter.richardson@melkshamwithout-pc.gov.uk>; Alford, Phil <Phil.Alford@wiltshire.gov.uk>; CAWS <whitley.and.shaw@gmail.com>; Southgate, Ian <ian.southgate@wiltshire.gov.uk>

**Subject:** Shaw Hill WorksGood afternoon,

Hi Colin

I received this message from a resident today. I have passed it on to Aureos but I would welcome your comments on the permit.

"Hi Peter,

Complete chaos on Shaw Hill this morning. The contractors closed the road completely for at least 15 minutes while they unloaded a lorry for back-filling.

We were waiting for a bus, so for want of anything better to do. I spoke to the Aureos manager, Adam - phone

07443173401. He claimed that their highway permit allows them to close the road for up to 15 minutes though in practice it seems they close it for as long as it takes! This is something they may do every day and the disruption is huge – delays of up to half an hour by the time the traffic queues have cleared.

Don't know whether it's worth taking this up with the county Council. An alternative possible way forward might be to ask the contractors to inform local residents of the approximate time of the complete closure each day. Maybe if they told Michelle the night before she could post on the village Facebook page.

Happy to discuss further if it helps."

Regards

Peter

CAWs Chair and Parish Councillor

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## Teresa Strange

---

**From:** PC Chair <bill.scott@semingtonparish.gov.uk>  
**Sent:** 07 April 2026 17:30  
**To:** Teresa Strange  
**Subject:** Re: Community Energy Workshop

Hi. Happy for it to be shared. There was a MWPC member there who wrote the two notes which say “Berryfield flooding” and “Melksham Link canal project”.

Thanks,

Bill

On 7 Apr 2026, at 11:13, Teresa Strange <clerk@melkshamwithout-pc.gov.uk> wrote:

Thanks Bill, your report gives a good flavour of the event!  
I am not sure if any Melksham Without councillors attended in the end.  
I did point out to Caroline LeQuesne at Wiltshire Council that we would have been criticised if we had held a consultation event for the NHP for example on the eve of a long bank holiday weekend, in the middle of the school holidays and that Maundy Thursday doesn't count as a “clear day” in local government statute.  
Thanks for keeping us in the loop. What does it say on the two post its north of the canal? When I zoom in its just bleary, have even tried a magnify glass on my phone ☺  
We have a planning committee next Monday evening, are you happy that I feed back your comments?  
All the best, Teresa

---

**From:** Bill Scott <bill.scott@semingtonparish.gov.uk>  
**Sent:** 06 April 2026 10:22  
**To:** Teresa Strange <clerk@melkshamwithout-pc.gov.uk>  
**Subject:** Fwd: Community Energy Workshop

‘Morning Teresa. My notes from the workshop ...

Thanks,

Bill

.....  
**Bill Scott**  
Chair: Semington  
Parish Council  
07790 938192

Although aimed at the (general) public, there were only 4 people there – all parish councillors – and there were 4 presenters (from Wiltshire Council, Bath & West Community Energy, etc..) A cosy event which was mercifully briefer than planned. The

purpose was to raise awareness of the scope for community renewable energy schemes (1 to 5MW); ie, non-domestic and non-commercial ones where any income accrues to community groups or residents. It seems that the country desperately needs many more of these if renewable energy targets are to be met. Personally, I found this hard to believe.

There was a parish map on which we were encouraged to put stickers: green for high amenity value areas (ie no panels please) and red ones for areas of less amenity value (maybe panels ??). Drawing on the neighbourhood pan, we covered Semington parish in green stickers. See attached.

They seemed disappointed at the outcome and asked what we thought that the attitude of Semington residents would be to a community energy scheme. We said that we doubted it would be positive as people liked the idea of living in the countryside.

They wondered what to do next so we suggested contacting parish councils and neighbourhood planning groups. We may (or not) hear from them again.

<image001.jpg>

<image002.png>

## FEL Event, Staverton Social Club, 02/04/2026

1. Only 8 people in attendance:
  - 4 were from the organisers (WC and CSE), plus
  - 1 Wiltshire Councillor for Hilperton
  - 2 Parish Councillors from Semington
  - Me (Parish Councillor outside the proposed FEL area)
2. No members of the public in attendance.
3. It was noted that attendance might have been impacted by it being Maundy Thursday.
4. The councillors shared concerns/site selection constraints:
  - Landscape issues (e.g. Seend)
  - K&A Canal
  - Melksham Link Project
  - Whaddon Packhorse Bridge
  - Erosion of Semington/Berryfield border
  - Aviation fuel pipeline
  - Kevil Airfield (NB MOD concerns re Semington NP)
  - BATS
  - Planned housing development sites
  - Community pub proposals in Semington may restrict appetite for further community investment in the area
5. It was suggested that WC/CSC look at grid connection feasibility at the outset – is a FEL even feasible (technically and economically) in this area?
6. Requested some “rule of thumb” metrics for a FEL community project such as acres per MW, min distance to connection point etc – CSC will investigate.
7. Suggested WC/CSE focus on community rooftops (e.g. Staverton Social Club).
8. Suggested that a wind turbine likely to be unpopular with community (NB sensitive landscape issues).
9. In response to questions from WC/CSC about how best to engage with communities it was suggested:
  - Write to PCs
  - Attend PC Public Participation (Zoom if necessary)
  - Leaflet drops
  - Newspaper articles
- 10. Bottom line – as there were no members of the public present – the only conclusion at this point in time is that there is no community interest or support for a FEL scheme in this area.**

