



## MELKSHAM WITHOUT PARISH COUNCIL

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Monday 31 January 2022

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

You are invited to attend the Planning Committee Meeting which will be held on **Monday, 7 February 2022 at 7.00pm at 1 Swift Way (off Westinghouse Way), Bowerhill Industrial Estate, Melksham, SN12 6GX** to consider the agenda below:

**MEMBERS OF THE PUBLIC ARE MORE THAN WELCOME TO ATTEND THE FACE TO FACE MEETING, BUT ARE ENCOURAGED TO PARTICIPATE VIA ZOOM, DUE TO LIMITED SPACE AVAILABLE IN OUR MEETING SPACE TO COMPLY WITH COVID RESTRICTIONS (Maximum number in room is 18). MEMBERS OF THE PUBLIC ARE ALSO ENCOURAGED TO SUBMIT ANY QUESTIONS IN WRITING. Please be aware that the doors and windows will be open for ventilation and so the room may be cold. Masks will need to be worn on moving around the room, but can be taken off when the meeting begins and you are seated.**

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

### Join Zoom Meeting

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

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.co.uk](http://www.melkshamwithout.co.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

Yours sincerely,

Teresa Strange, Clerk

Serving rural communities around Melksham

# AGENDA

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

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business, 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 Planning Applications:**
  - [PL/2021/11498](#):** Former Countrywide Store Site, Bradford Road, Melksham. Erection of 2 commercial buildings (Builders' Merchant and Automotive Centre) and associated access, landscaping and drainage works. Applicants L2 Property Limited and Anthony Best Dynamics Ltd **(Comments by 28.01.22) (Please note this application is in Melksham Town but close to parish boundary)**
  - [PL/2022/00325](#):** 27 Beanacre. Variations to conditions 2 and 5 of 20/03543/FUL. Applicant Craig Stone. **(Comments by 15 February)**
  - [PL/2022/00374](#):** 25 Bader Park, Bowerhill. Single storey side extension and loft conversion. Applicants Mr and Mrs Langsford **(Comments by 14 February)**
  - [PL2022/00247](#):** Blackmore House, Sandridge Common. Retrospective application to construct a small wooden stable block (Full Plan). Applicant Helen Cleasby. **(Comments by 15 February)**
  - [PL2022/00394](#):** Blackmore House, Sandridge Common. Retrospective application to erect a domestic satellite dish (Listed Building Consent). Applicant Helen Cleasby **(Comments by 18 February)**
  - [PL/2022/00622](#):** 31 Shaw Hill, Shaw. Proposed demolition of existing conservatory and new single storey extension. Applicants Mr & Mrs Jeffery **(Comments by 23 February)**

**PL/2022/00552:** Little Bowerhill Farm, Bowerhill Lane, Bowerhill. Erection of a 2 bay extension to existing steel portal frame building to store straw. Applicants E & S Bodman **(Comments by 23 February)**

**PL/2022/00550:** Little Bowerhill Farm, Bowerhill Lane, Bowerhill. Construction of general purpose agricultural building for the storage of farm machinery. Applicants **(Comments by 23 February)**

**7. To note comments were submitted to Wiltshire Council on the following applications under delegated powers, in consultation with the Planning Committee, due to the deadline (7 January) for receipt of comments being prior to this meeting:**

**PL/2021/11573:** 6 Plane Tree Close, Whitley. Notification of proposed works to trees in a conservation area. T1 London Plane. Reduction of over extended lateral branches on all sides. Tree work is for the ongoing management of this tree, situated close to multiple houses **(NO OBJECTION)**  
**(Planning Decision by Wiltshire Council: No objection)**

**PL/2021/11619:** 53D Beanacre, Beanacre, SN12 7PY. Consent under Tree Preservation Orders. T1 - Re-pollard Horse Chestnut tree back to previous pollard points **(NO OBJECTION)**

**8. Revised Plans** To comment on any revised plans received within the required timeframe (14 days)

**9. Planning Decisions.**

**a) To note Wiltshire Council have approved planning application 20/06840/FUL for the construction of solar farm and battery storage facility, together with all associated works, equipment and necessary infrastructure. Land North of Melksham substation, near Melksham**

**i) To note comments made by Councillor Baines regarding wording in the Decision Notice with regard to construction traffic exiting the site.**

**10. Planning Enforcement:**

**a) Dick Lovett, Portal Way. Planning Application No; 18/11454/FUL. To note response from Planning Enforcement**

**b) 64 & 59 Locking Close, Bowerhill. To note response from Planning Enforcement**

**c) Battery Storage, Beanacre (Land to the South of Melksham Substation) Planning Application No. 17/04110). To note complaint raised re noise and vibration**

**11. Planning Appeal. Re: Land West of Semington Road (land rear of Townsend Farm) (Planning application No: 20/07334/OUT). To note any updates**

## 12. Planning Policy

**a) WALPA (Wiltshire Area Local Planning Alliance) Update. To note report from meeting of Wiltshire Council planners and NHP groups in Wiltshire**

**b) Neighbourhood Planning.**

- i) To reflect on responses to planning applications for review of the Neighbourhood Plan.
- ii) To consider a formal response to the Neighbourhood Plan Review.
- iii) To note project plan.
- iv) To note the Steering Group have been successful in their application for a grant of £7,440.00 from Locality in order to undertake the review of the Neighbourhood Plan.
- v) To note Neighbourhood Plan Training taking place remotely on 15 & 22 February

**c) To receive update following meeting with Michelle Donelan MP, who suggested requesting a meeting with Wiltshire Council Leader Richard Clewer**

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

**a) To note update on ongoing and new S106 Agreements**

- i) Update on Footpath to rear of Melksham Oak School.
- ii) Bowood View. To receive update on Play Area
- iii) Pathfinder Way. To receive up on street lighting

**b) To note any S106 decisions made under delegated powers**

**c) Contact with developers**

- i) To approve notes of pre app meeting with representatives of Stantonbury Re proposals for mixed development of housing and commercial use on land at Station Yard, Bath Road
- ii) To agree representative for Pre App meetings in the town.

## 14. Application for Goods Vehicle Operator's Licence by Broughton Transport Solutions to use Hangar 7, Lancaster Road, Bowerhill Industrial Estate for 5 HGVs and 20 trailers. To consider making a representation.

***Copy to: All councillors***

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## Planning Design and Access Statement

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**Applicant:** L2 Property Ltd and Anthony Best Dynamics Ltd

**Date:** December 2021

**Site:** Former Countrywide Site, Bradford Road, Melksham, SN12 8LQ.

**Proposal:** Erection of 2 No. commercial buildings (Builders' Merchant and Automotive Centre) and associated access and landscaping works.



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- 2.0 Relevant Background Information
- 3.0 Design and Access Statement
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- 5.0 Planning Assessment
- 6.0 Planning Balance and Conclusion

### **Appendices**

- A Annotated Photosheet
- B Email exchange of correspondence between PlanningSphere and the Planning Case Officer dated 17<sup>th</sup> July 2019

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## 1.0 Introduction

- 1.1 PlanningSphere act for prospective purchaser, L2 Property Limited who have exchanged contracts to purchase the freehold interest of the application site subject to the grant of planning permission. The full planning application is submitted jointly with the landowner, Anthony Best Dynamics Ltd.
- 1.2 Full planning permission is sought for the erection two buildings and associated works. Building 1 is proposed as a Builders' Merchant (NB. comprising: storage, distribution, trade counter, ancillary offices and retail); and Building 2 is proposed as an Automotive Centre (NB. offering the following services: MOTs, and tyre / exhaust fitting). The applicant has agreed subject to planning contracts with prospective end-user tenants for both buildings. Building 1 will be occupied by a national building supplier and Building 2 will be occupied by Formula One Autocentres.
- 1.3 A pre-application enquiry to demolish the existing redundant retail building and replace it with a purpose-built new factory (Class B2) for Anthony Best Dynamics (ABD) was undertaken in 2019. However, following the consented demolition of the former Countrywide retail store, ABD made the decision to consolidate their operations in Bradford on Avon and dispose of the application site.
- 1.4 The finalised application proposals have been informed by the feedback received in respect of the ABD pre-application enquiry that was conducted in 2019 (LPA Ref: 19/04641/PREAPP), a range of technical surveys and assessments. Pre-application consultation has also been undertaken with Melksham Town Council and Wessex Water who own and operate the adjacent sewerage works.
- 1.5 The enclosed full planning application comprises the following information:
  - Application form and certificates: PlanningSphere
  - Application fee: £15,246.00
  - Site Location Plan: PZVi
  - Access Drawing: MWT
  - Architectural Drawing Pack (4 No. Drawings): PZVi
  - Drainage Strategy Drawing Pack (2 No. Drawings): ADS Structural Engineers
  - Landscape Drawing Pack (3 No. Drawings): GLA
  - Drainage Strategy: ADS Structural Engineers
  - Ecological Impact Statement (including BNG Assessment): Engain
  - Flood Risk (FRA): Patrick Parsons
  - Land Quality Statement (Phase II Site Investigation): Patrick Parsons
  - Planning Design and Access Statement: PlanningSphere
  - Transport Statement: Miles White Transport
  - Travel Plan Statement: Miles White Transport
  - Waste Minimisation Statement: PlanningSphere
  - External Materials Schedule: PZVi
  - Planting Schedule: GLA
  - Validation Schedule: PlanningSphere

## 2.0 Relevant Background Information

### (i) Site Description

- 2.1 The application site extends to 1.11ha and lies on the northwest side of Bradford Road, Melksham. The principal access to the site is via a simple priority junction onto the Bradford Road (B3017) which is also shared with Wessex Water. There is a secondary access on the south eastern end of the site from Bradford Road (B3107). Annotated site photographs are shown at Appendix A. Neighbouring uses include: the Wessex Water sewage treatment works (STW) to the west; the ASDA superstore to the north and an MOT centre to the south of the site.
- 2.2 The former Countrywide Store building extended to approximately 2,700 sqm GEA and was located centrally within the northern part of the site. It was demolished in 2020 under prior approval 19/04937/DEM.

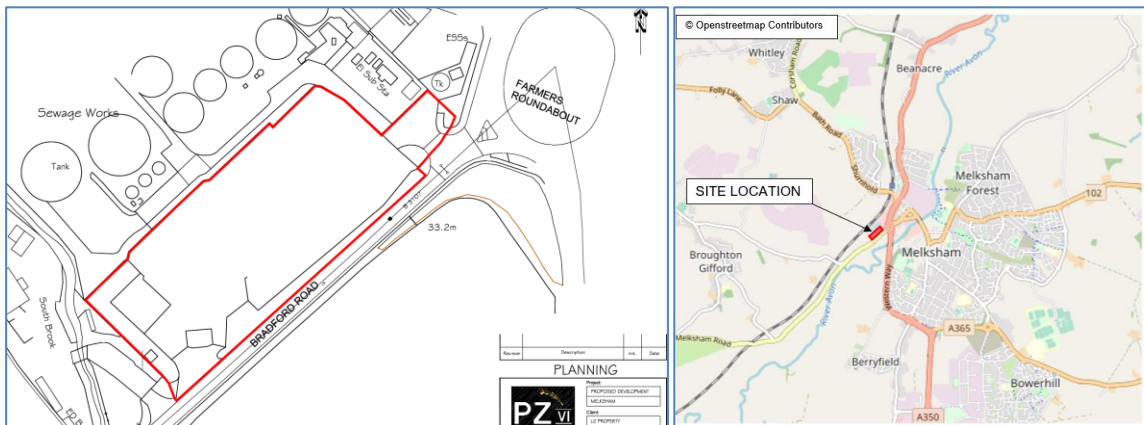


Fig 1. Extract from the Site Location Plan – the redline extent of the site extends to 1.1ha.

- 2.3 The submitted technical reports describe in detail the baseline condition of the site in respect of: the location and non-car site accessibility (Transport Statement); the townscape and topographical context (Landscape Strategy); and relationship with the River Avon flood plain (Flood Risk Assessment). The site is almost completely hard surfaced and does not contain any significant vegetation. The only ecological constraint is a small area of Japanese Knotweed located on the south western shared boundary with the sewage treatment works. This has been the subject of an eradication programme that has been funded by the current site owners, ABD.

### (ii) Planning History

- 2.4 Relevant planning history is summarised in the table below:

Ref No.	Description	Date
20/01220/VAR Land at Riverside MOT Centre	Variation of conditions 3 & 6 of planning permission 17/10832/FUL to allow for changes to the site layout and alterations to the appearance of the engine containers, gas exhaust and cooling vent fans	Approved 18.06.2020
19/04937/DEM Application site	Demolition of former Countrywide Retail Building	Prior Approval Not required 14.06.2019



17/10832/FUL Land at Riverside MOT Centre	Proposed installation of a 7.5MW flexible gas-fired power station plan with associated works and infrastructure.	Approved with conditions 03.07.2019
W/09/01962/FUL Application site	Demolition of a vacant feed mill and reuse of remaining buildings to provide a relocated A1 retail store with associated garden centre, storage compound, car parking, landscaping and service facilities.	Permitted 15.04.2010
W/07/02866/FUL Asda	Erection of new convenience store and associated works	Permitted 10.09.2009
W/06/1720/EUD Application site	Application for certificate of lawful use for retail use (A1 Use)	Certificate Issued: 02.06.2006

- 2.5 The 2006 lawful development certificate decision (W/06/1720/EUD) combined with the most recent occupation of the former application building by Countrywide Farmers Plc, confirms that previously established lawful use of the application site fell into Class E of the Use Classes Order 1987, as amended in September 2020 (NB. formerly Class A1 of the previous iteration of the Use Classes Order).
- 2.6 The adjacent Asda site was permitted in 2009. This permission was subject to a s.106 agreement that required baseline odour and insect surveys and subsequent monitoring to be undertaken due to the proximity of the Wessex Water's STW. A similar s.106 agreement was attached to planning permission W/09/01962/FUL relating to the development of the now demolished retail building on the application site.
- 2.7 Pre-application discussions undertaken with Wessex Water in February 2019 and June 2021 have confirmed that the planning obligations pursuant to both the aforementioned s.106 agreements have been discharged. Wessex Water have also advised that environmental and operational enhancement have been undertaken on the STW site including ferric dosing and other measures required pursuant to the EU Water Directive, and that following the implementation of the Asda and Countrywide Sites there have been no significant odour or fly nuisance third party complaints.
- 2.8 Wessex Water have subsequently confirmed that any planning permission granted for a new employment building on the application site will be subject to the terms of the Deed of Easement relating to odour and fly mitigation measures, and as such, it will not be necessary for the application proposal to be subject to a new s.106 agreement in relation to these matters because the existing obligations run with the land.

**(iii) Pre-Application Enquiry: 19/04641/PREAPP**

- 2.9 Initial pre-application advice was sought from the Council in May 2019 on behalf of ABD for the demolition of the existing building and the erection of a purpose-built new factory (Class B1) extending to c.4,000 sqm (GEA). Parallel pre-application engagement was also undertaken with the Environment Agency and Wessex Water. Melksham Town Council was briefed on ABD's pre-application proposals in May 2019.
- 2.10 The pre-application response letter dated 25<sup>th</sup> June 2019 confirmed the principle of the demolition and redevelopment of the site for employment purposes. It was noted that Melksham has an important strategic employment role and that the site also forms part of the Bradford Road Employment Area, a Principal Employment Area identified by Core

Policy 15 of the Core Strategy.

- 2.11 Post pre-application correspondence in July 2019 undertaken with the planning case officer confirmed in writing that a flood risk Sequential and Exception Test would not be necessary on the basis of the development plan employment allocation the applies to the application site. Email correspondence in relation to this matter is shown at Appendix B.
- 2.12 Following the acquisition of additional land in Bradford on Avon to construct an engineering design centre, as well as specialised space for demonstrating and assembling vehicle simulation products, ABD made a strategic decision to consolidate their operations in Bradford on Avon.

**(iv) Statement of Community Involvement**

- 2.13 L2 Property Ltd initiated a consultation process with Wessex Water in the form of a briefing meeting that took place in June 2021. Subsequent dialogue was undertaken in respect of the eradication of Japanese Knotweed, which is present on the shared boundary between the sites. Matters relating to security, design and access were also discussed. It was agreed that the proposals would not include flat roofs to mitigate against the potential for ponding to minimise the potential for fly nuisance.
- 2.14 PlanningSphere attended a briefing meeting with Melksham Town Council on 29<sup>th</sup> November 2021 to brief Council members on the proposal. Following the presentation to councillors the following points / comments were raised:
- Cllr Rabey questioned the viability of another autocentre outlet on the basis that Melksham is already well served by local operators.
  - Cllr Goodhind highlighted that the site is located in a prominent location and that it will be important to maximise the opportunity for public realm enhancement. He advised that he will be looking closely at the detail of the finalised plans.
- 2.15 It was agreed that PlanningSphere would attend a future meeting of Melksham Town Council at which the finalised proposals will be debated following the formal registration of the application.

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## 3.0 Design and Access Statement

3.1 This section of the PDAS has been prepared having regard to the Design Council best practice guide 'Design and Access Statements: How to write, read and use them'. As such it explains the evolution and design thinking that has developed the application proposals into the submission scheme.

3.2 National Planning Practice Guidance advises that:

*"...a Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users".*

3.3 The NPG goes on to state that:

*"...the level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long".*

### (i) Use

3.4 The proposed use is as follows:

- Unit 1 - Builder's Merchant (*sui generis*) comprising the following: storage distribution; trade counter; and ancillary offices and retail sales
- Unit 2 – Automotive Centre (*sui generis*) providing the following services: MOTs, and tyre and exhaust replacement and fitting.

### (ii) Amount

3.5 The proposed floor area and height of each unit is set out below:

- Unit 1 - Builder's Merchant: 1,920 sqm GIA (including a mezzanine floor); and 1,460 GEA sqm; and ground floor (FFL) to ridge height: 8.65m.
- Unit 2 – Vehicle Tyre and Exhaust Centre: 409 sqm GIA and 444 sqm GEA; and ground floor (FFL) to highest point of the mono pitch roof: 7.3m

3.6 It should be noted that the combined proposed cumulative footprint coverage of 1,904 sqm GEA is less than the 2,700 sqm GEA of the former Countrywide Store. This equates to c.70% of the previous site coverage in terms of building footprint. Both proposed buildings a significantly lower in height than the previous Countrywide Building, which had a ground floor to ridge height of 9.5m.