PJR  
02/04/2026

Maps from the FEL Staverton event





# Planning Service Town and Parish Council Forum

10 March 2026

# Agenda

- Introduction and welcome - Nic Thomas
- Planning Policy Update - Georgina Clampitt-Dix
- Neighbourhood Planning - Georgina Clampitt-Dix
- Draft National Planning Policy Framework - Gary Collins
- Service Updates and Planning Improvement Programme - Sally Canter
- Interactive session - What can we do to improve?
- Questions and Answers

# Planning policy update

Georgina Clampitt Dix, Head of Strategic Planning

## To cover:

- Update on Local Plan examination
- Inspectors' response to our programme of work
- Next steps

# Local Plan review examination

- Stage 2 hearing sessions commenced Nov 2025, Dec hearings postponed 17 Nov
- Inspectors wrote to council late Dec, setting out further work to be undertaken
- Satisfied that sufficient prospect of successful examination - apparent flexible, pragmatic approach being taken
- Council responded positively with work programme to address Inspectors concerns end Jan 2026
- Addressed: rebasing plan period, recalculation of housing and employment need, two options for plan period (current 2038, extended to 2042), removal of new community and stepped requirement, strategic logistics, review of broad locations/reserve sites, revisiting site selection process to identify new sites, policy supersession, neighbourhood area designation housing requirements, progress with Gypsies and Travellers Plan
- Set out two timelines for different plan periods 2038 and 2042, requested view on which option

# Inspectors letter

- Received 27 February, highlighting concerns regarding achievability of programme and timeframe resulting - suggesting best case for adoption 2028
- Inspectors appear to have hardened their views, reflected further
- Extending examination creates considerable overlap with new plan under new system
- Risks creating tension between two processes and underestimation of resources
- We had acknowledged need to twin-track plan and sought to reassure Inspectors that governance and resources in place to deliver programme
- Despite indicating consultation would follow completion of work, they say public consultation should have been built in
- Need for engagement with neighbouring authorities, infrastructure providers, Natural England etc already recognised, integral part of work programme

# Inspectors' letter

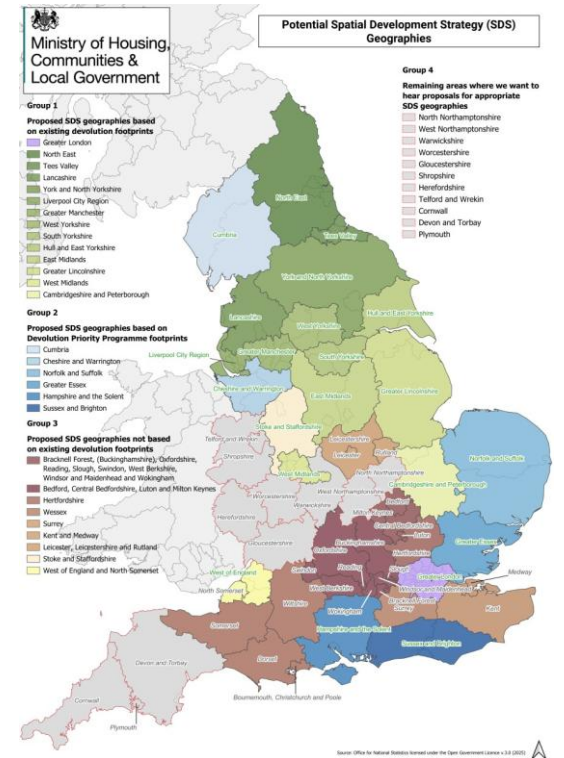
- They also raise the point that a call for sites may be needed, an issue not previously raised, evidence before examination showed sufficient pool of sites
- And consider our 'realistic' timeframes for Sustainability Appraisal and Habitat Regulations Assessment processes to be underestimated
- Letter in full on [examination website](#)
- They conclude by presenting two options:
  - (i) withdraw the Local Plan from examination or
  - (ii) request that the Inspectors draft a final report, which would recommend non-adoption
- Require council to provide anticipated timescale for formally advising them of decision on options by 13 March 2026

# Reflections

- Disappointing outcome
- Inspectors have changed their position
- We had sought to achieve right balance between avoiding unreasonable delay to examination process and addressing Inspectors concerns
- They could have taken view earlier that further work would mean prolonged examination, provided further guidance earlier to inform programme
- Victim of circumstance - examination slow to start, caught up in new plan making system, government drive for new plans and higher numbers
- 15-year plan period based on government's local housing need means 52,320 homes for Wiltshire (3,488 per year)

# What next?

- Writing to Planning Inspectorate by Friday 13 March with time for formal decision
- Considering implications for Gypsies and Travellers Plan
- Further update to be provided
- Regulations just published for new local plan system, setting out legal framework and expectations, potential to include minerals and waste
- Options for growth - will be guided by evidence, land availability, suitability and informed by communities
- Public engagement integral part of the process
- Alongside new local plan, also required to prepare Spatial Development Strategy (Regulations expected summer 2026)
- New national planning policy framework by summer 2026 as part of planning reforms

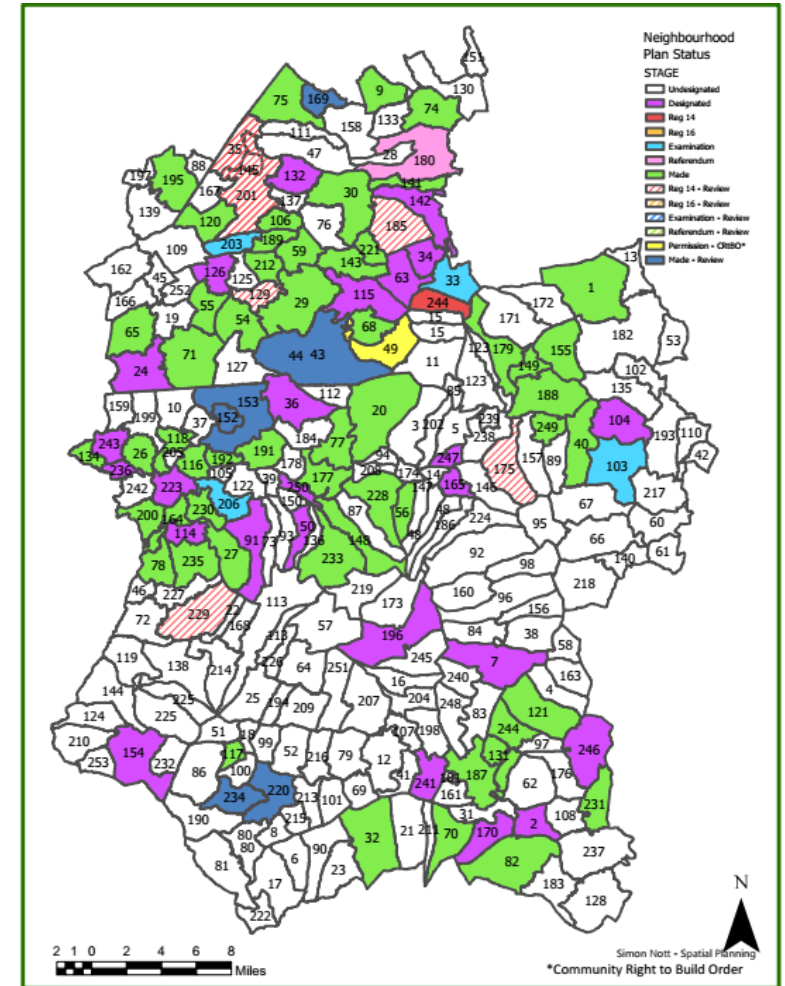


# Neighbourhood Planning

Georgina Clampitt-Dix, Head of Strategic Planning

# Neighbourhood planning in Wiltshire

- Lots of activity
- Examples of recently 'made' plans:
  - Bratton Parish, July 2025
  - Parish of Brinkworth with Grittenham, July 2025
  - Joint Melksham (review), August 2025
  - Dilton Marsh, Sept 2025
  - Tisbury/West Tisbury(review), Nov 2025
  - Coombe Bissett & Homington, January 2026
- Plans at examination:
  - Modified Purton Parish
  - Broad Hinton, Winterbourne Bassett & Uffcott
  - Grafton Parish
  - Steeple Ashton



# What's happening?

- Interactive map to be launched in April 2026 to improve access on the status of neighbourhood plans across Wiltshire, supports sharing of practice
- From end of March government indicated no access to Locality website
- Reviewing our website to address any gaps and update guidance on national policy
- Successful launch of questionnaire at end of process to allow for feedback, we are gathering data to improve processes and support
- Council continues to fund Regulation 16 consultation, examinations and referendums
- Emerging National Planning Policy Framework confirms government's continued support for plans as part of the development plan system

# Emerging national planning policy - neighbourhood plans

- Reaffirms neighbourhood plans as part of development plan, must be considered in decision making
- Each part has discrete purpose, legislation also applies - policies to be read in this context
- Draft policy has implications for plans
- New structure providing clarity with plan-making and decision-making policies likely to be helpful
- Helps plans to be consistent with national policy and not duplicate
- Specific policies directly relating to neighbourhood plans, and explicit references elsewhere in other policies:
  - Policy PM5: Neighbourhood Plans - planning positively for areas, content of plans
  - Policy PM17: Examining neighbourhood plans - what plans need to have done
  - Policy S6: Neighbourhood plans and the presumption - proposals involving housing

# Emerging national planning policy - neighbourhood plans

- Other policies of interest for neighbourhood plans:
  - Policy HO2: Setting requirement figures for homes
  - Policy HC2: Local Green Space
- Transitional arrangements in Annex A for plans in progress
  - Neighbourhood plans submitted to council by day new NPPF published continue under December 2024 version, plans at earlier stages must comply

# What does this all mean?

- Period of unprecedented change in planning reforms - introduction of new spatial development strategies, local plans and new national planning policy
- National policy won't be settled till Summer
- We are carefully considering the implications of what 'withdrawal' of the Local Plan means - fresh news, which requires proper consideration
- Have session where we want to capture your thoughts, with view to preparing briefing note/guidance as soon as possible
- Thank you for questions submitted to date