3.7 The concrete yard area extends to 4,818 sqm.

3.8 The landscape components of the scheme comprise following:

- Native shrub structure mix: 474m<sup>2</sup>
- Hedgerow: 138 linear m
- Ornamental shrub mix: 497m<sup>2</sup>
- Amenity grass: 222m<sup>2</sup>
- Trees: 11 No.

**(iii) Layout**

- 3.9 The layout has been carefully formulated to relate to Bradford Road and views from the Farmer's Roundabout, whilst also meeting a technical brief provided by the prospective tenants. The Builders' Merchant brief, in particular, requires precise siting of the building orientation and yard arrangement to meet operational and health and safety requirements.
- 3.10 In this regard it should be noted that a builder's merchant deals in a wide range of products required by the building industry. Many materials, such as bricks, tiles, timber, pipes and stone, can be kept outside in the yard. Materials stored outside are either in racking, approximately 4.5m high, or in the case of bricks, stacked on top of each other, up to 4m high. The yard area has to be laid out with considerable care to enable easy access to all goods and to ensure that the health and safety of staff and customers is not compromised. Many customers will take their vehicles to the item being collected rather than park in a designated parking area and have the material brought to them. For instance, a builder collecting large bags of sand and gravel will go straight to that part of the yard. These considerations have directly informed the layout.
- 3.11 Building 1 sits centrally within the site presenting its long side elevation parallel with Bradford Road. The building conceals the open storage yard area to the northwest. The entrance elevation faces south west and will be visible to traffic approaching from the south.
- 3.12 Building 2 presents a gable end to Bradford Road with an 'active' front elevation facing northeast towards the Farmer's Roundabout.

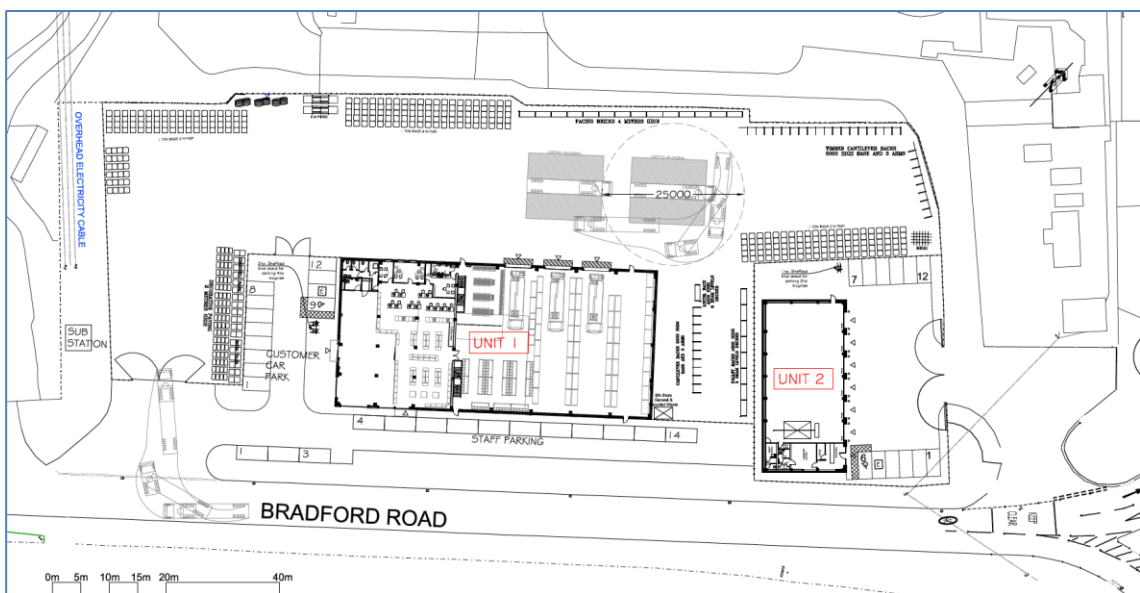


Fig 2. Extract from Proposed Site Plan showing the layout of Units 1 and 2.

**(iv) Scale**

- 3.13 Building 1 will be read as a single storey commercial building albeit it will contain a mezzanine floor level for ancillary office use.
- 3.14 Building 2 is a single storey building set within its own demise.

**(vi) Appearance**

3.15 Both buildings follow a common design language. They are simple functional buildings that are appropriate for an established industrial location on the edge of Melksham. The design approach seeks to make a positive contribution to the public realm through siting, design and landscape setting - particularly along the Bradford Road frontage and views from the Farmer's Roundabout. Subsequent applications for Advertisement Consent will be submitted to the Council for consideration in the event that planning permission is granted.

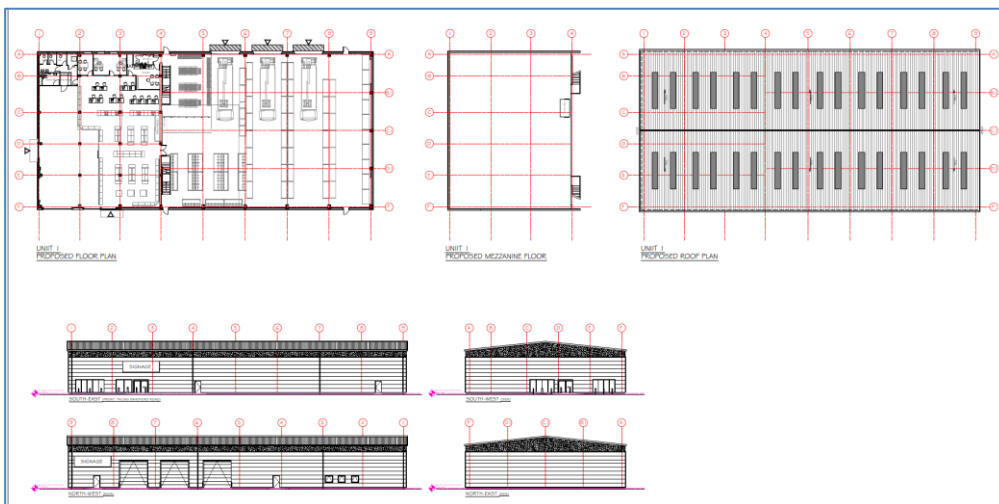


Fig 3. Proposed elevations, floor plan and roof plan for Unit 1

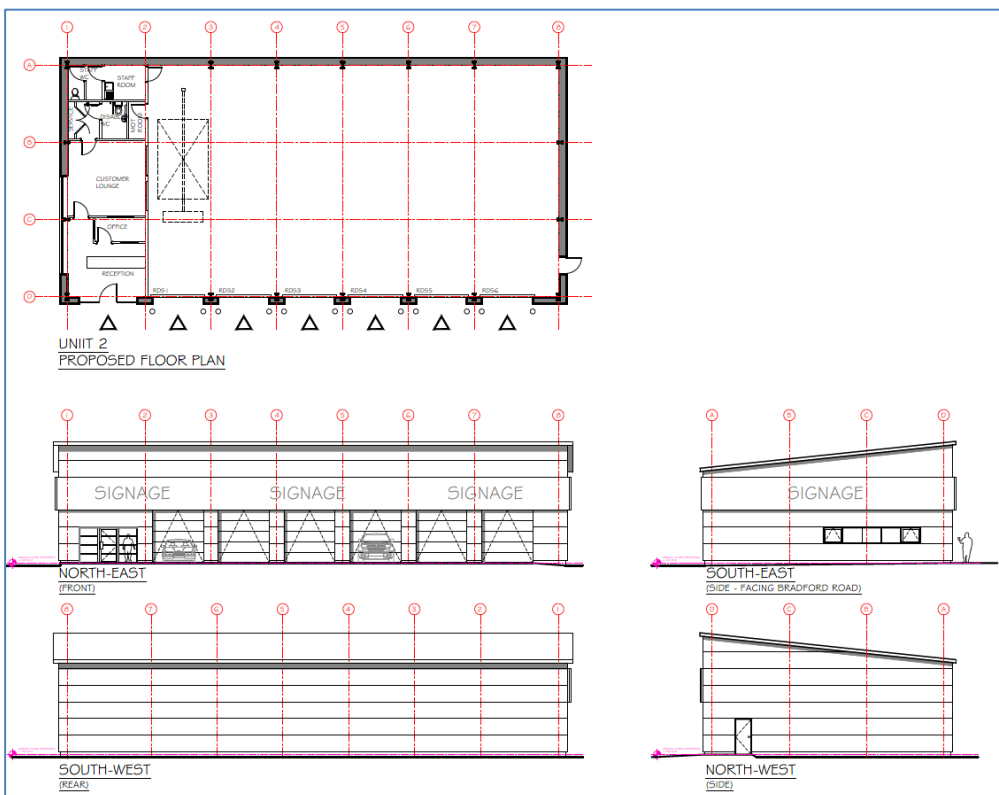


Fig 4. Proposed elevations and floor plan for Unit 2

3.16 External materials to Unit 1 comprise:

- Walling: fair faced red brick up to 150mm above DPC; plastisol coated metal sheeting (coloured Goosewing Grey); and high-level micro-rib composite cladding panel cladding (coloured Merlin Grey).
- Roof: profiled composite insulated roof panel coloured Goosewing Grey.
- Doors and Windows: PPC Aluminium coloured Merlin Grey.
- Rooflights: Non-fragile triple skin system.
- Rainwater goods: PPC Aluminium.

3.17 External materials to Unit 2 comprise:

- Walling: fair faced red brick up to 150mm above DPC; plastisol coated metal sheeting (coloured Goosewing Grey); and high-level micro-rib composite cladding panel cladding (coloured Merlin Grey).
- Roof: profiled composite insulated roof panel coloured Goosewing Grey.
- Doors and Windows: PPC Aluminium coloured Merlin Grey.
- Rooflights: Non-fragile triple skin system.
- Rainwater goods: PPC Aluminium.

**(viii) Access and Parking**

3.18 The access proposals have been informed by an updated measured survey and speed surveys. These surveys were conducted following the completion of the recent works to the newly signalised Farmer's Roundabout where the Bradford Road (B3107) meets the A350 primary route.

3.19 The proposal will make use of the two existing vehicular accesses. Unit 1 (Builders' Merchant) will be served exclusively from Bradford Road in the form of simple priority junction with the full standard of visibility splays in either direction along Bradford Road that align with the recent speed survey data.



Fig 5. Proposed Bradford Road Priority Junction Access

- 3.20 The entrance gates, which will be locked when the unit is not trading, are set back from Bradford Road at a sufficient distance to allow HGVs to safely pull off the road. The yard area has been carefully designed (NB. checked with auto tracking software) to allow both delivery and customer vehicles to circulate and exit in a forward gear.
- 3.21 Materials will be delivered free of charge to all customers from the site. This provides an incentive for customers not to visit the premises thereby reducing travel and demand for parking. The remaining materials will be collected from site by customers in their own vehicles. The majority use cars, pick-ups or small vans that can be accommodated within a standard parking bay. The remainder employ panel vans, trailers or 21/2 tonne flatbeds and can be loaded in the yard.
- 3.22 A dedicated staff parking area parallel with Bradford Road will accommodate 14 No. spaces. 12 No. customer parking spaces are proposed adjacent to the site entrance including a disabled space and EV charging. 4 No. cycle parking spaces are also proposed.
- 3.23 Unit 2 (Formula One Autocentres) will utilise the existing access from Bradford Road that also serves the Wessex Water Sewage Treatment Works. The access will be kept clear of obstruction and will operate in a similar way to the former principal access to the previous Countrywide Store, albeit with a lower traffic generation.
- 3.24 The layout makes provision for 12 No. parking spaces and a central yard area that will provide direct access to 6 No. working bays. The vehicles will be able to enter and leave the site in a forward gear. EV charging and 2 No. cycle parking spaces are also provided.
- 3.25 The site benefits from reasonable non-car accessibility with good pedestrian and cycle links to the Melksham Town Centre and bus and rail public transport. The proposals make provision for secure cycle storage and will be subject to travel planning measures to optimise non-car travel although it is accepted that the majority of customer trips are likely to be private car or van.

**(v) Landscaping**

- 3.26 A comprehensive hard and soft landscaping scheme has been devised, which has also been informed by an ecological survey and biodiversity net gain assessment, and a requirement to create an attractive public realm interface. The landscaping scheme also seeks to create secure boundaries around the perimeter of the site.

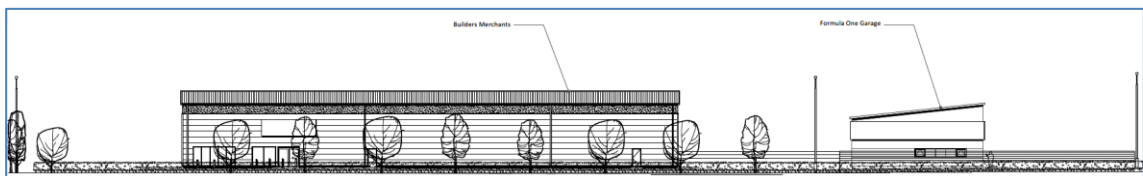
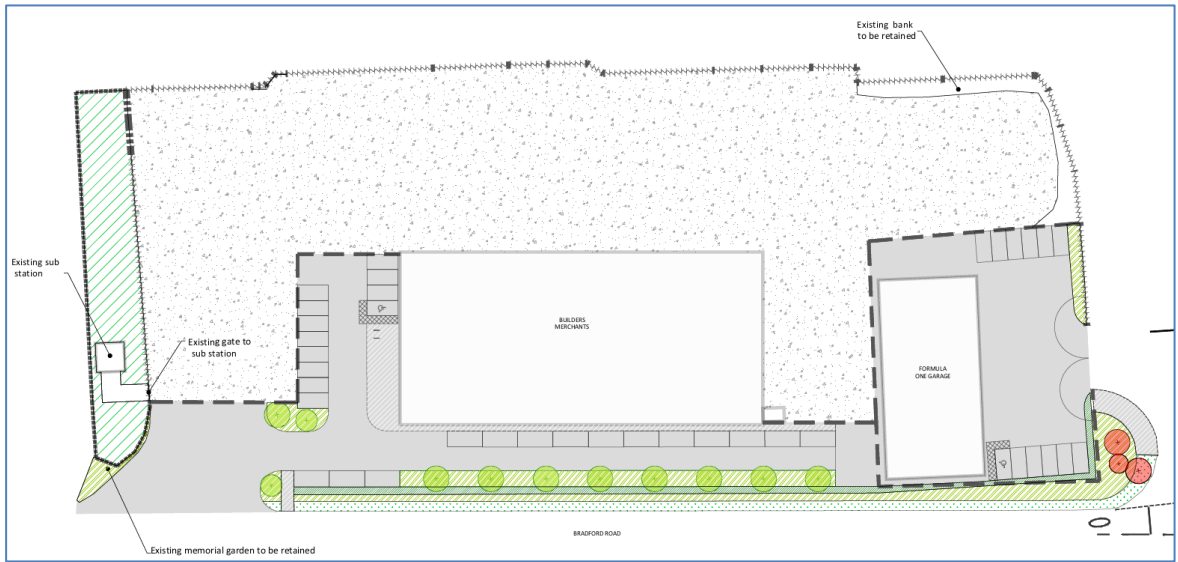


Fig 6. Extract from Proposed Bradford Road Street Elevation



Hard Landscape	Soft Landscape
SF1 - Tarmac vehicular areas	Existing tree to be removed
SF2 - Tarmac pedestrian areas	Proposed trees
SF3 - Concrete yard	Existing scrub planting to be retained and managed. Once invasive and dominant species are removed area to be restocked with native shrub species.
<b>Boundary Treatment</b>	Mixed native hedge
B1 - Fence maintained	Ornamental shrub planting
B2 - Fence retained and made good	Grass
B3 - Proposed palisade fence to match existing	
B4 - Proposed boundary fence	

Fig 7. Extract from Proposed Landscape Plan with Key

**(ix) Drainage**

3.27 A surface water drainage strategy has been designed to comply with the results of percolation testing to comply with the SuDs hierarchy, and pre-application advice provided by the Council. This will ensure that surface water will be attenuated on site in below ground holding tanks. The surface water run off will not exceed the previous run off rate and also factors in a 40% climate change allowance. The finished floor levels are set at 34.60m AOD, which accords with advice proved by the Environment Agency.

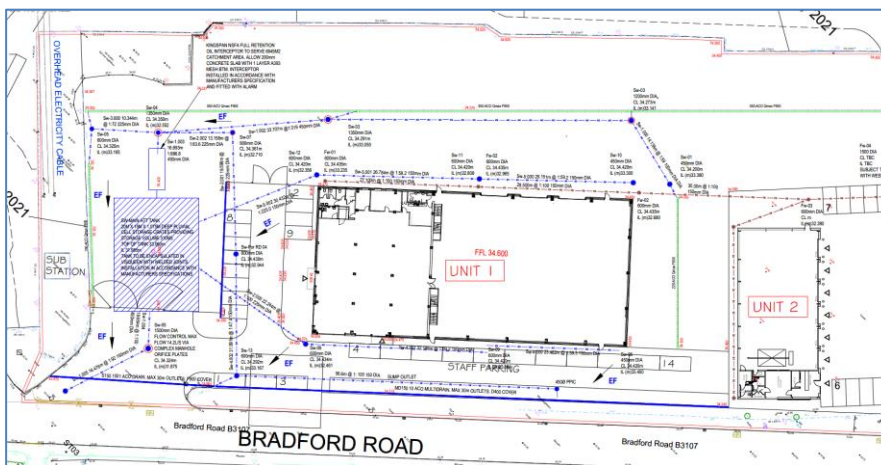


Fig 8. Extract from Proposed Drainage Plan



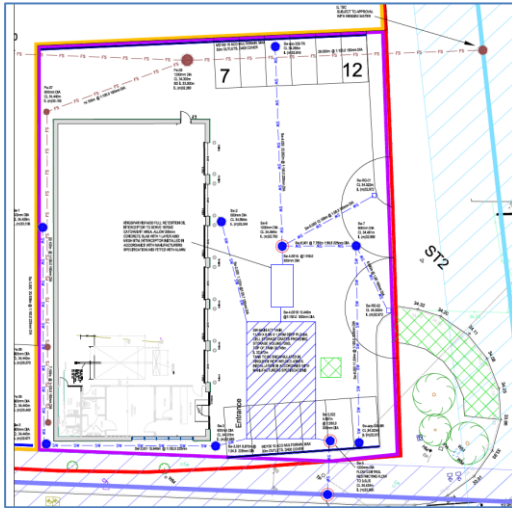


Fig. 9 Extract from Proposed Drainage Plan

### (x) Construction delivery

- 3.28 The applicant will deliver both buildings to 'shell and core' to the prospective tenants for subsequent fit out including space heating, servicing and signage etc. The delivery of the building shells will follow a fabric first approach to sustainable construction that will exceed the minimum requirements of Part L of the Building Regulations. Both buildings will utilise rooflights equivalent of 10% of the overall roof area, which will reduce dependence on artificial lighting.