# Draft National Planning Policy Framework

Gary Collins, Head of Development Management



Ministry of Housing,  
Communities &  
Local Government

National Planning Policy Framework

**Wiltshire Council**

# NPPF - why change?

- Part of wider ongoing Government reforms to planning system
- Reflects new plan-making framework in legislation, notably spatial development strategies and new form local plans
- Sets out national development management policies (NDMP)
- NDMPs avoid duplication of 'common policies' in local plans supporting streamlined plans
- But maintains essence of most existing national policy - a lot will be familiar
- Improved presentation, splits chapters into plan-making and decision-making with objectives
- Purpose of planning system to achieve 'Sustainable development' still at heart - with 3 objectives of equal status: economic, social & environmental



# Key points

- **Spatial development strategies** (future Wessex strategic authority) - provides type of 'strategic' policies sub-regional SDS expected to cover, how prepared and examined
- To cover at least 20 years; set strategy for sustainable growth including apportionment to local plans of housing needs, broad locations for new settlements/major urban expansion/nature conservation, general extent of/changes to Green Belt, economic growth, strategic infrastructure to enable growth
- **Local Plans** (Wiltshire) - support delivery of SDS, recognises that new plans may be ahead of SDS. Asks question whether should be 10 years, rather than 15-year plan period. Less of a role in setting policies given NDMP and SDS.
- No change to standard method for calculating housing need
- Reference to 'development plans' in policies could be confusing for **neighbourhood plans** given their limited role.

# Key points

- Stronger tilt in favour of sustainable development - approve unless benefits 'substantially' outweighed by any adverse effects rather than 'significantly', applies housing and employment
- New specific policies on principle of development within and outside settlements
- New policy on strategic logistics
- Planning for town centres remains important, development plans to have strategy to support them
- In applying sequential test (town centres first) now allows for disaggregation of development across multiple sites when assessing proposals
- Affordable housing - where exceed plan requirements greater flexibility for mix of market homes, minimum levels of Social Rent, definition change to include military housing
- Greater emphasis on allocating smaller sites, implications for local plan preparation

# Key points

- Developing land around train stations - for Wiltshire min density of 40 dwellings per hectare (dph), currently no 'well-connected' top 60 stations which would allow development outside settlements/within greenbelts at 50 dph
- Concerns about high density given our rural and market town settings
- Greater emphasis on vision led planning, particularly transport (sustainable modes)
- Policies limit ability to bring in local standards (e.g. biodiversity net gain, zero carbon housing) but allow for water efficiency

# What does this mean for Wiltshire?

- For decision making, policies apply from day new NPPF published
- Likely to see more reference to national policy in decision making with introduction of NDMP
- Where development plan policies inconsistent with NDMP policies “should be given very limited weight”
- Neighbourhood plans already submitted to council by day new NPPF published continue under December 2024 version, plans at early stages must comply
- Specific reference to military affordable housing
- Any new policy takes time to bed in, likely to be challenges with interpretation

# Planning Improvement Programme



# continuing programme of work

These are the projects we are taking forward into the programme of work

## Place Shaping

- Greater community input into place-shaping
- Internal Design Review panels
- Local Plan monitoring
- Masterplans/SPDs
- Planning surgeries
- Staff & Member training
- Developer engagement

## Governance & Workforce

- New schedule of Committees
- Recruitment & Retention
- Workforce Strategy & Actions Plans

## Engagement & Improvements

- Digital and technology
- PPAs
- Planning Consultations
- Review of appeals process
- Customer charter
- Updated website
- Town & Parish Training
- More engagement with Town and Parish Councils on the Local Plan

## Infrastructure & Developer Contributions

- Town / parish input into policy and local infrastructure requirements
- S106 Policy Review
- Revised CIL Charging Schedule
- Process & workflow improvements
- Access to information - monitoring & Dashboards

# Training Programme



- We are keen to help you feel more confident in dealing with planning matters
- We would like your feedback on which training sessions are priority
- Please prioritise these in order of importance
- Options
  - Planning application process and material considerations
  - Planning policy and the Local Plan
  - Planning appeals
  - Planning Enforcement
  - Section 106 and CIL
  - Neighbourhood Planning
  - NPPF changes
  - Landscape and design
  - Anything else??

# Interactive session

## Local Plan

- What does good engagement look like?
- What would you like to see us do more of?
- Where did we go wrong?

## CIL and S106

- What more do you need from us?
- Do you feel you have all the information you need?
- What changes do you want to see?
- With CIL, are you clear on your spending plans?

## Planning Applications and Enforcement

- Do you feel informed about what is happening in your local area?
- Are there areas that you would like to see improvements?
- What could we do differently to help you?

## Neighbourhood Planning

- Are you planning to do a neighbourhood plan?
- What concerns you have about preparing a neighbourhood plan?
- Is there further guidance needed on interpretation of legislation/policy?

# Questions and Answers

Name	Question and response
Presubmitted Question	<p>Q. I'm currently in the process of updating the Broad Chalke Neighbourhood Plan. One of the main objectives is to ratify the housing requirements (for our Parish) as determined by the Wiltshire Local Plan. With regard to questions, it would be good to know what this will be or what the intentions are for rural parishes.</p> <p>A. We are carefully considering the implications of the recent Local Plan Inspectors' letter and what this means. We will advise communities progressing neighbourhood plans as soon as possible of the implications on this matter once they have been worked through.</p>
Presubmitted Question	<p>Q. A parish councillor has asked how Wilts Council views and uses PC submissions on planning applications. I wondered if you could advise on this, or point me in direction of who to approach? The councillor has asked if we could meet a planning officer about this.</p> <p>This relates to some recent longer discussions at PC meetings on particular planning applications where there was debate about whether to comment or to object, and what impact the response type has when planning officers review &amp; decide applications.</p> <p>I've given some general advice about the fact that only material considerations can be taken into account, and found a booklet produced by Somerset Council for parish councillors about planning (perhaps Wilts Council has something similar?)</p> <p>Is there any more specific guidance about the use of response types, etc?</p> <p>A. Guidance on these issues will form part of the training and engagement being provided in the near future.</p>
Presubmitted Questions	<p>Questions relating to the Local Plan</p> <p>Q1. Given that Wiltshire has been told by the Government to give notice of preparing a new plan by 30 June 2026, and to submit a gateway self-assessment by 31 October 2026, what is the earliest date that new draft housing requirement figures for towns and parishes might be available?</p> <p>A. It is too soon to say, but we will be giving this careful consideration over the coming weeks with a view to providing some guidance.</p>

Name	Question and response
	<p>Q2. Does the expiry of the Wiltshire Core Strategy and the inspectors' recommendation that the draft local plan should be withdrawn, effectively mean there is now a presumption in favour of sustainable development and that planning permission should be granted subject to the conditions contained in NPPF 11 d) i and ii?  Plans and decisions should apply a presumption in favour of sustainable development.  For decision-taking this means:  d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:  i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or  ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.</p> <p>A. Whilst the plan-period for the Wiltshire Core Strategy (WCS) runs until the end of March 2026, its policies still have legal status in decision making, as guided by legislation, national planning policy and guidance. For these reasons, the WCS does not simply 'expire' this year. Moreover, the Local Plan Inspectors' letter does not alter this fact and hence it does not directly invoke NPPF paragraph 11. However, paragraph 11 can be engaged by circumstances which currently apply to Wiltshire, including that a five-year housing land supply cannot be demonstrated.</p>
	<p>Q. 3. If the answer to the above is yes:  Will parishes and towns which have a current Neighbourhood Plan, have a greater level of protection against applications for development outside their existing town or parish development limit than those that do not have an up-to-date Neighbourhood Plan?</p> <p>A. Once made, neighbourhood plans form part of the statutory development plan and therefore influence planning decisions. Recently made neighbourhood plans which meet certain criteria (as set out in paragraph 14 of the NPPF) provide a greater level of protection from speculative development proposals. However, it should be noted that this is not a blanket protection. National, local and neighbourhood policies, and other material considerations will still be considered when assessing proposals in areas with recently made neighbourhood plans.</p>
	<p>Q. 4. It is rumoured that Wiltshire will have to increase its housing target figure by as much as 85 per cent. What is Wilts Council planning department's best estimate as to how much the housing requirement figure for the county is likely to increase?</p> <p>A. The current local housing need is over 80% higher than the council were planning for in the current Local Plan. Upcoming work on the new Local Plan, under the new plan-making system will determine the housing requirement to be met when considered against the higher levels of housing need.</p>

Name	Question and response
	<p>Questions related to Community Infrastructure Levy</p> <p>Q. 5. Given that the withdrawal of Government funding means many towns and parishes will no longer be able to afford to produce Neighbourhood Plans, are there any plans to equalise CIL payments so that towns and parishes in Wiltshire who cannot afford to produce a neighbourhood plan do not suffer further disadvantage by receiving a lower CIL percentage compared to their better off neighbours who do have Neighbourhood Plans?</p> <p>A. CIL payments to parish areas without neighbourhood plans, and those with neighbourhood plans are in line with legislative requirements<sup>1</sup>. The strategic CIL retained by the council must be used to support the delivery of growth. There are no plans to change this.</p>
	<p>Questions relating to Neighbourhood Planning</p> <p>Q. 6. What advice would you give to parishes who are currently part way through writing a Neighbourhood Plan with regard to the housing requirement figure they should use, given that the figures currently available look set to be replaced with new figures in the next few months?</p> <p>A. The implications of the very recent Local Plan Inspectors' letter are currently being considered. We will advise communities progressing neighbourhood plans as soon as the implications on this matter have been worked through and a position is established.</p>
	<p>Q. 7. Given that the Government has withdrawn the funding that paid for technical support to assist towns and parishes with the preparation of Neighbourhood Plans, and given that Government PPG Paragraph: 021 says a local planning authority must provide assistance to a parish council or community organisation that is making a plan, please would you give details of the technical and practical support that Wiltshire Council can currently provide during the preparation and writing of the plan before it reaches the Regulation 14 pre-submission consultation stage - apart from the brief written guides on the council's website?</p> <p>A. Wiltshire Council will continue to provide advice and guidance during plan preparation including providing formal comments at Regulation 14 stage, and fulfil our statutory duties: undertaking area designation, Regulation 16 consultation, examination, referendum and making of the plan.</p> <p>It is anticipated that current guidance will be reviewed to reflect updates to national planning policy to help support the preparation of neighbourhood plans. Government has stated that its National Planning Policy Framework will be in place Summer 2026 once it has considered the response from the recent consultation.</p>
	<p>Q. 8. What is Wiltshire Council Planning Department's view on the feasibility of towns and parishes producing new neighbourhood plans following the Government's withdrawal of funding for technical support and what measures is the council planning to introduce to assist towns and parishes to prepare Neighbourhood Plans going forward?</p>