### (xii) Construction value

- 3.29 The construction value of the project is estimated at £2.5m. This will create business for the local supply chain and local employment during the construction phase.

### (xi) Employment

- 3.30 It is estimated that the following local employment opportunities will be created:

- Building 1 (Builders' Merchant): up to 25 No. FTE (NB. all staff to be recruited locally).
- Building 2 (Autocentre): up to a total of 20 split between full time and part time (NB. all staff to be recruited locally).

### (xii) Opening hours

- 3.31 Given that there are no residential or other receptors located proximate to the site it will not be necessary to control the opening hours by planning condition. However, for information it is anticipated that the opening hours for both units will be as follows:

- Mon-Fri: 0700-1800
- Sat: 0700-1700
- Sundays, Christmas and New Years' Day Bank Holidays: Closed

- 3.32 It is anticipated that staff will leave and arrive half an hour either side of the above indicative opening hours.

## 4.0 Planning Policy Context

### (i) Development Plan

- 4.1 The statutory development plan comprises: (i) the Wiltshire Core Strategy (adopted 2015); (ii) the Wiltshire Housing Site Allocation Plan (adopted 2020); and (iii) the Joint Melksham Neighbourhood Plan (2021).

### (ii) Wiltshire Core Strategy

- 4.2 The Core Strategy Policy Map confirms that the application site forms part of a 'Principal Employment Area' allocation under Policy CP35 known as the Bradford Road Employment Area. Other designations include Flood Risk Zone 2 (Policy CP67) and the STW buffer zone under saved Policy U5 of the West Wiltshire District Plan 1st Alteration (2004). The site is not subject any protected landscape or other restrictive designations.

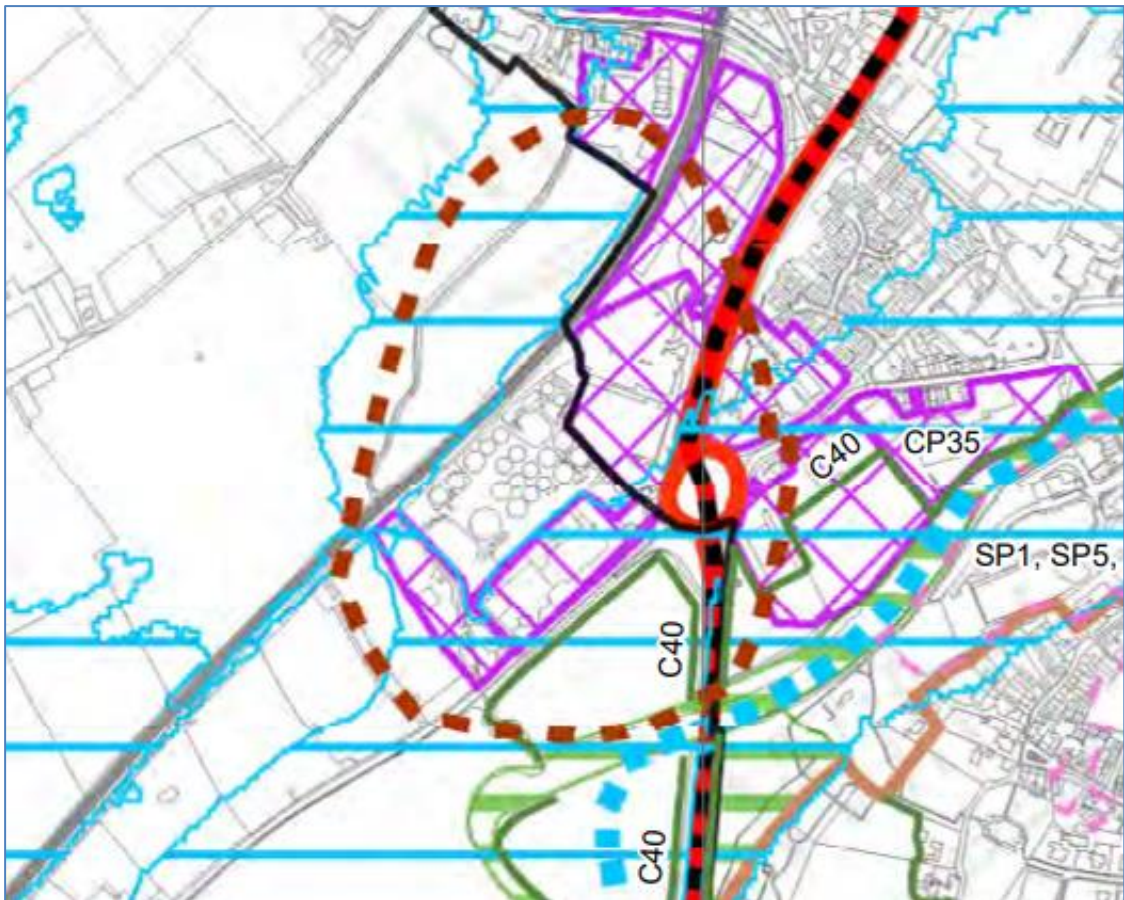


Fig 10. Extract Core Strategy Policy Map: site is designated as CP35 Principal Employment Area (WCS) and lies within the U5 Sewage Treatment Works Buffer Zones (WWLP) (brown dashed line). C40 Tree Planting (WWLP) green line lies to the south. The site is located within the CP67 Flood Risk Zone 2 or 3 (WCS) policy area (blue lines) outside of the settlement boundary (black line CP1).

- 4.3 The following Core Strategy policies are applicable to this application:

- CP3: Infrastructure Requirements
- CP15: Spatial Strategy: Melksham Community Area

- CP35: Existing Employment Sites
- CP36: Economic Regeneration
- CP41: Sustainable Construction and Low Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP52: Green Infrastructure
- CP56: Contaminated Land
- CP57: Ensuring high quality design and place shaping
- CP61: Transport and Development
- CP62: Development impacts on the Transport Network
- CP64: Demand Management
- CP67: Flood Risk
- CP68: Water Resources
- Policy U5 Sewage Treatment Works (saved West Wiltshire District Plan policy)

4.4 Melksham has status as a Market Town and lies in the A350 corridor between Chippenham and Trowbridge, and within the Melksham Community Area. Core Policy CP15 supports the protection of the Bradford Road Principal Employment Area (designated under CP35). Principal Employment Areas are considered as being critical to the economic role of the relevant settlements and/or Wiltshire as a whole. The full extracts of Policies CP35 and CP36 are set out below:

**Core Policy 35**

**Existing employment sites**

*Wiltshire's Principal Employment Areas (as listed in the Area Strategies) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.*

*Within the principal settlements, market towns, local service centres and Principal Employment Area's proposals for the redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet and will be assessed against the following criteria:*

- i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use*
- ii. Where the proposal concerns loss of employment land of more than 0.25ha in the principal settlements, market towns or local service centres it is replaced with employment land of similar size elsewhere at that settlement*
- iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site*
- iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area*
- v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market*

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Wiltshire Core Strategy Adopted January 2015

*conditions*

- vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.*

**Core Policy 36**

**Economic regeneration**

*Regeneration of brownfield sites will be supported in the Principal Settlements, Market Towns and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including Neighbourhood Plans, and/or enhance the vitality and viability of the town centre by introducing a range of active uses that complement the existing town centre.*

**(iii) Wiltshire Housing Site Allocation Plan**

4.5 The Wiltshire Housing Site Allocation Plan (adopted 2020) does not contain any policies relevant to the application.

**(iv) Joint Melksham Neighbourhood Plan 2020-2026**

4.6 The Joint Melksham Neighbourhood Plan was 'made' on 1 July 2021.

4.7 The following policies from the made JMNP are applicable:

- Policy 10: Employment Sites: safeguards the site as a Principal Employment Area (Wiltshire Core Strategy - CP35)

4.8 Policy 10 of the JMNP states:

*Employment Sites Proposals for the retention and reuse of previously developed employment land will be supported in principle, particularly by start-up and small businesses bringing a range of new employment opportunities. The Principal Employment Areas and the central Commercial Area are shown on Figure 7. Proposals should seek to generate the same number, or more, permanent full time equivalent jobs as the existing or former use.*

4.9 Policy 10 safeguards the site as a Principal Employment Area (in line with Wiltshire Core Strategy CP35: Existing Employment Sites) and helps meet objective 8 of the Neighbourhood Plan: *The retention, regeneration and intensified use of previously developed employment land.*

4.10 Paragraph 4.11.1 of the NP references the Wiltshire Employment Land and Workspace Review 2017 which notes that the two largest employment sectors in the Melksham Community Area are manufacturing and wholesale/retail. The employment profile of the Neighbourhood Plan area has moved in recent years from an industrial economy, dominated by one large international employer, to a mixture of industrial, service and retail businesses.

**(iii) National Planning Policy Framework (NPPF)**

4.11 Relevant sections of the NPPF, which was published in July 2021, include:

- Achieving sustainable development: 7-10
- The presumption in favour of sustainable development: 11&12
- Decision taking: 38
- Building a strong, competitive economy: 81-83
- Promoting sustainable transport: 102-103, 108-111
- Making Effective Use of Land: 117-118, 122
- Achieving well-designed places: 124,127, 128, 130-132, 134

- Conserving and enhancing the natural environment: 174, 176, 177, 180-182, 183, 185
- Annex 1 Implementation: 212-217

4.12 Paragraphs 81 and 83 are relevant to the proposal and state:

81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation<sup>42</sup>, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

83. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

#### (v) National Design Guide (MHCLG: 30 January 2021)

4.13 The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The January 2021 amendment aligned the National Design Guide with the National Model Design Code and Guidance Notes for Design Codes.

#### (vi) Wiltshire Parking Standards

4.14 Appendix 1 to the Wiltshire Local Transport Plan 2011-2026 sets out the Car Parking Strategy for the County including business parking standards.

#### (vii) Flood Risk

4.15 The Environment Agency's Flood Map for Planning shows the site lying within Flood Zone 2 and partly within Flood Zone 3.

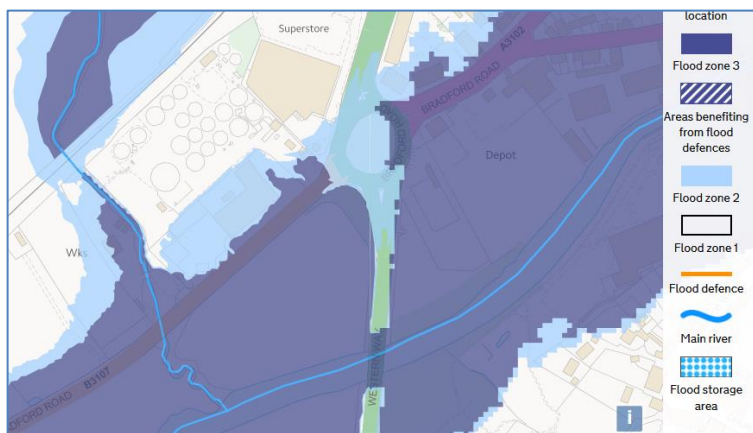


Fig.11 extract from the EA's Flood Map for Planning

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## 5.0 Planning Assessment

### (i) Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 5.2 Full planning permission is sought for the redevelopment of the site to accommodate 2 No. commercial buildings (a Builders' Merchant and an Automotive Centre) with associated accesses, landscaping and drainage works.

### (ii) Principle of development

- 5.3 The last lawfully established use of the application site is retail (Class A1). Class A1 uses were subsequently absorbed into the generic new commercial Class E use class following a revision to the Use Classes Order in September 2020. The Council permitted the demolition of the former Countrywide Store in June 2020 (19/04937/DEM). As confirmed in the site photographs at Appendix A, the site is now cleared and awaiting redevelopment.
- 5.4 As noted in Section 4.0 above, the application site falls within Bradford Road Principal Employment Area, which is allocated under WCS Policy CP35. WCS Policy CP36 supports the redevelopment of previously developed sites in Market Towns where the proposed uses will support regeneration objectives for the settlement.
- 5.5 As explained in Section 2.0 above, the current owners, ABD, decided to consolidate their existing operations in Bradford on Avon and dispose of the site.
- 5.6 Policy CP35 is applicable to uses falling into Classes B1 (now E), B2 and B8 of the Use Classes Order. However, the supporting text to WCS Policy 35 acknowledges that '*...some older employment areas may no longer be fit for purpose or that their role has changed, from a primarily employment site to a trade centre site*'. This is applicable to the Bradford Road Principal Employment Allocation where previous industrial uses have made way for an Asda superstore, and a retail unit (the former Countrywide Store) on the application site itself.
- 5.7 The site's location proximate the sewage treatment works has limited the range of alternative end-user employment occupiers. Furthermore, it has become increasingly more difficult for modern employment uses to fall within the range of activity defined in the Class E and B use classes: modern employment activity frequently involves a disparate blend of employment uses under one roof. Although the proposed builders' merchant is a *sui generis* use, we submit that for the purposes of assessment under Policy CP35 it is closely aligned in its function to a Class B8 storage and distribution use. Similarly, the autocentre is an employment use that is closely aligned to commercial use under Class E.
- 5.8 On the basis that the two proposed *sui generis* use include 'employment' activity involving a mix of storage, distribution and ancillary office activity, it is concluded that the proposals can reasonably be considered as legitimate 'employment' uses that are well aligned to the aspiration under WCS Policy 36 to deliver economic regeneration. An

assessment of the application proposals against the relevant WCS Policy 35 criteria is set out in the table below:

<b>WCS 35 Policy Criteria</b>	<b>Applicant comments</b>
<i>i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use.</i>	The proposed development is likely to generate a greater number of local jobs than was associated with the previous Countrywide Retail Store.
<i>ii. Where the proposal concerns loss of employment land of more than 0.25ha in the principal settlements, market towns or local service centres it is replaced with employment land of similar size elsewhere at that settlement.</i>	Not applicable
<i>iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site.</i>	Not applicable
<i>iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.</i>	The previous retail unit was unviable and closed in 2018. The building was not fit for re-use or conversion and was demolished in 2020.
<i>v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions</i>	The site of c.1.1 ha does not have 'strategic' employment value due to its size and is constrained by its proximity with the adjacent sewage treatment works which make the site unattractive as a potential office location. The proposal will however replace the previous retail jobs in modern purpose-built buildings that will provide local employment opportunities, whilst also delivering public realm enhancement.
<i>vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.</i>	Not applicable.

5.9 It is concluded that the principle of development is acceptable on the basis that proposal is reasonably well aligned to WCS Policy 35 criteria and is in compliance with the objectives of both WCS Policy 36 and Policy 10 of the JMNP.

### **(iii) Technical Planning Matters**

5.10 The application submission covers a range of technical disciplines which are comprehensively addressed in the submitted specialist reports. An overview summary of the key disciplines is set out below:

5.11 **Arboriculture:** there are no significant trees on site. The only existing trees are on the site boundary. Trees identified for removal and replacement, and new trees are annotated on the Proposed Landscape Plan.

- 5.12 **Drainage:** a surface water drainage strategy has been designed to comply with the results of percolation testing to comply with the SuDs hierarchy, and pre-application advice provided by the Council. This will ensure that surface water will be attenuated on site and discharge at an agreed rate that also factors in a climate change allowance. Foul drainage will connect to existing mains services leading to the adjacent Sewage Treatment Works.
- 5.13 **Ecological Impact Assessment:** a full protected species survey was carried out in-season. This has identified that no protected species are present on site and that the site has negligible value for nature conservation. A biodiversity net gain assessment undertaken in accordance with the Defra 3.0 metric has confirmed that the proposals will deliver a net gain by creating a new and more ecologically valuable mixed scrub habitat within an area of bramble scrub that will link into the existing green infrastructure along the nearby South Brook.
- 5.14 The landowner, ABD, is 2 years into an active programme of eradication of Japanese Knotweed which is located on the south west corner of the site. The eradication programme has been undertaken in consultation with Wessex Water, and a barrier has been installed on the site boundary to prevent future spreading from the Wessex Water site.
- 5.15 Construction phase management can be secured by the prior approval of a Construction Environment Management Plan (CEMP). Post-development management can be secured through a Landscape and Environment Management Plan (LEMP). Both the CEMP and LEMP can be secured by a planning condition, if considered necessary.
- 5.16 **Flood Risk Assessment:** The majority of the site lies in Flood Zone 2. A small section of the Bradford Road frontage lies in Flood Zone 3.
- 5.17 The proposed uses fall within the 'less vulnerable' use category set out Annex 3 of the NPPF: flood risk vulnerability classification.
- 5.18 Both buildings have finished floor levels set at the level advised by the Environment Agency and are fully flood resilient in their design.
- 5.19 The proposed building development footprint coverage is 70% of the former Countryside retail unit. The reduced building coverage, combined with the site levels strategy, will ensure that there is no loss of flood storage compensation.
- 5.20 The correspondence sent out in Appendix B confirms that the Council does not require the submission of a flood risk sequential / exception test assessment on the basis that the subject site is located on a site that is allocated for employment use in the adopted development plan.
- 5.21 **Heritage:** there are no heritage assets proximate to the site and no intervisibility with any designated conservation area. The previously developed site has no archaeological potential due to extensive grounds works relating to the previous industrial and retail uses on the site.
- 5.22 **Landscape:** the Landscape Strategy provides an assessment of the site and wider context, including the identification of all key external viewpoints. The landscape and



ecological analysis has informed the proposed planting plan, which can be secure by a compliance planning condition.

- 5.23 **Land Quality Statement:** a phase II site investigation has been undertaken. This has confirmed that the site is not subject to any contamination or other significant below ground constraints, and that no further information
- 5.24 **Lighting:** external lighting is a matter that can be addressed via a planning condition. The lighting scheme will meet minimum health and safety requirements and will follow ecological advice to limit light spill onto the vegetation on south and western boundaries of the site.
- 5.25 **Noise:** there are no residential or community facility receptors proximate to the site. Therefore, no noise assessment is considered to be necessary. Adjacent road noise will also mitigate any localised noise emissions that will occur during operational hours and will not have any material impact on adjacent commercial operators.
- 5.26 **Transport Statement:** the Transport Statement describes the site location and non-car accessibility, and justifies the geometrical arrangement remodelling of the two existing points of access that will service proposed Buildings 1 and 2 respectively. Parking is provided in accordance with the Council's standards. The proposals make provision for EV charging and staff / customer cycle parking. The geometry of the internal access has been track tested and the layout will enable all vehicles to enter and leave the site in a forward gear. A draft Travel Plan and Construction Management Plan have also been included in the submission.

#### **(iv) CIL, Planning Obligations and Conditions**

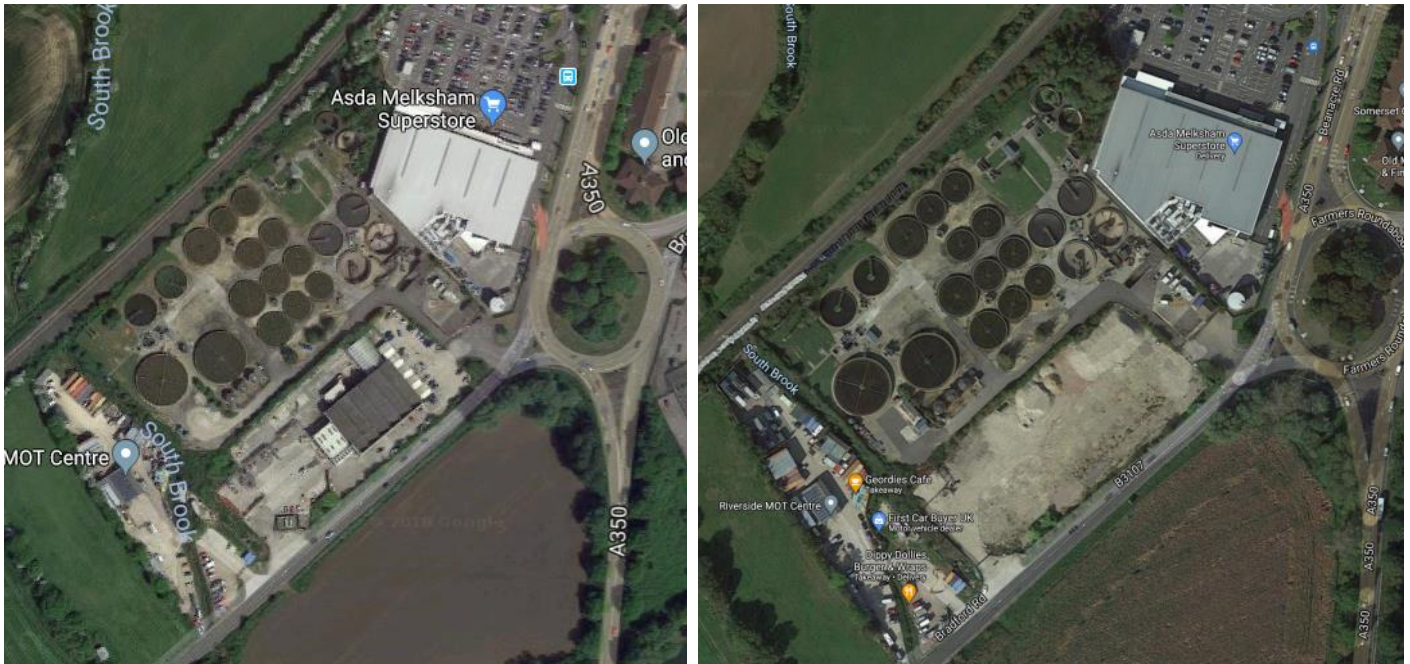
- 5.27 The application proposal is not eligible for payment of CIL as it falls within the 'all other uses' development type which is not liable to CIL, as set out in the Charging Schedule.
- 5.28 No planning obligations are necessary to mitigate the impact of the proposed development.
- 5.29 The applicant will wish to review the wording of any suggested draft pre-commencement and pre-occupation planning conditions.

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## 6.0 Planning Balance and Conclusions

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The enclosed application seeks full planning permission for the erection of 2 No. commercial buildings (Builders' Merchant and Automotive Centre) and associated access, landscaping and drainage works.
- 6.3 The proposal has been informed by detailed site surveys and pre-application planning processes, and iterative parallel engagement with Wessex Water, the Environment Agency and Melksham Town Council prior to the submission of the application.
- 6.4 The following material considerations form part of the planning balance:
- Provision of employment uses on an allocated site that will provide new local jobs.
  - A high-quality design that will provide an effective use of previously developed land on the edge of Melksham and will contribute positively to the public realm.
  - A flood resilient design.
  - 70% of building coverage as compared to the previous retail use (the former Countrywide Store) and significantly lower ground to ridge heights.
  - New landscaping and tree planting along the site frontage, and site management, that will deliver a biodiversity net gain.
  - Construction phase expenditure of c. £2.5m generating local employment and local supply chain expenditure during the construction process.
  - Additional Business Rates revenue post-development.
- 6.5 In accordance with Paragraph 11c of the NPPF, and on the basis that the proposal is demonstrable compliant with applicable development policies, the Council is respectfully requested to grant planning permission without delay to enable the redevelopment of the site.

**Appendix A**  
**Former Countrywide Unit, Bradford Road**  
**Melksham SN12 8LQ**  
**Aerial and site photographs (Oct 2018 and May 2021)**



2018 and 2021 Aerial Views



Site Photos taken in October 2018 showing the former Countrywide Store in situ.



Site photos of the cleared site taken in May 2021. The demolition of the Countrywide Store was undertaken in 2020 pursuant to 19/04937/DEM

## Chris Beaver

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**From:** Chris Beaver <Chris@planningsphere.co.uk>  
**Sent:** 17 July 2019 08:11  
**To:** Jones, Morgan  
**Cc:** Simon Little; 'Mike Hambridge'; Alex Hughes; Derek Walker; 'Andy Battle'; Guest, Karen  
**Subject:** RE: 18098 | ABD3 - Melksham | Flood Risk Sequential & Exception Test Request | 19/04641/PREAPP

Morgan

Many thanks for your confirmation. We can confirm that the site-specific FRA will demonstrate that the potential flood risk within the site will be minimised (i.e. with demonstrable betterment over the existing situation) and that there will be no risk of exacerbating flood risk off site.

Regards  
 Chris

Chris Beaver  
 Director

PlanningSphere Limited  
 Coworking Bath, The Guild, High Street, Bath BA1 5EB  
 T +44 1225 300056 M +44 7827 944638  
 E [Chris@PlanningSphere.co.uk](mailto:Chris@PlanningSphere.co.uk) [www.PlanningSphere.co.uk](http://www.PlanningSphere.co.uk)

Registered in England at the above address. Registration number 8817487

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**From:** Jones, Morgan <Morgan.Jones@wiltshire.gov.uk>  
**Sent:** 16 July 2019 20:34  
**To:** Chris Beaver <Chris@planningsphere.co.uk>  
**Cc:** Simon Little <Simon.Little@abd.uk.com>; 'Mike Hambridge' <mike@jmhpc.co.uk>; Alex Hughes <Alex@GhystonEngineering.co.uk>; Derek Walker <dwalker@derekwalker.co.uk>; 'Andy Battle' <Andy.Battle@sra-architects.co.uk>; Guest, Karen <Karen.Guest@wiltshire.gov.uk>  
**Subject:** Re: 18098 | ABD3 - Melksham | Flood Risk Sequential & Exception Test Request | 19/04641/PREAPP

Hello Chris,

I've had an opportunity to consider the need to apply the flood risk sequential and exception tests in further detail following your response below to the advice contained within the Local Planning Authority's pre-application advice letter dated the 25th June 2019. Whilst I am able to appreciate the arguments for, and against, the need to apply the sequential and exception tests, on balance, and in line with national planning policy guidance, the Local Planning Authority will not be requesting the application of the sequential and exception tests as part of any future planning application for the redevelopment of the allocated site. It will be important however to demonstrate through the submission of a site specific FRA that the flood risk within the site is minimised and the development does not increase the risk of flooding elsewhere.

Regards,

Morgan

**Morgan Jones BSc (Hons), MSc, MRTPI**

Senior Planning Officer

Economic Development and Planning

Wiltshire Council - Central Team

Email: [morgan.jones@wiltshire.gov.uk](mailto:morgan.jones@wiltshire.gov.uk)

Address: County Hall, Bythesea Road, Trowbridge, BA14 8JN

Direct Line: 01225 718 616

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## **FORMER COUNTRYWIDE SITE, BRADFORD ROAD, MELKSHAM**

### **TRAVEL PLAN STATEMENT**

#### **1 Development Proposals**

- 1.1 Planning permission is sought for redevelopment of the former Countrywide retail store site, Bradford Road, Melksham, SN12 8LQ. The proposals involve a Builder's Merchant with trade counter (1,920m<sup>2</sup> gross internal area), associated external storage and parking, plus a separate Auto Centre (409m<sup>2</sup> gross internal area).
- 1.2 Reference to the Wiltshire Council (WC) 'Development related Travel Plan Guidance' document identifies that this level of development requires a Travel Plan Statement as the number of employees is likely to exceed 20 while the gross floor area will be less than 2,500m<sup>2</sup>. Exact employee and customer numbers are currently unknown.

#### **2 Contact Details**

- 2.1 The Travel Plan Statement will be managed and delivered by the Travel Plan Coordinator once they have been appointed. The applicant will ensure that this document is passed on to the subsequent occupier and that the measures are implemented. Contact details for the applicant are:

L2 Property Ltd, Grayshurst, Highercombe Road, Haslemere, Surrey, GU27 2LH.  
[john@l2property.com](mailto:john@l2property.com) 07811 352423

#### **3 Travel Plan Objectives**

- 3.1 The purpose of this Travel Plan Statement is to reduce single occupancy vehicle trips to and from the Bradford Road site post development. It will also:
  - Improve health and wellbeing by encouraging walking and cycling.
  - Reduce CO<sub>2</sub> emissions.
  - Demonstrate corporate social responsibility.
  - Ensure everyone is well informed of their sustainable travel options when accessing the site.

#### **4 Sustainable Travel Infrastructure**

- 4.1 The Bradford Road site is approximately 600m to the west of Melksham town centre and is accessible on foot via existing footways, a shared use path and signalised crossing of the A350 primary road. A 5km cycle distance encompasses the whole of the built up area of Melksham and a number of villages in the local area. Most of the bus services that operate through Melksham do so via bus stops located within 400m of the site which enable convenient public transport access to the towns and cities in the wider region. The proposed development is therefore already in a sustainable and accessible location with this Travel Plan Statement seeking to encourage greater use of non-car modes of travel when accessing the site.

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4.2 The development proposals will incorporate the following sustainable travel infrastructure:

- Covered and secure cycle parking in excess of the WC Cycle Parking Strategy requirements.
- Shower and changing facilities to enable employees to ‘freshen up’ when travelling to the site on foot or by cycle.
- Appropriate facilities to enable the storage of travel equipment (helmet, panniers etc).
- An Electric Vehicle Charging Point to facilitate the use of less polluting vehicles.

## **5 Travel Plan Measures**

### Travel Plan Co-ordinator

5.1 A Travel Plan Co-ordinator (TPC) will be appointed to implement and promote the Travel Plan Statement. The role will include providing travel information and advice to employees / customers and promotion of the Travel Plan measures.

5.2 A contact name for the nominated TPC will be provided to the Travel Plan Officer at WC as soon as it is known. The TPC role will not be ‘full time’ and will be undertaken as an extension of their other professional duties.

5.3 The responsibilities of the TPC will include:

- Liaison with the Council’s Travel Plan Officer to obtain literature promoting sustainable travel;
- Overseeing the implementation of the Travel Plan Statement;
- Designing and implementing effective marketing and awareness-raising campaigns to promote the Travel Plan Statement; and,
- Acting as a point of contact for all employees and customers requiring travel information.

### Travel Information

5.4 If the message is to be conveyed that sustainable forms of transport are preferred to the private car, then it is essential that adequate transport information is available for all employees and customers travelling to and from the Bradford Road site.

5.5 A Travel Information Leaflet will be produced and distributed to all new employees as part of their induction process. The leaflet will include detailed and site specific travel information such as the following:

- Maps showing local walking and cycle routes.
- Details of local public transport services, stop locations and timetables information.
- Details of on-site cycle parking arrangements, showers and changing facilities.
- Appropriate contact details for the TPC, public transport enquires, car share web sites, local cycling organisations, and local taxi firms.



- 
- Information on the benefits of sustainable transport on health and the environment.
- 5.6 Similar information will be provided on a travel information notice board within a communal area of the main building. The TPC will be responsible for checking the travel information every four weeks and for updating if required.
- 5.7 The web site for the Builder's Merchant will be designed to include information regarding the non-car travel choices available when travelling to and from Bradford Road. This information will address the same issues detailed above, namely pedestrian routes, cycle routes and public transport links.
- 5.8 The above will help to ensure that all employees and customers will have as much information as possible regarding the non-car travel options available when travelling to and from the site.

#### Car Sharing

- 5.9 The Travel Information Leaflet and notice board will provide contact details of local car share schemes such as [www.carsharewiltshire.com](http://www.carsharewiltshire.com) and [www.liftshare.com](http://www.liftshare.com).
- 5.10 The notice board will also provide a means through which employees can advertise for and / or offer car share opportunities amongst fellow employees. The TPC will seek to encourage and facilitate car sharing by organising a car share buddy introduction event at least twice a year.

## **6 Action Plan**

- 6.1 The above travel measures are summarised within the Action Plan attached as **Appendix A**.

## **APPENDIX A**

### **Actions Table**

**TRAVEL PLAN STATEMENT – ACTIONS TABLE**

ACTION	WHO BY	WHEN
Appoint a Travel Plan Coordinator and advise WC of contact details.	Developer	At least 3 months prior to first occupation
Ensure the Travel Plan Coordinator is appropriately trained through ACT Travelwise.	Developer	At least 3 months prior to first occupation
Ensure suitable travel information is available on the site's website.	TP Coordinator	Prior to first occupation
Prepare a site-specific sustainable Travel Information Leaflet for distribution to all employees.	TP Coordinator	Prior to first occupation
Provide and erect a communal noticeboard, with minimum dimensions of 1.5m x 1.5m. The noticeboard is to include a high-quality map of the local area and to identify non-car travel opportunities.	Developer / Contractor	Prior to first occupation
Provide covered and secure cycle parking in accordance with the WC Parking Strategy.	Developer / Contractor	Prior to first occupation
Provide a shower and appropriate storage facilities for travel related equipment.	Developer / Contractor	Prior to first occupation
Provide an electric vehicle charging point.	Developer / Contractor	Prior to first occupation
Update the information in the Travel Information Leaflet as required.	TP Coordinator	Check every 3 months and update as required
Promote the Travel Plan and coordinate marketing and awareness-raising campaigns.	TP Coordinator	At least 2 sustainable travel events per year
Promote car sharing amongst employees and through links to wider car sharing websites.	TP Coordinator	Ongoing
Keep appropriate records of the distribution of Travel Information Leaflets and awareness-raising activities.	TP Coordinator	Ongoing



**Town & Country Planning Act 1990**

**Notification of Full Planning**

**Application Reference Number: 20/03543/FUL**

<p><b>Agent</b>                  SJF Planning &amp; Design Service                  36 The Common                  Broughton Gifford                  Melksham                  SN12 8NA                  United Kingdom</p>	<p><b>Applicant</b>                  Mr &amp; Mrs N Townsend                  27 Beanacre                  Beanacre                  SN12 7PT</p>
<p><b>Particulars of Development: Detached four bedroom house with detached double garage</b></p>	
<p><b>At: 27 Beanacre, Beanacre, SN12 7PT</b></p>	

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing Nos: Location Plan, as received on 27 January 2021; 1921-1, Issue 2, Proposed House Elevations and Floor Plans, as received on 26 March 2021; 1921-2, Issue 1, Proposed Garage Elevations and Floor Plans, as received on 28 April 2020; 1921-3, Issue 2, Proposed Site Plan, as received on 16 June 2020; 1921-4, Issue 1, Existing Site Plan, as received on 28 April 2020

REASON: For the avoidance of doubt and in the interests of proper planning

- 3 No construction works shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage

has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 4 Before the development hereby permitted is first occupied the first floor window in the east (side) elevation shall be glazed with obscure glass only to an obscurity level of no less than level 4 and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows or other form of openings other than those shown on the approved plans, shall be inserted in the west and east (side) elevations above ground floor ceiling level) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 6 The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 7 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 8 No construction or demolition vehicle access may be taken along MELW85 without prior consultation with the Wiltshire Council Countryside Access Officer. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Countryside Access Officer.

Reason: To ensure the public right of way remains available and convenient for public use.

- 9 No materials, plant, temporary structures or excavations of any kind should be deposited which obstruct or adversely affect the public right of way MELW85 whilst development takes place.

Reason: To ensure the public right of way remains available and convenient for public use.

#### INFORMATIVES TO APPLICANT:

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of

development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

2. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
3. The applicant should contact Wessex Water directly to secure any appropriate connections to Wessex Water's infrastructure.
4. The applicant may be required to apply for a new environmental permit for any non-mains foul drainage treatment plant and is therefore advised to contact the Environment Agency directly regarding this matter.

**Signed**

*Sam Fox*

**Director Economic Development & Planning**

**Dated: 26 March 2021**

Town and Country Planning Act 1990  
**PERMISSION FOR DEVELOPMENT**  
**NOTES**

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
- 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals> ). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

**Appeals where an enforcement notice has been issued.** Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]"



3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council's website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.  

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work
6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at [streetnaming@wiltshire.gov.uk](mailto:streetnaming@wiltshire.gov.uk)
7. **Informative** There is a legal duty of care incumbent on the customer and contractor that all commercial waste generated as a result of the works hereby authorised is safely contained, transported and disposed of lawfully in line with the Environmental Protection Act 1990 and Environmental Permitting Regulations 2016 (as well as any other related legislation). Failing to do so can lead to individuals or organisations being prosecuted for unlawful waste management.





## Design and Access Statement

For Stables and a Satellite Dish

At  
Blackmore House, Sandridge Common,  
Melksham, SN12 7QS

December 2021



### Project overview

The application relates to land at the above address, the site area for the stables is located within the curtilage of the house on the footprint of a former covered swimming pool. The wider landholding consists of gardens a driveway and a small paddock area. This is a retrospective application for the stable block in Fig 1 below. Also to be included is a satellite dish on the Eastern gable of the main house Fig 2 and 3.