<sup>1</sup> [The Community Infrastructure Levy Regulations 2010](#)

Name	Question and response
	<p>A. Although direct and specific government funding for town and parish councils to support the preparation of neighbourhood plans has ended, Wiltshire Council still retains responsibilities for neighbourhood plans (designation of areas, undertaking consultation at Regulation 16, examination and referendum) and receives some funding from government to support this. We will also continue to provide guidance and advice to help parish councils prepare their Plans. However, unfortunately, parish and town councils will need to explore other funding opportunities to assist them in preparing their neighbourhood plans. It is recognised that the withdrawal of government funding and technical support could make the process more challenging, particularly for smaller parishes and volunteer-led groups.</p>
<p>Forum Local Plan Question</p>	<p>Q. What is meant by Strategic Planning side? I lack understanding on why the Inspectorate had such a change of attitude.</p> <p>A. 'Strategic Planning' is a term the government use to cover the anticipated preparation of Spatial Development Strategies across England. The recent consultation on the draft National Planning Policy Framework covers this in more detail.</p> <p>We can only speculate why the Inspectors took the decision they did. We think the Inspectorate envisaged the whole examination would only take a year/ year and a half, whereas it has already taken a year and half to get to this point. It might be that those involved reflected and realised the length of time that would be needed to complete the examination would be longer than they anticipated, therefore it was easier to say withdraw the examination and start again using the larger figures.</p>
<p>Forum Local Plan Question</p>	<p>Q. Given the challenge with site allocations, what confidence do you have to deliver a new plan in the 30 months set by Government?</p> <p>A. We recognise that it will be challenging to achieve. However, alongside the new local plan system Government is also updating the National Planning Policy Framework. The new NPPF, due to be finalised in Summer 2026, will include national decision-making policies which local plans won't need to repeat, and other provisions to help simplify plan-making. The idea of this is that local plans contain fewer policies, with a greater focus on locally distinctive themes, and setting out how growth will be met, and as such there will be some aspects we won't need to do anymore.</p>
<p>Forum Neighbourhood Plan Question</p>	<p>Q. Our Neighbourhood Plan is nearing the end, at the final amendments stage. Where do we stand with all this?</p> <p>A. The draft National Planning Policy Framework (NPPF) allows those neighbourhood plans at an advanced stage (i.e. they have been submitted to Wiltshire Council under Regulation 15) by the time the new NPPF is published to continue to be prepared in line with December 2024 version of the NPPF. Plans at earlier stages will need to ensure their plans conform with the new NPPF. Once plans are made, they will inform decision making. There is a benefit in proceeding with plans as they can address a variety of matters (e.g. Local Green Space, set design principles, and protect valued local features). Your refreshed neighbourhood plan will become part of the development plan and will be reflected in decision-making.</p>

Name	Question and response
Forum Neighbourhood Plan Question	<p>Q. Our Neighbourhood Plan is coming up to Regulation 14 in July time. Given we will not see National Policy changes until the summer, what does this mean for us?</p> <p>A. We appreciate it is difficult to make a judgment about what to do but that would be a choice for your council to make. You could delay consultation and review (amend) your plan to ensure it is consistent with national policy. You may wish to proceed, recognising the changes to come at national level at the time you consult. In the worst-case scenario, having reviewed the consultation response and NPPF when published in its final form you may decide to re-run the Regulation 14 consultation. You can use this as an opportunity to review what you have and change in accordance with policy when the NPPF is finalised. There is nothing that stops you from choosing to revisit stages you have already completed.</p> <p>Depending on the content of your draft Plan it may also be possible to make amendments following your Regulation 14 consultation prior to moving to the next stage and documenting the reasons for those changes.</p>
Forum Neighbourhood Plan Question	<p>Q. We need to make a decision on whether to accelerate prep. What guidance can the Council provide and how long Council will take to provide guidance?</p> <p>A. We have dedicated team for supporting Neighbourhood Plans and will support where we can but would ask you to be realistic with your aspirations and honest in communications so that we can work together. Mike Kilmister, Neighbourhood Planning Manager, who cannot be here tonight can be contacted.</p> <p>As mentioned in response to earlier questions, we will prepare some guidance as soon as possible but unfortunately can't give a clear timeline.</p>
Forum Neighbourhood Plan Question	<p>Q. We are at the examination stage of our Neighbourhood Plan, with a modified plan. We were initially looking at an allocation for 300 houses, but we had a change of council with new members wanting to change this. At the time the council advised us the plan would unlikely be able to proceed with such large numbers.</p> <p>Now we are in a situation where we have no allocations for development. If this plan proceeds and is adopted, will that show a free for all for developers to develop within our area?</p> <p>A. Sorry that we don't know the specific circumstances of your Plan.</p> <p>There is never really a complete free for all as the development plan and national planning policy will still inform decision making. It all depends on particular circumstances and merits of planning applications, also each area may have its own constraints to development and other factors may come into play, such as ecology and current infrastructure. We have a development plan system, neighbourhood plans, wider policies and national policy which proposals will need to navigate and address.</p> <p>A made neighbourhood plan (particularly one with housing allocations) reduces the risk of inappropriate speculative development. Many plans contain policies that will guide decisions on planning applications should they come forward e.g. they can set design principles, designate local green space.</p>