Fig. 1 Existing Stables



Fig. 2 Existing satellite dish

Cont

Both the stables and the satellite dish were constructed in the belief that planning permission was not required for either. This has subsequently been clarified as not the case, this application seeks to regularise this situation. The satellite is mounted 5m above ground level and is unobtrusive.

#### Use

The buildings will be used exclusively by the applicants for personal use at no time shall it be used for livery, or in connection with equestrian tuition or leisure rides. The satellite dish is for domestic use only.

#### Character

We have kept the appearance as traditional as possible. The walls are timber shiplap cladding with a Tanalith finish which is very natural in colour and blends well generally. The roof is black corrugated onduline, these design elements blend well and are in accord with the rural surroundings.



Fig. 3 Existing satellite dish

### Environmental Sustainability

JWS the suppliers of the timber building is a member of TRADA, all timber supplied is only from sustainable resources. Suppliers of their timber are members of the Timber Trade Federation and are signed up to The Environmental Code of Practice.

### Landscaping

The stables will occupy an area which is already well screened by tall hedges, no further landscaping is proposed.

### Biodiversity

There was no loss of hedgerow or trees and the land used for the stables was a former swimming pool. There are no priority species known within the area and it is not within 50m of a designated site or Nature Reserve. For these reasons we do not expect any significant loss of habitat etc. Loss of habitat is not relevant to the siting of the satellite dish.

## Access

Access will be made via the existing gateway, which is suitable for this purpose, as it already gives space to pull the highway with a vehicle and trailer if necessary.



Fig. 3 Access

## Movement

The only additional traffic to that of a domestic nature is occasional feed and bedding deliveries and visits by a vet or farrier. The stables are for the enjoyment of the residents at Blackmore Farm, this type of use would normally be acceptable to the highways authority.

## Assessment

This application seeks to comply with all relevant planning policies, the stables and use do not have any significant impact on the immediate or wider amenity, or on highways or habitat.

## Conclusion

The buildings are of a scale commensurate with the use, landholding and needs of the property. The buildings are well designed and we hope this is an acceptable proposal.







**The Town and Country Planning Act 1990**  
**Approval of Full Planning Permission with Conditions**

**Application Reference Number: 20/06840/FUL**

**Decision Date: 17 December 2021**

**Applicant:** Adam Withers  
c/o Pegasus Group, Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, GL7 1RT

**Particulars of Development:** Construction of a solar farm and battery storage facility together with all associated works, equipment and necessary infrastructure.

**At:** Land North of Melksham Substation, Near Melksham, Wiltshire

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (20)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be for a temporary period and shall expire 40 years from the date that electricity from the development is first exported to the electricity distribution network ('First Export Date') or no later than 44 years from the date of this decision, whichever is the soonest. Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after that First Export Date. Within 6 months of the date of expiry of this planning permission, or, if sooner, the cessation of the use of the solar panels for electricity generation purposes for a continuous period of 6 months, the solar panels together with

any supporting/associated infrastructure including the inverter stations, security equipment, poles and fencing shall be removed from the land and the land restored to its former agricultural condition in accordance with a scheme of work to be submitted to, and approved in writing by, the local planning authority. The scheme of work, including a restoration plan and a decommissioning scheme that takes account of a recent ecological survey, shall be submitted to the local planning authority not less than six months before the removal of the installation.

REASON: In the interests of amenity and the circumstances of the use.

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

- Drawing no. P20-0137\_09 Rev J. Title. Site Layout and Planting Plan.
- Drawing no. P20-0137\_19 Rev C. Title. Biodiversity Mitigation and Enhancement Plan.
- Drawing no. J115-06 Rev.F. Title. Proposed Drainage Arrangements Plan.
- Drawing title. Phase 1 Habitat Plan Rev.00 (dated 19/10/2021) by Avian Ecology.
- Drawing no. P20-0137 13A. Title. Site Location Plan.
- Drawing no. JBM-WICKFA-SD-01. Title. Typical PV Table Details.
- Drawing Title. Typical Ballasted PV Table Details Rev A.
- Drawing Title. Typical Fence, Track & CCTV Details, Rev A dated 14 May 2020.
- Drawing Title. Typical Trench Section Details, Rev A dated 14 May 2020.
- Drawing Title. Typical Inverter Substation Details, Rev A dated 14 May 2020.
- Drawing Title. Typical Spares Container Details, Rev A dated 14 May 2020.
- Drawing Title. Typical Battery Storage System Details 1, Rev A dated 14 May 2020.
- Drawing Title. Typical Battery Storage System Details 2, Rev A dated 14 May 2020.
- Drawing Title. Typical Customer Switchgear Details, Rev A dated 14 May 2020.
  
- Document. Archaeological Mitigation and Management Plan (Version 3 / November 2021).
- Document. Noise Assessment (December 2021 / Rev.3.2) by LF Acoustics;
- Document. Landscape and Visual Statement Addendum (18th January 2021) by Pegasus.
- Document. Glint Glare Study (January 2021) by PagerPower Urban & Renewables.
- Document. Arboricultural Impact Assessment (July 2020) by Barton Hyett Associates.

- Document. Flood Risk Assessment (October 2021 / Issue 3.1) by PFA Consulting.
- Document. Third Response to LLFA (October 2021) by PFA Consulting.
- Document. Ecological Assessment Report (August 2020), including Wintering Bird Survey Report, Breeding Bird Survey Report, and Great Crested Newt Survey Report, by Avian Ecology.
- Document. Badger Survey (July 2020) by Avian Ecology.
- Document. Biodiversity Management Plan (July 2020) by Avian Ecology.
- Document. Ecology Information Note (dated 31/01/21) by Avian Ecology.
- Document. Bat Activity Survey Report (dated 08/12/20) by Avian Ecology.
- Document. Updated Biodiversity Net Gain Calculation Spreadsheet.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 4 No development shall commence on site until a surface water drainage scheme for the site (based on sustainable drainage principles SuDS) and a catchment assessment on a watercourse-by-watercourse basis, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 5 No development shall commence on site until a Construction Method Statement (CMS), which shall include the following:
- a. measures to control the emission of dust and dirt during construction;
  - b. hours of construction, including deliveries;
  - c. measures to retain the existing vegetation across the site, and details of any unvegetated areas of the site to be harrowed, where appropriate (noting any requirements in the Archaeological Mitigation and Management Plan (Version 3 / November 2021), and seeded with an approved grass seed mix prior to the construction phase;
  - d. together with details of drainage arrangements during the construction phase.

has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be complied with in full prior to the commencement of the development and throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, and to ensure that the development can be adequately drained

- 7 The mitigation measures detailed in the approved Noise Assessment (December 2021 / Rev.3.2) by LF Acoustics shall be carried out in full prior to the first bringing into use of the development hereby permitted.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 8 Notwithstanding the details shown within the preliminary Construction Traffic Management Plan (August 2020) by Pegasus, no development shall commence on site until a full and final Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The scope of the Construction Traffic Management Plan shall include the following details:

- A condition survey in vicinity of the site accesses (compliant with Section 59 of Highways Act) from Westlands Lane and Folly Lane West, and of all public rights of way crossing the site, together with a programme for undertaking remedial works for any highway damage that is reasonably attributed to the construction traffic associated with the proposal, and identified in a post-works condition survey. To ensure that that condition of the highways are maintained, and any damage to highways be remedied
- Car parking compound details for all vehicles and deliveries, including surfacing, to ensure adequate parking within the site;
- Turning area details for all vehicles associated with the site and surfacing. To ensure suitable turning facilities are provided for all vehicles within the site;
- Measures to control the emission of dust and dirt during construction and suitable wheel washing facilities. To ensure mud and other debris are not transported onto the highway;
- Construction traffic management, routing details to be agreed (No HGVs shall turn right out onto Westlands Lane) and the exact details of the numbers, types and timing of delivery lorries to the site;
- Signage and advance warning signage of the access. To ensure that adequate warning of the access is provided in the interests of highway safety;
- Banksmen to be provided during all deliveries entering and exiting the site involving large HGV and other large vehicles. To ensure safe access and egress at the site;
- Details relating to the position and works required to cross the public rights of way within the site, including any temporary surface across the bridleway and a timetable for its construction and deconstruction;
- Details of the site management co-ordinator who will ensure compliance with the Construction Traffic Management Plan.

All traffic travelling to and from the site shall comply with the approved strategy and the development shall be carried out in accordance with the approved details. Any departures from the agreed Construction Traffic Management Plan will need to be agreed in writing by the Local Planning Authority prior to actions or works being carried out on site.

REASON: In the interests of highway safety and to ensure that that condition of the highways is maintained, and any damage to highways be remedied.

- 9 Notwithstanding the details shown within the preliminary Construction Traffic Management Plan (August 2020) by Pegasus, prior to the use of the accesses from Westlands Lane and Folly Lane West for construction purposes, the first ten metres of the accesses, measured from the edge of the carriageway, shall be consolidated and surfaced (not loose stone or gravel). The new access onto Westlands Lane shall not be brought into use until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4m metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 160m to the east and 160m to the west from the centre of the access. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety (and to secure an adequate visibility splay without the need to remove the roadside hedgerow).

- 10 No development shall commence on site (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall explain how the construction works will be managed to avoid impacts on biodiversity and how compliance with the Site Layout and Planting Plan (drawing no. P20-0137\_09 Rev I) will be achieved on site, and shall include, but not necessarily be limited to, the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones', including LWS, ancient woodland, trees, hedges, ditches., and provision for protection of all wildlife identified as present or likely to be present within a zone of influence
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features
- e) Update of surveys as required prior to start of works, especially for badgers
- f) No dig construction methods where construction within 15m of ancient woodland is unavoidable.

- g) Use of protective fences, exclusion barriers and warning signs
- h) Reasonable Avoidance Measures (RAMs) for Dormice and Great Crested Newts
- i) Identify all timing constraints on works e.g. in relation to breeding birds, hedgerow removal.
- j) If construction lighting is required, a strategy must be included in the CEMP which clearly demonstrates no impacts on sensitive, retained habitat features.
- k) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s)
- l) The times during construction when specialists' ecologists need to be present on site to oversee works
- m) Responsible persons and lines of communication
- n) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by a competent person(s), certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, shall be submitted to the Local Planning Authority within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

- 11 No development shall commence on site until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall explain how habitats will be managed to achieve the predicted biodiversity net gains as represented on the submitted Biodiversity Management Plan (drawing no. P20-0137\_19 Rev C) during the operational phase of development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed during the operational phase of development for its entire temporary lifetime.
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over the lifetime of the development including the decommissioning phase);
- g) Details of the body or organisation responsible for implementation of the

- plan;
- h) Ongoing monitoring and remedial measures;
- i) Details of how the aims and objectives of the LEMP will be communicated to future owners of the development.
- j) Details of a mechanism for adaptive management to achieve the long-term objectives of the approved Biodiversity Mitigation and Enhancement Plan as a result of actions arising from the Monitoring Strategy (as required by condition 12).

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

NOTE: A Biodiversity Management Plan has been submitted and this must be the basis of the LEMP if extended to cover additional issues required in the LEMP. Evidence will be required to demonstrate how management will be delivered and to prove it will be effective.

- 12 No development shall commence on site until a Monitoring Strategy focused on the key aspects of the Biodiversity Mitigation and Enhancement Plan and Biodiversity Management Plan / Landscape and Ecological Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Monitoring Strategy shall include, but not necessarily be limited to, the following information:

- a) Commitment to undertake surveys immediately following completion to a) establish how effectively the CEMP was followed and b) to fix the baseline for future monitoring.
- b) Identification of the key features to be monitored and methodology to be used.
- c) Monitoring targets with specific measurable thresholds for success for each key feature with remediation measures incorporated where necessary.
- d) Commitment to continue monitoring for the operational lifetime of the installation in years 1, 3, 5, 10, 25 and 40. and the 5-year aftercare plan following completion of restoration.
- e) Commitment to prepare a report after each monitoring exercise, relating findings to those of previous years and the intended targets. The report will

be submitted to the Local Planning Authority within 6 months of each monitoring visit.

f) Details of the body or organisation responsible for implementation of the Monitoring Strategy.

The Monitoring Strategy shall be implemented in full in accordance with the approved details for the entire operational lifetime of the installation and the 5 year aftercare plan following completion of restoration.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

13 No operational external lighting shall be installed on site.

REASON: In the interests of the amenities of the area.

14 The works and mitigation measures detailed in the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021) shall be carried out in full for each phase of development as identified within the document.

REASON: In order that the development is undertaken in an acceptable manner, to protect areas of the site which are of archaeological interest, and to enable the recording of any matters of archaeological interest.

15 No development shall commence until:

a) A written programme of archaeological investigation, and mitigation where appropriate, for:

i. the required cable connection across National Grid-owned land to the south of Westlands Lane, as detailed within paragraphs 2.9 – 2.11 of the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021); and

ii. selected other construction groundworks within the main site area, as detailed within paragraph 3.12, where relevant, and paragraph 3.21 of the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021), and anywhere else within the site area not evaluated, – which should include on-site work and off-site work such as the analysis, publishing and archiving of the results – has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning



Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

16 No development shall commence until:

a. A written programme of archaeological investigation for the selected areas within Fields 9, 10 and 12 that will be subject to strip map and sample excavation, as detailed within paragraph 2.7 of the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021) and shown on drawing no. P20-0137 within Appendix 7 of that Plan – which should include on-site work and off-site work such as the analysis, publishing and archiving of the results – has been submitted to and approved by the Local Planning Authority; and

b. The approved programme of archaeological work has been carried out in accordance with the approved details prior to the commencement of the development.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

17 No development shall commence on site until an analysis of the geotechnical stability and foundations of the railway line that crosses the site has been undertaken and a land stability or slope stability risk assessment report is submitted and approved in writing by the Local Planning Authority. The report shall assess whether or not the proposed development is likely to result in land instability and the extent to which it will affect either the development or the railway infrastructure and propose mitigation measures necessary to ensure that development will be safe and stable. The development shall thereafter be carried out in full accordance with the recommendations and mitigation measures detailed within the approved report.

Reason: To make sure that the development does not affect the safety and continued running of the neighbouring railway.

18 No development shall commence on site until reporting and drawings containing build details of the location, manufacturer, size and designs for the proposed batteries, and details showing the final location, construction method and flood risk impact of the cable trenches have been submitted and approved by the Local Planning Authority in consultation with Network Rail. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development does not affect the stability of the cutting slope adjacent to the railway.

- 19 All soft landscaping comprised in the approved details of landscaping, as shown on drawing no. P20-0137\_09 Rev J (Title. Site Layout and Planting Plan), shall be carried out in the first planting and seeding season following the first operation of the development or the completion of the development whichever is the sooner, or in accordance with a schedule and timetable to be agreed in writing by the Local Planning Authority. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 20 No development shall commence on site until full details of the finish and colour of all structures, equipment, fencing and support frames for the solar panels hereby approved has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of amenity and the appearance of the site.

- 21 No development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until tree protective fencing has been erected in accordance with the details within the Arboricultural Impact Assessment (July 2020) by Barton Hyett Associates.

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first operation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Informatives: (3)

- 22 The applicant’s attention is drawn to the following advice and requirements from Network Rail to ensure the safe operation of the railway and the protection of Network Rail’s adjoining land.

#### SAFETY

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact [assetprotectionwestern@networkrail.co.uk](mailto:assetprotectionwestern@networkrail.co.uk).

#### SOLAR PANELS

We would advise that the provision of any reflective material used in the solar collecting equipment should not interfere with the line of sight of train drivers and the potential for glare or reflection of light from the panels that may impact upon signalling must be eliminated. In the event of any complaint to the Council from Network Rail relating to Signal Sighting safety, upon notification by the local planning authority, the applicant or operator of the solar farm shall within 28 days submit for approval to the Council details of a scheme of remedial measures to address the concerns raised.

Other matters that need to be taken into consideration is the distance between panels and the railway boundary; construction traffic; and any requirements for edge landscaping requested by the planning authority.

#### GROUND DISTURBANCE

The works involve disturbing the ground on or adjacent to Network Rail’s land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail’s ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

#### SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

#### PILING

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail.

#### DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage is not to show up on Buried service checks

- 23 The applicant's attention is drawn to the following advice and requirements from the Highway Authority:

The Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of Section 59 of the Highways Act.

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority

before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

- 24 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

*Sam Fox* - Corporate Director, Place

## NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
  - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
  - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
  - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
  - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals> ).

## **CASE OFFICER'S REPORT**

**Application Reference:** 20/06840/FUL  
**Date of Inspection:** 17.09.20  
**Date site notice posted:** 17.09.20  
**Date of press notice:** 03.09.20

### **1. Purpose of Report**

To assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation to grant planning permission, subject to conditions.

### **2. Report Summary**

The key issues for consideration are: -

- a) Whether the proposal is acceptable in principle
- b) Whether the proposal would have a detrimental visual impact on the character and appearance of the area
- c) Whether the proposal would result in the loss of agricultural land
- d) Whether the scheme would give rise to an adverse impact upon third parties or residential amenity
- e) Whether the proposal would adversely impact upon highway safety, rights of way network and movement of air traffic
- f) Whether the scheme would cause harm to protected ecological species and/or their habitats
- g) Whether the scheme would cause harm to matters of archaeological interest or heritage assets
- h) Whether the development would result in any adverse environmental impacts

### **3. Site Description**

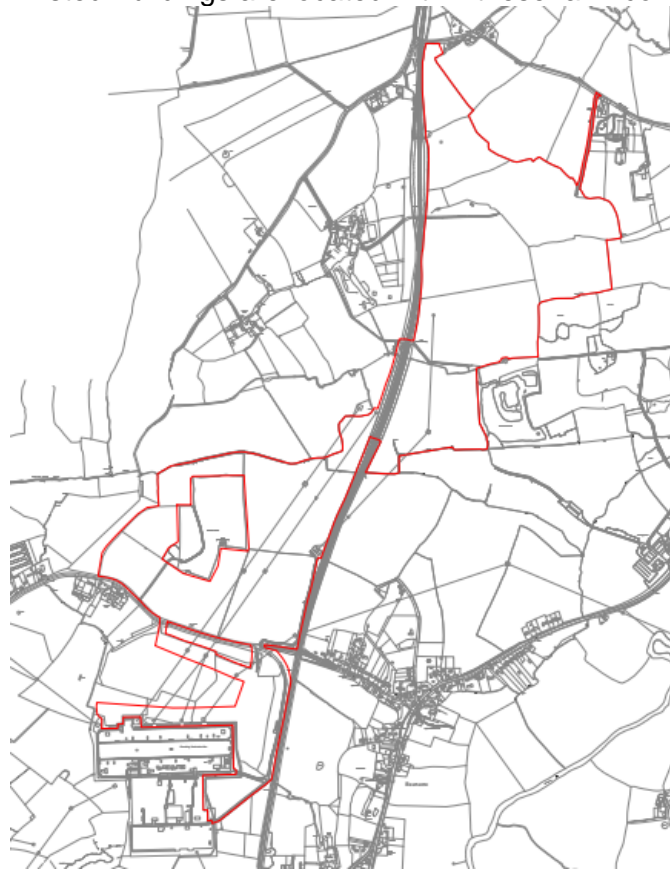
The application site comprises thirteen agricultural fields to the south and east of Wick Farm, Wick Lane, Lacock, Chippenham, Wiltshire, SN15 2LU. The site is located on open agricultural land with the closest settlements of Whitley lying to the south-west and Benaacre to the south-east. The settlements of Gastard lie to the north-west and Lacock to the north-east.