Name	Question and response
Forum Neighbourhood Plan Question	<p>Q. We are reviewing our Neighbourhood plan and last year we were told that Wiltshire Council would be asked to provide 84% more housing across the county. You have had a long time to work on allocations. When will you be going public with allocations and figures so we can work on the review with the figures?</p> <p>Otherwise, how can we do a Neighbourhood Plan with the maelstrom around us?</p> <p>A. The draft Local Plan that was submitted for examination is based on the government's previous numbers calculated in accordance with the 2023 National Planning Policy Framework. The next Local Plan will need to address the higher housing numbers and uplift in figures arising from the government's revised method for calculating housing need, but we haven't yet commenced that process. Once the process commences, we will need to set new requirements for housing as well as employment. Neighbourhood plans will continue to have a role to play in delivering housing, but we do not currently have specific numbers for parish and town councils to plan for.</p> <p>As mentioned in response to earlier questions, we are giving some thought to the issue about indicative figures for neighbourhood plans and are looking to prepare some guidance as soon as possible.</p>

## Fiona Dey

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**From:** Mark Harris  
**Sent:** 23 March 2026 15:52  
**To:** Teresa Strange  
**Cc:** Fiona Dey  
**Subject:** Fw: If you agree with our letter to the Housing Minister, join our day of action

**Categories:** Planning

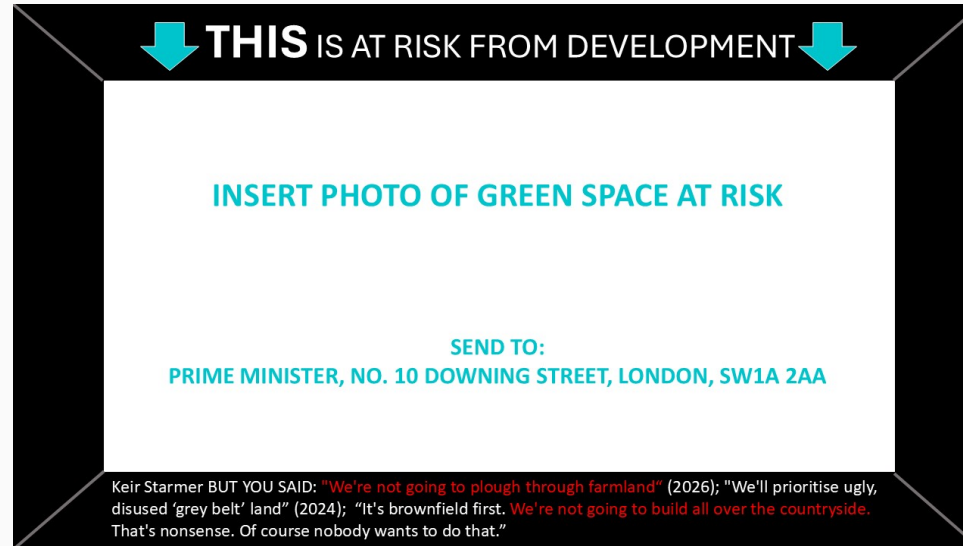
Letter from Community Planning Alliance to Housing Minister re communities in the planning system - for next planning committee to note under JMNHP2 perhaps?

Mark H.

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**From:** Community Planning Alliance: grassroots map <communityplanningalliance@56558797.mailchimpapp.com>  
**Sent:** 23 March 2026 15:30  
**To:** Mark Harris <mark.harris@melkshamwithout-pc.gov.uk>  
**Subject:** If you agree with our letter to the Housing Minister, join our day of action

[View this email in your browser](#)



Dear Campaigner & Supporter

## We have written to Matthew Pennycook

If you agree with us, please tell all your friends and neighbours to send a photo of green space they love (on 18th April) to The Prime Minister, No 10 Downing Street, London, SW1A 2AA or by email to [keir.starmer.mp@parliament.uk](mailto:keir.starmer.mp@parliament.uk) or on X to [@Keir\\_Starmer](https://twitter.com/Keir_Starmer). Or all three!

### Here's what we said.

—  
To the Rt Hon Matthew Pennycook, MP

#### **Communities in the planning system**

Communities are the ones bearing the brunt of the housing growth and deregulation agenda, but communities are never involved in policy-making. For example, we note that a "new Development Industry Council will bring developers and government together in the spring to discuss practical solutions to planning challenges\*". But no community representatives.

We're asking for that to change. Better engagement leads to better decisions and better outcomes.

If you listened to communities and voters, you would know that the environmental and planning deregulation agenda is deeply unpopular. Allowing developers to destroy habitats in the Planning & Infrastructure Bill is vote loser. The 'grey belt' rules that promised disused petrol stations but are seeing the destruction of countryside and farmland, are turning voters against Labour in the Green Belt. And the sky-high rural housing targets are destroying rural England forever.

Where do the voices of the communities at the receiving end of these changes feature? They don't - and in fact we are insulted by senior politicians for caring about our local spaces.