The southern portion of the site is located within the boundary of Melksham Without Civil Parish. The northern part of the site is located within Lacock Civil Parish.

The original Planning Statement (August 2020) by Pegasus provides a detailed description of the site which includes the following: -

“2.3 The site comprises fields positioned either side of a railway line which connects Melksham to Chippenham. The western parcel of land is located to the south and east of Wick Farm and to the north of Westlands Lane. The eastern parcel is located to the south of Piccadilly Caravan Park and to the west of Silverlands Lake which is located adjacent to the south-eastern boundary of the site. Folly Lane West runs in a broadly east to west direction adjacent to the northern boundary of the site. The two development parcels remain connected via an existing farm access under the railway line which runs through the centre of the site in a north to south direction.

- 2.4 A National Grid GSP is located approximately 350m south of the southern site boundary, this is a key connection point. Overhead electrical lines are positioned across the western parcel of the application site.
- 2.5 A series of existing field boundaries, hedgerows and vegetation are present around and across the proposed application site. Additionally, there are parcels of Ancient Woodland located adjacent to the eastern and western site boundaries.
- 2.6 Public Rights of Way (PROW) run through and in close proximity to the site. PROW references LACO1A, LACO2 and LACO5 pass through broadly five sections of this site. PROW LACO1A begins on Wick Lane and passes through the centre of the site in a broadly east to west direction passing under the railway line. Additionally, LACO2 begins near Catridge Farm and passes through The Rookery continuing through the site to join Folly Lane West adjacent to Piccadilly Caravan Park. PROW LACO5 spurs off LACO2 in a northern direction to join Folly Lane West adjacent to Thatch Cottage.
- 2.7 The site is not located within the Green Belt or the AONB. The boundary of the Green Belt is located approximately 6km west of the site. The AONB is located approximately 6km west and 10km east of the site.
- 2.8 The entirety of the site is located within Flood Zone 1
- 2.9 With regard to nearby designations, Lacock Conservation Area is located approximately 500m north-east of this site and Gastard Conservation Area is located approximately 1.3km west of this site. Additionally, there are a number of isolated houses in close proximity to the site including Wick Farm, Catridge Farm and Westlands Farm. Grade II and Grade II\* Listed Buildings are located within these farm complexes”.



*Site Location Plan*



#### **4. Planning History**

Pegasus Group submitted a request for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017 to the Council on 15<sup>th</sup> April 2020 (Council's ref: 20/03232/SCR). A screening opinion was subsequently adopted on the 18<sup>th</sup> May 2020 which stated that an EIA was not required.

#### **5. The Proposal**

The application seeks full planning permission for a temporary 40-year period for a ground-mounted solar PV development, including battery storage, which would have a capacity of 49.9MW.

The Planning Statement provides a detailed overview of the proposal which is as follows: -

“3.3 The solar farm would consist of solar PV panels placed on metal arrays arranged in rows, allowing for boundary landscaping, perimeter fencing and access. The PV panels will be laid out in rows across the site in east/west orientation and face to the south at between 15 and 25 degrees from the horizontal to maximise efficiency, with maximum height of less than 3m. The arrays are spaced to avoid any shadowing effect from one panel to another with topography dictating exact row spacing that can range between 4 and 10 metres.

3.4 Plant and other equipment to support the generation of electricity is located around the site, adjacent to internal tracks to ensure access can be achieved to these for maintenance purposes. The tracks would have a width of 4m and be constructed with crushed aggregate.

##### Battery Storage Facility

3.5 The battery storage facilities are positioned across the site. The facility comprises battery units within shipping containers, plus storage containers and inverter cabins and ancillary equipment.

##### Cabling and Grid Connection

3.6 Underground cabling will be placed around the site connecting the development to the substation.

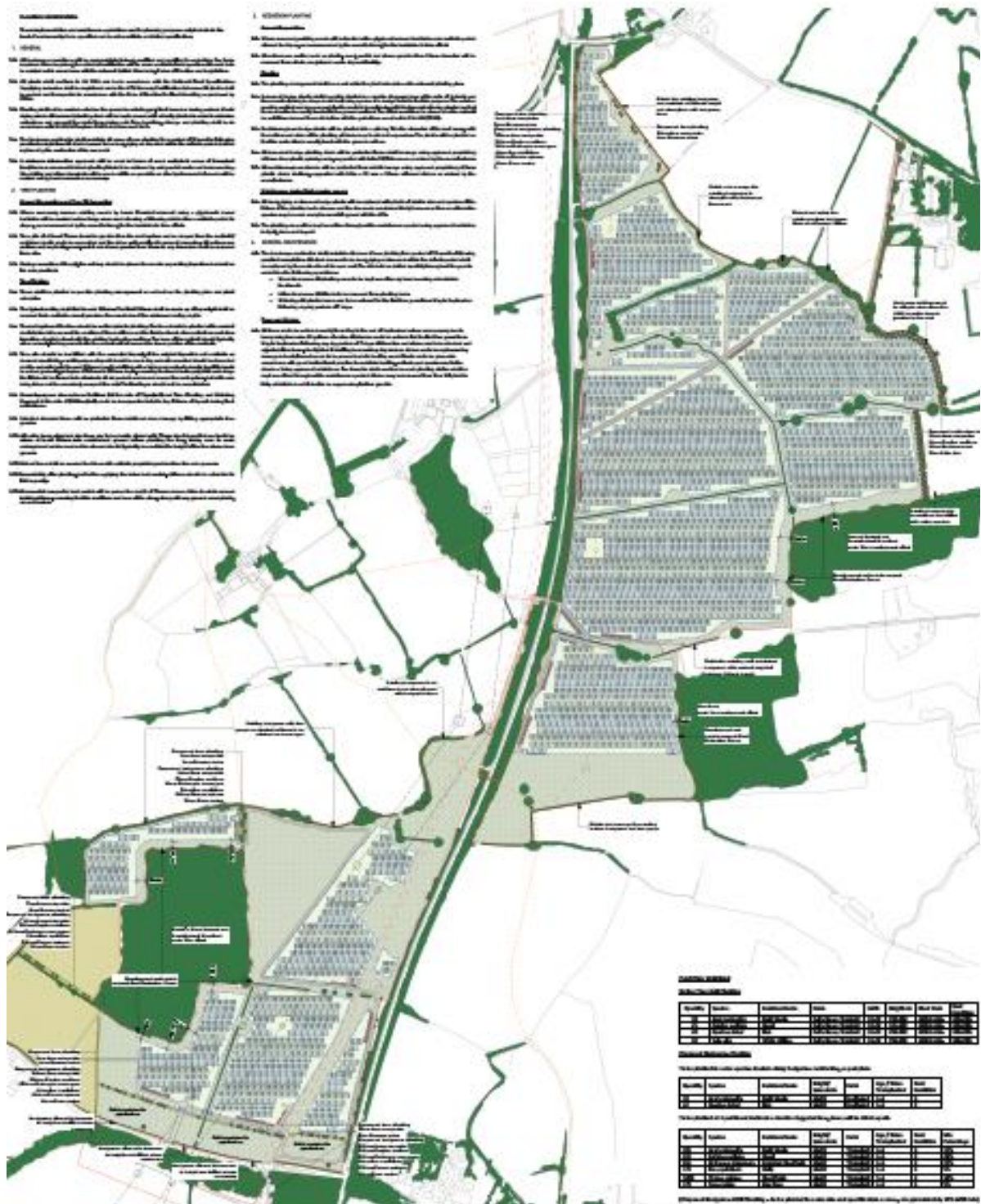
##### Perimeter Fencing and CCTV

3.7 It is proposed that a 2m high security deer fence will be installed around the edge of the site. Badger friendly/small mammal access points will be prescribed at various locations along any fencing to allow the passage of Badgers across the site.

3.8 In addition to fencing, it is proposed that 3m high pole mounted CCTV security cameras will be installed inside and around the site.

##### Access

3.9 Access will be from Folly Lane West through the existing access along the boundary of Piccadilly Caravan Park into the northern boundary of the site. A secondary access will be available through the proposed access at Westlands Lane into the south of the site”.



*Proposed Site Layout & Planting Plan*

The application is supported by the following plans and documents: -

- Drawing no. P20-0137 13A. Title. Site Location Plan, received 19.08.20;
- Drawing no. P20-0137 \_09C. Title. Site Layout & Planting Plan, received 19.08.20;
- Drawing no. P20-0137 \_09C. Title. Planting Plan, received 19.08.20;
  
- Drawing no. JBM-WICKFA-SD-01. Title. Typical PV Table Details, received 19.08.20;
  
- Drawing Title. Typical Fence, Track & CCTV Details, Rev A dated 14 May 2020, received 19.08.20;
- Drawing Title. Typical Trench Section Details, Rev A dated 14 May 2020, received 19.08.20;
- Drawing Title. Typical Inverter Substation Details, Rev A dated 14 May 2020, received 19.08.20;
- Drawing Title. Typical Spares Container Details, Rev A dated 14 May 2020, received 19.08.20;
- Drawing Title. Typical Battery Storage System Details 1, Rev A dated 14 May 2020, received 19.08.20;
- Drawing Title. Typical Battery Storage System Details 2, Rev A dated 14 May 2020, received 19.08.20;
- Drawing Title. Typical Customer Switchgear Details, Rev A dated 14 May 2020, received 19.08.20;
  
- Document. Design and Access Statement (August 2020) by Pegasus;
- Document. Planning Statement (August 2020) by Pegasus;
- Document. Statement of Community Involvement (August 2020) by Pegasus;
- Document. Landscape and Visual Impact Assessment (August 2020) by Pegasus;
- Document. Construction Traffic Management Plan (August 2020) by Pegasus;
- Document. Heritage Desk-Based Assessment (July 2020) by Pegasus;
- Document. Noise Assessment (July 2020) by LFAcoustics;
- Document. Glint and Glare Study (August 2020) by PagerPower;
- Document. Agricultural Land Classification Report (August 2020) by ament property;
- Document. Arboricultural Impact Assessment (July 2020) by Barton Hyett Associates;
- Document. Flood Risk Assessment (August 2020) by PFA Consulting;
- Document. Ecological Assessment Report (August 2020), including Wintering Bird Survey Report, Breeding Bird Survey Report, and Great Crested Newt Survey Report, by Avian Ecology.
- Document. Badger Survey (July 2020) by Avian Ecology
- Document. Biodiversity Management Plan (July 2020) by Avian Ecology.

The application was updated on the 18<sup>th</sup> February 2021 through the submission of: -

- Document. Archaeological Evaluation (February 2021) by Cotswold Archaeology;
- Document. Magnetometer Survey Report (June 2020) by Archaeological Surveys;

The application was updated on the 4<sup>th</sup> March 2021 through the submission of: -

- Drawing no. P20-0137\_09 Rev F. Title. Site Layout and Planting Plan;
- Drawing title. Typical Ballasted PV Table Details Rev A

- Document. Landscape and Visual Statement Addendum (18<sup>th</sup> January 2021) by Pegasus;
- Document. Glint Glare Study (January 2021) by PagerPower Urban & Renewables;
- Document. Heritage Statement Addendum (21<sup>st</sup> January 2021) by Pegasus;
- Document. Ecology Information Note (dated 31/01/21) by Avian Ecology;
- Document. Bat Activity Survey Report (dated 08/12/20) by Avian Ecology;
- Drawing title. Biodiversity Mitigation and Enhancement Plan (dated 01/02/2021) by Avian Ecology;
- Document. Biodiversity Net Gain Calculation Spreadsheet;
- Document. Noise Assessment (October 2020 / Rev.2) by LF Acoustics;
- Document. Calculated Levels All Containerised 061020.pdf
- Document. Flood Risk Assessment (January 2021) by PFA Consulting;
- Drawing no. J115-06D. Title. Proposed Drainage Arrangements Plan.

The application was updated on the 23<sup>rd</sup> June 2021 through the submission of: -

- Drawing no. P20-0137\_09 Rev.G. Title. Site Layout & Planting Plan, received 23.06.21;
- Document. Heritage Note (23<sup>rd</sup> June 2021) by Pegasus;
- Document. Covering Letter (8<sup>th</sup> June 2021) by Pegasus.

The application was updated for the final time in October/November 2021 through the submission of: -

- Document. Agent covering letter, received 21<sup>st</sup> October 2021;
- Document. Third Response to LLFA (October 2021) by PFA Consulting;
- Document. Flood Risk Assessment (October 2021 / Issue 3.1) by PFA Consulting;
- Drawing no. J115-06 Rev.F. Title. Proposed Drainage Arrangements Plan.
- Drawing title. Phase 1 Habitat Plan Rev.00 (dated 19/10/2021) by Avian Ecology;
- Document. Archaeological Mitigation and Management Plan, received 21<sup>st</sup> October 2021;
- Drawing no. P20-0137\_09 Rev I. Title. Site Layout and Planting Plan, received 1<sup>st</sup> November 2021;
- Drawing no. P20-0137\_19 Rev B. Title. Biodiversity Mitigation and Enhancement Plan, received 1<sup>st</sup> November 2021.
- Document. Archaeological Mitigation and Management Plan (Version 3 / November 2021), received 18<sup>th</sup> November 2021.

A couple of the drawings were updated in December 2021 to correct technical errors/details and the noise report to take account of the final scheme: -

- Drawing no. P20-0137\_09 Rev J. Title. Site Layout and Planting Plan, received 13<sup>th</sup> December 2021;
- Drawing no. P20-0137\_19 Rev C. Title. Biodiversity Mitigation and Enhancement Plan, received 13<sup>th</sup> December 2021;
- Document. Noise Assessment (December 2021 / Rev.3.2) by LF Acoustics.

## 6. Planning Policy

The **National Planning Policy Framework (NPPF)** (2021).

The adopted **Wiltshire Core Strategy**<sup>1</sup> 2006 – 2026, with particular regard to:

- Core Policy 42: Standalone Renewable Energy Installations
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 52: Green Infrastructure
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 67 Flood Risk;
  
- Policy C40 Tree Planting (saved West Wiltshire District Plan policy);
- Policy NE12 Woodland (saved North Wiltshire Local Plan policy);
- Policy NE14 Trees and the control of new development (saved North Wiltshire Local Plan policy);
- Policy NE18 Noise and pollution (saved North Wiltshire Local Plan policy).

The made **Joint Melksham Neighbourhood Plan 2020-2026** with particular regard to:

- Policy 1 – Sustainable Design and Construction;
- Policy 2 – Local Renewable and Low Carbon Energy Generation;
- Policy 3 – Flood Risk and Natural Flood Management
- Policy 4 – Ultra Low Emission Vehicle Charging;
- Policy 5 – Community Engagement;
- Policy 13 – Biodiversity;
- Policy 16 – Trees and Hedgerows;
- Policy 17 – Landscape Character;
- Policy 18 – Locally Distinctive, High Quality Design;
- Policy 19 – Local Heritage.

**Planning Practice Guidance** for Renewable and Low Carbon Energy (updated/published 18 June 2015).

Planning Guidance for the development of large scale ground mounted solar PV systems, BRE, October 2013.

## 7. Consultations

**National Grid** – originally replied highlighting that the proposal is in close proximity to a High Voltage Transmission Overhead Line & Underground Electricity Cable and providing a holding objection pending the submission of further information to demonstrate the relevant easements will be achieved (i.e. access needs to be maintained to the tower and a 30m standoff around the tower base. Additionally, a clear corridor under the conductors & around the swing zone will need to be maintained). The applicant has since discussed the proposal directly with National Grid and advised (letter dated 4<sup>th</sup> March 2021) the holding objection has been lifted following the provision of the requested details. National Grid subsequently replied to a re-consultation exercise stating that they have no objection

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<sup>1</sup> The Wiltshire Core Strategy includes various saved policies from the former District Plans (see Appendix D of the WCS)

to the proposed development subject to a 7.5m corridor being maintained either side of the cable route.

**Network Rail** – originally replied with a holding objection pending the submission of further information in relation to earthworks / cable trenches / equipment loading etc. The applicant has since discussed the proposal directly with National Rail who has subsequently provided an updated consultation response providing support for the proposal subject to conditions to secure further precise details of the equipment to be installed and an analysis of the geotechnical stability and foundations, and a land stability or slope stability risk assessment, in order to ensure the development does not affect the safety and continued running of the neighbouring railway.

**Environment Agency** – No observations received.

**Natural England** – No objection (letter 21.09.20) because it is considered that the proposed development will not have significant adverse impacts on designated sites. Natural England did however recommend that the buffer between area of the development and the area of Ancient Semi Natural Woodland (ASNW) known as Daniels Wood and Inwood, in order enhance the areas surrounding the woodlands and compliment woodland edge habitat.

Natural England reiterated these recommendations on the 31.03.21, advised that the development should be assessed against paragraph 175C (*now par 180*) of the NPPF, and also requested a Biodiversity Mitigation and Enhancement Plan (BMEP). Natural England has not since commented on submitted BMEP or calculations provided by Avian Ecology.

**Historic England** – No objection in relation to above ground heritage assets following the submission of further information. In relation to archaeological remains, following on site investigation and discovery, Historic England raised concerns with the potential impact of the development on the remains of a Roman Roadside Settlement along a Roman Road linking Bath to London, via Silchester, which are well-preserved and have the potential to be of national significance. The extent of solar panels was subsequently reduced to ensure no harm to the archaeological remains (physical and setting) and an Archaeological Mitigation and Management Plan submitted. Historic England subsequently confirmed they have no objection to the proposal.

**National Trust** – No objection: -

“The National Trust supports the provision of renewable energy in principle. Based on our understanding of the current proposals, we would not stand in the way of providing solar energy generation in the landscape to the west of the A350. Subject to robust mitigation, we believe that this would not give rise to unacceptable impacts on the views from (and experience of) our land and heritage assets on the east side of the A350. From this perspective, we raise no overall objection to the solar farm proposal.”

**The Woodland Trust** - No objection, subject to further details: -

“The Woodland Trust acknowledges that the applicants have afforded the two ancient woodlands known as Daniel's Wood (grid reference: ST89756693) and Inwood (grid reference: ST90966763) with a 15m buffer zone as part of the proposals.

However, it is not clear whether this buffer zone takes into consideration space for future tree growth to ensure that the boundary trees will not be felled in the future due to shading

of the panels or from branch shedding/fallen trees which may result in damage to infrastructure.

Furthermore, we note the location of a battery station close to Daniel's Wood. Ancient woodlands are sensitive habitats, so we ask that all infrastructure which is likely to create noise is maintained a considerable distance from the ancient woodland boundary”.

**Wiltshire Council Highway Officer** – No objection, subject to a condition to secure a final Construction Traffic Management Plan.

**Wiltshire Council Rights of Way Officer** – No objection, subject to conditions to secure improvements to the Public Right of Way Network as detailed within the application and appropriate management during the construction phase.

**Wiltshire Council Landscape Officer** – originally replied with a holding objection and requested further analysis of the impacts of the proposed development from higher ground, recommended that the solar panels proposed opposite Westlands Lane be removed, and commented on the proposed planting plan. The revised submission (i.e. further analysis within the LVIA Addendum and the glint & glare study) addressed the issues raised but the Landscape Officer maintained an objection due to concerns over the visual impact of the development from Westlands Lane and its current open character to the north. The final submission removed panels adjacent to Westlands Lane in order to secure a 60m set-back from the road and strengthened the landscape scheme. As a result, the Landscape Officer does not object to the final proposal.

**Wiltshire Council Arboricultural Officer** – No observations.

**Wiltshire Council Ecologist** – No objection to the updated final scheme subject to conditions to secure a Landscape and Ecological Management Plan, Construction Environmental Management Plan, a Monitoring Strategy for the submitted Biodiversity Mitigation and Enhancement Plan, ecology surveys to inform the decommissioning phase, and restrictions on lighting.

**Wiltshire Council Drainage Engineer** – No objection to the final proposal subject to conditions. The Lead Local Flood Authority feels that the proposal fails to fully consider the impact of surface runoff from the proposed development and so there is a risk of increased runoff from the site, however it is considered that setting an appropriately worded planning condition would allow the methodology and scope for further assessment work to be agreed and allow the detailed layout to be assessed and approved.

**Wiltshire Council Public Protection Officer** – No objection, subject to conditions to secure a Construction Method Statement and the implementation of the recommendations of the Noise Assessment.

**Wiltshire Council Archaeologist** – No objection to the final scheme, which has been amended to respond to the on-site archaeological remains identified as a result of the on site evaluation, subject to conditions to ensure the recommendations and measures detailed within the submitted Archaeological Mitigation and Management Plan are implemented.

**Wiltshire Council Conservation Officer** – Originally replied with a holding objection pending an updated and further assessment on the impact of the proposal on the historic environment. No further observations following the final update to the application.

**Lacock Parish Council** – No objection, subject to further details: -

“The Council resolved to raise No Objection to the proposed development subject to the submission of a satisfactory Traffic Management Plan covering the routing and control of HGVs to the Folly Lane West access in order to avoid nuisance to local residents and the wider highway network. The resolution was also subject to the submission of satisfactory details relating to the proposed Site Compound which presently is not in the planning application area”.

**Melksham Without Parish Council** – original replied with no objection subject to the concerns of the Principal Drainage Officer and Wiltshire Council Archaeologist being met. It was also recommended that in order to mitigate against the impact of the development, a number of panels close to Westlands Lane be removed and a comprehensive transport plan be undertaken to alleviate concerns with regard to the impact on the local highway, particularly Westlands Lane.

As a result of the re-consultation exercise, the Parish Council replied with No objection, subject to the panels to the South of Daniel’s Wood being removed: -

“For context, below is the Planning Committee’s debate regarding this application:

Although there had been changes to the original plans and panels removed from higher ground to the North East of Daniel’s Wood, Councillors raised the following concerns:

- The impact visual impact of panels adjacent to Westlands Lane. Whilst some panels were on lower ground between the lane and the railway line, and shielded to a degree, they were still visible from the lane.
- The impact visual impact from panels adjacent to Westlands Lane on the Grade II Listed farmhouse opposite the site.
- Impact on flooding in the area. Whilst it was noted some changes had been made to drainage proposals, following comments from Wiltshire Council’s Drainage Team. There was a concern, some run off from the site would find its way through the culvert and into the water course around The Laurels and other parts of Westlands Lane. The Laurels in particular has several properties which suffer from flooding already. There is little scope for water to flow in either direction, due to the nature of the land in the area, which does not drain sufficiently.
- Is there a need for another solar farm, given the number of sites already in the area. It was noted both the Core Strategy and the emerging Melksham Neighbourhood Plan supported renewable energy”.

As a result of the third consultation exercise the Parish Council indicated that “Whilst Members acknowledged improvements to the layout of the original scheme, they still had concerns with regard to drainage and potential ‘run-off’, which the removal of the panels adjacent to Westlands Lane did not fully address. They also were concerned about the effect this would have on issues of flooding in Westlands Lane, Beanacre. The parish council wished to draw attention to the comments raised by the Woodland Trust, which they supported”.

As a result of the final consultation exercise following the removal of further solar panels close to Daniels Wood and Westlands Lane and the submission of further information in relation to the drainage scheme the Parish Council replied as follows: -

“Members had no objection to the revised plans and welcomed the changes made. Given the impact delivery vehicles had on the local highway during the construction of Norrington Lane, Broughton Gifford Solar Farm in March 2014, Members asked that a comprehensive Travel Plan be undertaken to control the level of deliveries during the construction period, in order to ease the impact on the local highway network”.



**Councillor Phil Alford** (Division: Melksham Without North & Shurnhold) – originally requested that the application be determined by the relevant Planning Committee on the grounds of: - ‘Scale of development’, ‘Visual impact upon the surrounding area’, ‘Relationship to adjoining properties’ and ‘Design - bulk, height, general appearance’. However, following ongoing dialogue and revisions to the application which sought to address key areas of concern the ‘call-in’ request has been withdrawn.

## 8. Publicity

The application has been publicised via press and site notices and letters sent to properties within close proximity of the site. As a result of the original consultation exercise, a letter of support and fourteen letters of objection were received. A further five letters of objection were received as a result of the second consultation exercise in March 2021. The letters of objection are on the following primary grounds: -

- The development would be visually unattractive and would ruin the current view;
- The development would have an adverse impact on views from Bowden Hill;
- The development should be reduced in scale, in particular the southern side near Westlands Lane and around Daniel’s Wood;
- The land already accommodates a substation and electrical pylons and would be spoilt by further development of this nature;
- There are already a number of solar farms in the area and no further ones are needed or should be permitted;
- The development would be too close to Westlands Farm and within the setting of the listed farmhouse;
- The development would have an adverse impact on the amenity of the residents of neighbouring properties as a result of noise, dust, loss of view etc.
- There would be an inevitable increase in surface water run-off from the site which would exacerbate the flooding problem in Westlands Lane, and impact on the domestic properties along the lane;
- The development would result in noise pollution and have an adverse impact on the natural amenity of the area;
- The site comprises good quality agricultural land and should not be classed as poor;
- The development would produce a significant amount of glare;
- The development would have an impact on local wildlife;
- The development is too big an overpowering and would stop people walking through and around the site;
- The development is contrary to many policies of the local development plan;
- The consultation process has been woeful, and the title of the proposal and site address is misleading / unclear.
- There should be consultation with neighbouring residents during the construction process;

The letter of support is on the following grounds:-

- Solar farms are a great concept and a very efficient use of the agricultural land resource if farming continues or alternatively a major contributor to increasing the extent of wildflower meadows and habitats in the country for which there is a significant under supply of land.

A letter was also received from The Wiltshire Archaeological & Natural History Society (WANHS) acknowledging that the Heritage Assessment assesses the impact on listed buildings in the surrounding environment but objecting to the application until sufficient archaeological investigation has been carried out, in line with the comments of the County Archaeologist.

As a result of the third consultation exercise following the formal update to the application in June 2021, which involved pulling the panels back from Westlands Lane, two further letters of objection were received with updated comments from local residents who previously commented on the application. The letters reiterate previous comments about the potential impact of the development on flood risk, noise pollution, visual impact, impact on neighbour amenity as a result of glint and glare, and the fire risk posed from the apparatus/equipment (batteries), and whilst it is recognised that the revised plan shows the panels removed from the land bordering the Whitley end of Westlands Lane, the plans do nothing to alleviate the concerns of residents living at the Beanacre end of Westlands Lane. The solar panels are still included on large sections of the hill, which is a prominent feature on the landscape, viewed from Westlands Lane, The Laurels, Chapel Lane and the A350.

No third-party observations have been received as a result of the final consultation exercise following the final formal update to the application in October and November 2021.

## **9. Planning Considerations**

### **a) Whether the proposal is acceptable in principle**

Nationally, the need for renewable energy sources is well established in planning policy. The NPPF advises that when determining planning applications for renewable or low carbon energy, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and should approve the application if its impacts are (or can be made) acceptable (paragraph 158).

The local development plan document comprises the Wiltshire Core Strategy (WCS) (adopted January 2015); the 'saved' policies of the former District Local Plans, and the made Joint Melksham Neighbourhood Plan 2020-2026. A core objective of the development plan is to address climate change and through Core Policy 42 'Standalone Renewable Energy Installations', the Council sets out the parameters within which standalone renewable energy installations shall be supported. The policy is as follows: -

**Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:**

- i. The landscape, particularly in and around AONBs**
- ii. The Western Wiltshire Green Belt**
- iii. The New Forest National Park**
- iv. Biodiversity**
- v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting**
- vi. Use of the local transport network**
- vii. Residential amenity, including noise, odour, visual amenity and safety**
- viii. Best and most versatile agricultural land.**

**Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context.**

The supporting text within the WCS mentions that "standalone renewable energy installations, of all types, will be encouraged and supported. The policy focuses on the key criteria that will be used to judge applications, and gives a clear criteria-based framework to encourage greater

investment by the renewable energy industry within Wiltshire” (par 6.38). However, “The development of most standalone renewable energy installations within Wiltshire will require careful consideration due to their potential visual and landscape impacts ... The size, location and design of renewable energy schemes should be informed by a landscape character assessment, alongside other key environmental issues as set out in Core Policy 42. This should help reduce the potential for conflict and delay when determining planning applications. Cumulative effects should be addressed as appropriate” (par 6.39).

The production of renewable sources of energy, on any scale, will inevitably contribute to the objective of the NPPF and local policy to address climate change and encourage the production of energy through renewable sources. The proposed development, in principle, is therefore supported. However, in order to establish the acceptability of the proposal on the site in question, all material planning consideration associated with the proposal must be considered. The Planning Practice Guidance (at paragraph 013 Reference ID: 5-013-20150327) outlines the planning considerations that relate to the deployment of large-scale ground-mounted solar photovoltaic farms and they are highlighted under sub-headings ‘b’ – ‘h’ below.

By way of background, the Climate Change Act 2008 set an ambitious target of a 34% cut in greenhouse gas (GHG) emissions against a 1990 baseline by 2020, rising to an 80% reduction by 2050. These targets are the UK's contribution to a global GHG reduction necessary to limit climate change. Reductions can be achieved in all sectors of the economy and society by applying three broad principles.

- i. Behaviour Change;
- ii. Energy Efficiency; and
- iii. Renewable / Low Carbon Energy Generation.

Whilst there may be political and local opposition to solar PV installations (especially on green field sites), concerns raised about their efficiency rating (which has been quoted as being about 12%), and their reliance upon Government subsidies, there should be no doubt that the above legislation provides a strong strategic policy framework which supports renewable and low carbon development. As such, there is a strong presumption in favour of this type of proposed development.

Locally, Wiltshire Council has made a firm commitment to becoming a carbon neutral council by 2030 and the Council's adopted ECO (Energy, Change and Opportunity) Strategy sets out a clear commitment to increase the uptake of renewable energy. Action to tackle climate change through energy efficiency and renewable energy generation are intrinsic to how Wiltshire Council wants to develop.

Although the scheme can be recommended positively as a renewable energy installation, the application does not establish any direct community/ local user benefits since the generated electricity would be fed directly into the National Grid. Where viable, Wiltshire Council particularly encourages locally used and generated energy; since it is more efficient to use energy where it is generated and avoid transmission losses at National Grid level. As a positive however, the proposal would assist in increasing the amount of renewable energy generating capacity in the County and this would be consistent with local and national policy drivers.

Whilst each planning application must be considered on its own merits, it cannot be ignored that Wiltshire Council is dedicated to addressing the causes of climate change and is fully committed as an authority to promoting, encouraging and supporting (where appropriate) renewable energy proposals; and in so doing, help contribute to renewable energy and climate

change targets, improving air quality (by not relying on fossil fuels), stimulate the UK renewable industry and address fuel security concerns.

It is fully acknowledged that these justifications are proportionately linked to the scale of development. Government policy however makes it very clear that renewable applications no matter how small should not be prejudiced because of their relatively small contributions; as every contribution helps.

It is equally necessary to note that this type of development is, in theory, not permanent; and when the development comes to an end it would be reasonable to insist on the restoration of the land. If permission is granted, a planning condition requiring the decommissioning of the site and the removal of panels and plant should be used.

**b) Whether the proposal would have a detrimental visual impact on the character and appearance of the area**

The DCLG Planning Practice Guidance for Renewable and Low Carbon Energy outlines that the development of large-scale solar farms can have a negative impact on the rural environment, particularly in very undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.

The application is supported by a Landscape and Visual Impact Assessment (LVIA) which considers the potential effects of the proposed solar park upon landscape character and visual amenity. The LVIA provides the following summary and conclusion: -

*“10.2 The proposals involve the construction of a solar farm, access track, inverters, battery storage facility and other ancillary infrastructure, enclosed by deer fencing. The most evident element of the proposals would be the solar panels themselves. The solar farm would be located on agricultural land that is not subject to any other landscape designations.*

*10.3 As outlined earlier within the LVIA, the Proposed Development would retain key landscape characteristics identified in the Wiltshire, North Wiltshire and West Wiltshire Landscape Character Assessment and would not have any permanent negative effects upon features within the local landscape such as topography, boundary hedgerows and trees, and the definition of the existing field patterns. Although the character of the Site would change as a result of the proposal, the overall landscape character of the wider area would remain predominantly unchanged by the Proposed Development. Furthermore, As illustrated on the Planting Plan there is the opportunity to conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting which will strengthen local landscape character. Field margins, grassland beneath the panels, and hedgerows would be also managed to increase the biodiversity on Site resulting in a beneficial change to the condition, quality, and structure of the landscape on a local level.*

*10.4 Following the Site visit it transpired that there are limited number of locations in the surrounding landscape where views of the Proposed Development could be experienced. During the Site visit, PRoWs, roads, and locations on the edge of Beanacre and Lacock where visited. From this selection a total of 14 Viewpoints were included in the assessment, 2 were assessed as having Negligible effects at both Year 1 and 10, and a further 4 viewpoints were assessed as experiencing Negligible Effects by Year 10.*

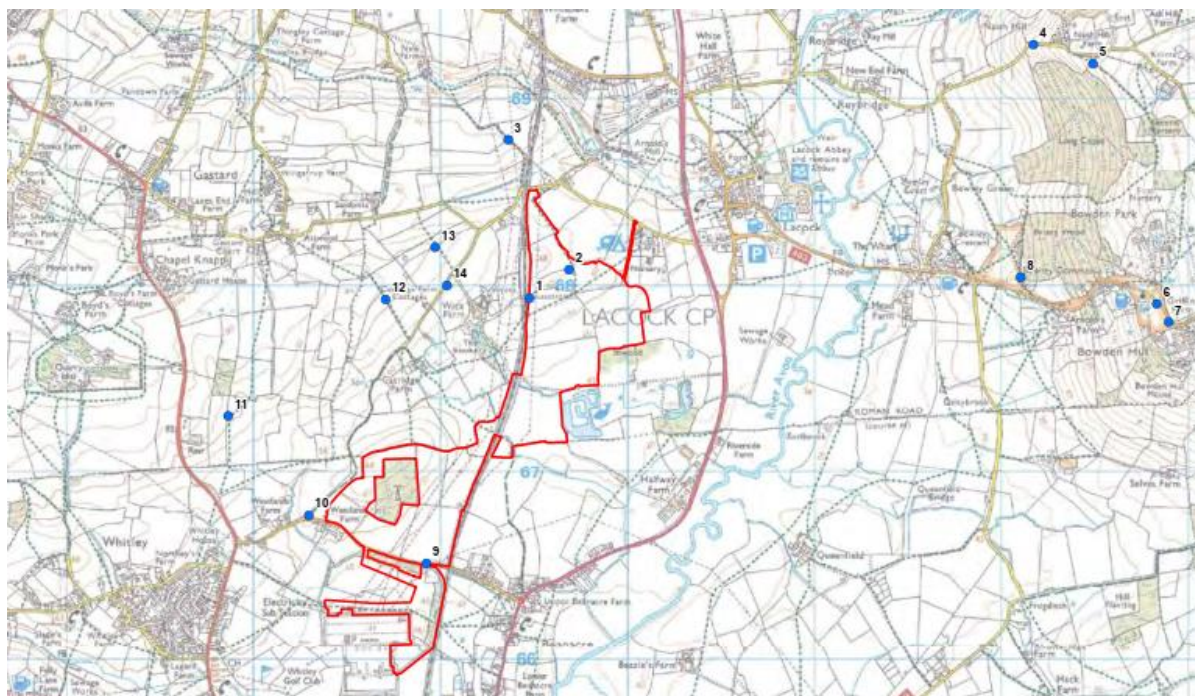
*10.5 Views of the Proposed Development would be limited to the PRoW Footpath LACO1A, LACO2, LAC05 and MELW85 (as illustrated by Viewpoints 1 and 2).*

10.6 Elsewhere, partial or filtered views of the proposals could be experienced from: within close proximity to the Site along short sections of the PRow network beyond the Site boundary including: Footpath LAC041 to the north; Footpath CORM20, LAC01 and LAC04 (as illustrated by Viewpoints 11 and 13). However, by Year 10 receptors at Viewpoints 11 and 13 are expected to have their views of the Proposed Development restricted as the vegetation along the western boundary of the Site, which is subject to boundary enhancement measures, matures. Resulting in a Negligible Scale of Effect at these aforementioned locations.