Yet our own polling and other national polls demonstrate that voters want politicians to protect nature and countryside, not destroy it.

Our campaign has supporters all over the country, and over 120 groups are coming together on 18th April for a national day of action for nature, parks and green spaces. We've all had enough of this Government's attacks on 'nimbys', 'blockers', and nature and we say HANDS OFF our green spaces.

We're asking you to meet with us. We have solutions to the housing crisis that do not destroy green spaces and are popular (12,000 people sent our [Homes For Everyone](#) report to their MP). We should not concrete over an inch of green space until empty homes, empty commercial, brownfield sites and unbuilt planning permissions have been used up. There should be no solar on farmland until rooftops and car parks are full.

Rosie Pearson  
Chairman

—•

**We have 124 groups signed up for the day of action, and excitingly, we now have support from the Woodland Trust!**

Did you know that if you don't have a formal group, you can sign up as an informal group of family, friends or neighbours taking a photo by an at risk green space? Or even on your own?

**Just use the template above (or click [here](#)) and add your photo, then send it to No. 10 on 18th April. And upload it onto social media.**

**[#DayOfAction](#) [#NatureDayOfAction](#) [#VoteForNature](#)**

**Please do make sure you've filled in our [form](#) if you're planning an action, so that we can highlight it on our [map](#) and so that other locals can find it. If you're having a private event just say so in the event description box and don't put a meeting place or start time.**

**Here's our Day of Action web page: [here](#).**

**Click [here](#) for checklist for groups on day of action.**

—

Thank you to everyone who is getting involved!

With thanks

Rosie Pearson and the Community Planning Alliance team

communityplanningalliance@mail.com

[Home - Community Planning Alliance](#)

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## Teresa Strange

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**From:** Teresa Strange  
**Sent:** 08 April 2026 13:19  
**To:** Green, Kenny  
**Cc:** Nick.Holder@wiltshire.gov.uk  
**Subject:** Transparency of Draft Section 106 Agreements and Parish Council Involvement

Dear Kenny

I am writing to seek clarity on how the current process operates in practice regarding visibility and scrutiny of draft Section 106 agreements.

At present, it appears that parish councils are only able to see meaningful detail—such as draft Section 106 conditions and heads of terms—where an application is called in to committee. This sits uneasily alongside Wiltshire Council’s recent broader agenda to devolve services and assets to parish and town councils. It would therefore seem essential that parish and town councils are able to fully scrutinise and influence what is proposed through new developments—particularly given the increasing number of widely reported issues associated with private management companies.

This level of engagement has, in our experience, been facilitated by Planning Inspectors at appeal hearings, where round table discussions have included parish councils and allowed for meaningful input on conditions and obligations. However, we are not aware of any equivalent opportunity within Wiltshire Council’s own decision-making processes, particularly where applications are determined under delegated powers. As a result, the only route for parish councils to gain visibility of draft conditions and Section 106 clauses appears to be via committee call-in, which in turn risks unnecessarily slowing down the determination of applications. This does not seem to be an efficient or proportionate way to ensure transparency and engagement.

Parish and town councils are increasingly being asked to take on devolved assets—such as play areas, public open spaces, allotments, orchards and community buildings—yet we often do so without sight of the full detail. This includes:

- legal agreements and obligations
- commuted sums and long-term maintenance liabilities
- timings of transfer
- land ownership and transfer arrangements

In practice, this means councils may be taking on assets without fully understanding the implications, which presents both financial and governance risks.

I also wanted to raise a specific issue regarding the publication of draft S106 agreements. I understand these may be uploaded to the Wiltshire Council website for a period of only three days. However, if a decision is being made under delegated powers, there is no clear way for parish councils to know when to check for this. Without any formal notification mechanism or defined timeline, it is extremely difficult to ensure that we are able to review such critical documents within that short window. At present we have to rely on developers sharing information informally which does not provide a consistent or transparent process.

This issue also sits within a wider national context. The Government’s recent consultation on reducing private estate management arrangements highlights the need for improved transparency and better adoption of community assets by public authorities. NALC’s response similarly emphasises the importance of transparency and enabling parish and town councils to make informed decisions when taking on such responsibilities. <https://www.nalc.gov.uk/resource/nalc-backs-action-to-reduce-private-management-of-estate-amenities.html>

Given this direction of travel, it seems increasingly important that parish and town councils are engaged earlier and more meaningfully in the process, with full visibility of draft S106 agreements before decisions are made.

I would therefore welcome your view on:

- how parish councils are expected to scrutinise draft S106 agreements and proposed conditions under the current system
- whether there are existing mechanisms for notification and engagement that we should be using
- and whether there is scope to improve transparency and consistency in Wiltshire going forward
- 

The parish council would be very happy to discuss this further, as this is an issue of growing importance for our council and, I believe, many others. I know that it is something that Cllr Nick Holder has discussed with you, but at present I am still not aware of the process moving forward.

We are considering requesting the withdrawal of the call in of an application ([PL/2024/09725](#) Land off Corsham Road, Whitley, Melksham (Site allocation Middle Farm in Melksham Neighbourhood Plan 2) but this issue has again been a factor in that decision process – which we know is slowing up the decision on an allocated site; which does not seem to be in anyone’s interest.

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](http://www.melkshamwithout-pc.gov.uk)

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