10.7 Views from the local road network are limited to: short sections of Westlands Lane as it passes through the Site (as illustrated by Viewpoint 9) and; glimpsed and transient locations along Wick Lane (as illustrated by Viewpoint 14), and to the southwest of the Site along Westlands Lane near Westlands Farm (as illustrated by Viewpoint 11). For road users at Viewpoint 11 and 14, by Year 10 once the proposed boundary vegetation has matured the Scale of Effect will reduce to Negligible.

10.8 Negligible effects at both Years 1 and 10 were recorded at Viewpoint 4 on Naish Hill and the Access Land on Bewley Common (as illustrated by Viewpoint 8). For PRow users on Naish Hill (illustrated by Viewpoint 5), the Access Land on Bowden Hill (illustrated by Viewpoints 6 and 7) there is the opportunity to experience views towards the Site. However, as illustrated by the accompanying photomontages the proportion of the wide open view which is minimal as the full extent of the Site obscured by existing vegetation and intervening landform and built form. As precautionary approach the Magnitude of Change is assessed as Low to Negligible for both Year 1 and 10. Which translates into Moderate to Low effects.

10.9 Overall, the Proposed Development has been designed in such a way as to help comply with the relevant policies relating to landscape character, and the need to protect and enhance local landscape features and improve biodiversity”.



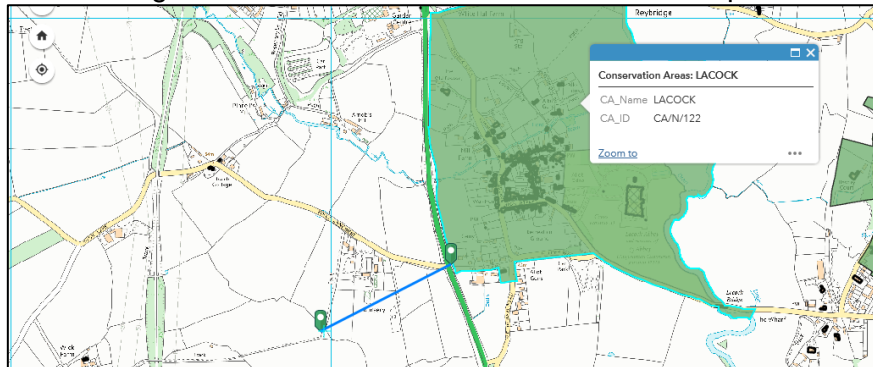
Source: LVIA, Figure 1 Site & Viewpoint Location Plan

The Council's Landscape Officer has assessed the proposed development and provided the following initial information about the landscape context of the site:-

“The site sits within Natural England's National Character area 117 'Avon Vale' which is noted for its

*'...structured farmland of medium to large fields and now straggly hedgerows.'*

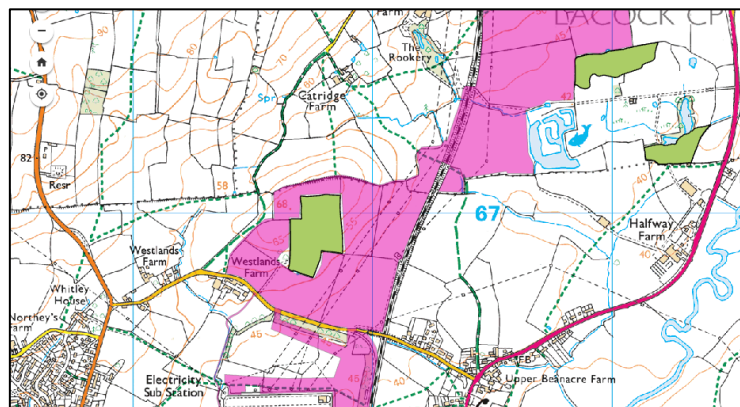
The closest settlement to the site is the adjacent village of Beanacre whilst the Grade II listed Lacock estate is 1km to the north east with its associated conservation area and listed buildings of Lacock village less than half a kilometre from the development itself.



(Minimum distance between proposed development and historically important Lacock Estate and conservation area)

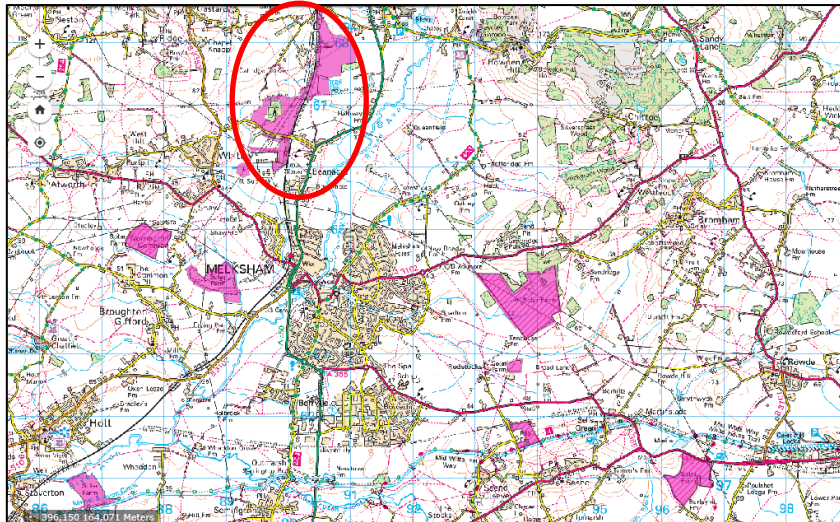
Bowden Hill with its spread out village hamlet and broad views across the Avon Vale is a major feature approximately 2.5km to the east of the site.

There are in addition 3 ancient woodlands either within or adjacent to the site.



(Location of Ancient Woodlands immediately around the site)

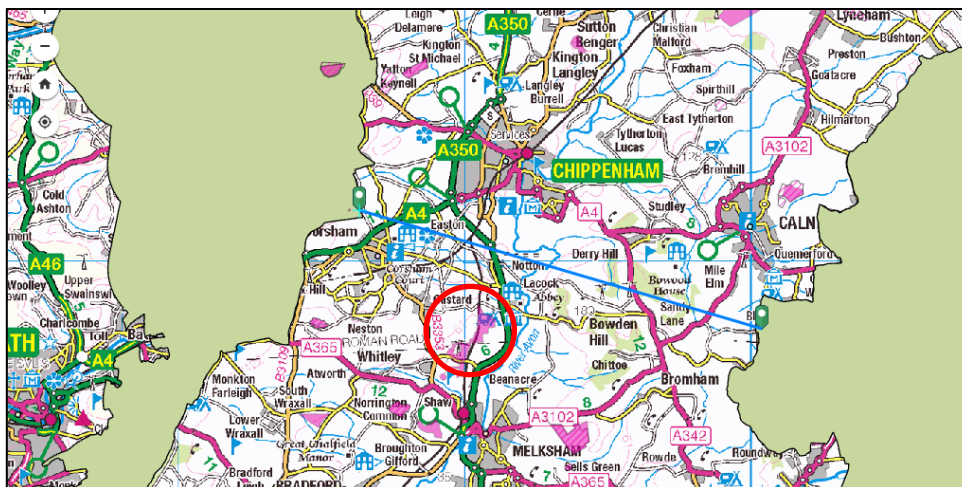
In looking at the wider impact of solar farms that are now coming forward for permission or have already been given planning approval there is a large triangle of solar development beginning to form around the market town of Melksham.



(Pink areas denote other solar farms either constructed, with planning permission or constructed around the Town of Melksham with the application site circled in red)

The two solar farms to the south west at Broughton Gifford are 2.3km away whilst the larger Snarlton Lane solar farm to the South east is approximately 3.8km away.

To give further context this area of the Avon Vale is the narrowest point between the Cotswold and North Wessex Downs AONBs which are separated by approximately 15km at this point



(Cotswold AONB highlighted in green to the left and North Wessex Downs AONB to the right. Site highlighted in Red)”

The Landscape Officer notes that whilst the application site does not fall under any particular protected landscape designation Natural England’s National Character Area report for the Avon Vale notes that ‘...This area can be easily overlooked, surrounded as it is by the high-quality designated landscapes of Cotswolds AONB and North Wessex Downs AONB, but it has a restful and undramatic charm of its own.’

The proposed development would undoubtedly have an impact on the undeveloped rural character of the site as a result of the installation of uniform rows of solar panels and associated structures, equipment and fencing. The development would alter the landscape character of the immediate area because of these elements, but the key assessment is whether the local environment has the capacity to absorb the development, with or without mitigation measures, without an unacceptable level of harm to local landscape character, wider landscape character, or to visual amenity.

The Council Landscape Officer felt that the application as originally submitted did not demonstrate that the development would have an acceptable landscape and visual impact, in particular, the Officer highlighted –

- The lack of a cumulative impact assessment and potential impact the scheme may have on the overall landscape context.
- The lack of mention of potential glint and glare within the LVIA;
- The accuracy of the assessment from higher ground to the north-east from Bowden Hill.
- The accuracy of the assessment and prominence of the solar panels and potential to impact on the historic views across the Lacock Estate and village

In terms of the impact from more immediate vantage points surrounding the site, the majority of the site would be well contained, and views broken up or screened by existing mature boundary hedges around the individual fields. The Council Landscape Officer mentioned that whilst much of the site is well screened locally Westlands Lane with its open rural views to the North leading out of Beanacre would have its character totally changed by these proposals. “Initially the views as represented by viewpoints 9a/b would be dominated by long lines of solar panels. As the proposed boundary vegetation grew up so the character of the lane would change from that of open far reaching views having crossed the railway bridge to an enclosed lane. The LVIA rightly points out that the scale of effect of the development in this location will be major”. A key recommendation of the Landscape Officer was for solar panels to be removed adjacent to Westlands Lane. The Officer also requested updates to the proposed planting plan and recommendations to ensure the colour and finish of the associated structures and equipment are as sensitive to the local landscape as possible i.e. all equipment must either be dark green or black and have a dull matt finish to avoid glint and glare.

In light of the above observations the applicant submitted a Landscape and Visual Statement Addendum (18<sup>th</sup> January 2021) by Pegasus. The document provided further detail and analysis about the impact of the development from higher land and heritage assets to the south-east of the site (Bowden Hill, Spye Park, Lacock Abbey and Village), a cumulative impact assessment, and sought to justify the visual impact from Westlands Lane. The proposed landscape scheme was also updated.

The Council Landscape Officer assessed the further analysis and viewpoints from prominent high points and was pleased to see that the glint and glare studies have been undertaken to review these areas to the east from Naish and Bowden Hill. The Officer subsequently confirmed that the results from the glint and glare studies show that there will be no significant visual impact to these sensitive visual receptors. The Officer also reviewed the assessment of existing and proposed solar farm developments in the locality and the cumulative impact that these might have and does not disagree with the conclusions. The LVIA Addendum states that –

“It is not disputed that parts of the consented or constructed/consented renewable developments could be visible, However, due to the distance, the portion of the consented or constructed development in the view would be barely perceptible, and would not result in a notable change of view to the receptors or notable impact on the landscape character at either a national or local level”.

Whilst the assessment and justification for the proposed development and its impact on landscape character and visual amenity had been strengthened there remained concerns with the impact of the proposal from Westlands Lane. This was a key concern of many local residents, in particular those living in close proximity, the Parish Council and Local Councillor. The Council Landscape Officer also indicated that “my outstanding concern with the project is the visual impact on Westlands Lane and its current open character to the north. Whether there was a historical hedgeline along this road, the current character is of long distance views



over fields though gaps in the hedgerows and at gates to a wider landscape beyond. This will change the visual dynamics especially for recreational walkers and the scheme needs to have a more consistent stepped back edge along the southern boundary to reduce the visual intrusion into recreational amenity as previously noted”.

As a result, the application was updated again, firstly through the removal of panels opposite Westlands Lane to secure a buffer of approx. 60m, and a second time to remove further panels opposite the southern end of Daniel’s Wood along with the introduction of further planting. These final amendments have addressed key concerns and enabled the Council Landscape Officer to provide the following final observations – “Following the resubmission of the plan with the Solar Panels now moved away from Westlands Lane with plenty of additional screen planting to protect the views along this route, and the reinforcing of green infrastructure links to and from Daniels Wood I have no further comments and lift my previous landscape objection for the scheme”.

In summary, the proposed development would result in the installation of solar panels and associated infrastructure across the site which would result in major effects on landscape character within the site and impact on the visual amenity of the users of the public rights of way that cross the site. The development will not however impact on field patterns and would retain and strengthen existing hedgerows and introduce new ones. These hedgerows and the low-lying height of the development would mitigate effects on landscape character and limit and screen views from outside the site. Whilst the solar park would be visible from certain vantage points, the methodology and conclusions of the LVIA, as amended, is considered sound, and the solar park would not become a key defining characteristic of the landscape or have an unacceptable culminative impact with other installed and planned renewable energy developments.

Core Policy 51 of the WCS advises that new development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The proposed development would have a detrimental effect on local landscape character; however, it is considered that through a series of amendments, which has resulted in the removal of solar panels from various part of the site and improved landscaping, the negative impacts have been mitigated as far as possible for a scheme of this nature and there would be no unacceptable impact on wider landscape character.

In terms of the trees within and surrounding the site, the Arboricultural Impact Assessment confirms that no trees will be felled to accommodate the development. Furthermore, the development would be set in from the perimeter of the ancient woodlands and improvements to existing landscape structure will secure improvements to the biodiversity connectivity of the woodlands, in particular Daniel’s Wood. The buffer between the ancient woodlands has been designed to avoid any impacts on the woodlands and to ensure any tree growth will not impact on the operation of the development. The Construction Environmental Management Plan, which will be a requirement should planning permission be granted, will however require details of no construction methods where construction within 15m of ancient woodland is unavoidable.

### **c) Whether the proposal would result in the loss of agricultural land**

The site comprises primarily of arable land forming part of Wick Farm. As such, regard must be had to the NPPF which advises that planning policies and decisions should contribute to and enhance the natural and local environment by “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland” (par 174).

Natural England's Technical Advice Note TIN049 '*Agricultural Land Classification: protecting the best and most versatile agricultural land and for guidance on soil protection*' explains that "the Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system." The ALC system classifies land into five grades, with Grade 3 subdivided into sub-grades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance. The site comprises Grade 3 agricultural land according to broad areas identified by Natural England. The application is however supported by an Agricultural Land Classification Report (August 2020) which assesses the classification of the site and concludes the land is within Grade 3b. The report states that "while no one factor limits the grade of the land, the interaction between climate and soil result in a wetness assessment that limits the land to grade 3b" (par 6.4).

The DCLG Planning Practice Guidance for Renewable and Low Carbon Energy advises that if a proposal does involve Greenfield land, that it allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. Furthermore, Natural England's Technical Advice Note TIN101 '*Solar Parks: maximising environmental benefits*' is particularly relevant to this proposal and advises:-

"The long term capability of agricultural land, in particular the *Best and Most Versatile* agricultural land, needs to be safeguarded during the construction, operation and decommissioning of solar panels."

"Reversibility and permanence also need to be considered. How easy would it be to convert and decommission these areas and put them to other use?"

"Any development should leave the land capable of supporting agriculture, especially if it is *Best and Most Versatile*, and/or semi-natural habitats in the future."

The proposed solar park will involve the temporary change of use of the land, but due to the restricted nature of the development, the agricultural use will be retained particularly in the long term. The proposal also includes biodiversity enhancement measures, as outlined within the Environmental Enhancement Plan. The proposed development has a low impact on the existing ground conditions and does not have significant foundation or infrastructure requirements. As such, the minimal physical intrusion of the development itself will mean that the panels are to be removed after the expiry of the proposed temporary 40-year period, and the land will revert swiftly to agricultural use, which should be a condition of any planning permission that may be granted.

#### **d) Whether the scheme would give rise to an adverse impact upon third parties or residential amenity**

It is considered that the site is situated sufficient distance from its nearest residential dwellings so as not to give rise to an adverse impact upon the reasonable living conditions of the occupiers of the neighbouring residents during the operational stage.

The applicant has submitted details of noise levels associated with the proposals equipment as detailed within the Noise Assessment (October 2020 / Rev.2) by LF Acoustics. This information has enabled the Council's Public Protection team to estimate the likely sound level at certain distances and make an assessment as to whether the expected sound levels are likely to be at a level to cause loss of amenity at nearby residential properties. The Council's Public Protection department requested an update to the original Noise Assessment which was duly submitted and following a further assessment advised that they are fully satisfied that the noise levels will be low and cause no concern. The mitigation measures detailed within

the report, as amended, will however need to be secured and be a condition of any planning permission that may be granted.

The application is supported by a Glint Glare Study (January 2021) by PagerPower Urban & Renewables which specifies that in relation to the impact on the amenities of neighbouring dwellings, no unacceptable impacts are expected and therefore no further mitigation strategy should be implemented. The proposal does not involve the installation of any artificial lighting.

As such, it is not considered that the solar panels would give rise to any nuisances in terms of noise, light or glint/glare and are therefore considered acceptable in this respect.

It is recognised that there may be some disruption created during the construction (and decommissioning stages), however robust planning conditions and a respectful developer/site contractor can limit the level of nuisance. The Council's Public Protection team has advised that the construction hours should be contained to standard working hours which can a requirement of a Construction Environmental Management Plan that should be a condition of any planning permission, along with the requirement for a Dust Management Plan.

### **e) Impact upon highway safety and the right of way network**

The application is supported by a Construction Traffic Management Plan (August 2020) by Pegasus which details that construction is expected to take place over approximately six months (up to 26 weeks). The construction access will be provided via two separate access junctions. The primary access would be from Folly Lane West through the existing access along the boundary of Piccadilly Caravan Park into the northern boundary of the site. A secondary access would be available through the proposed access at Westlands Lane into the south of the site.

The Highway Authority is satisfied that the submitted Construction Traffic Management Plan demonstrates a suitable arrangement for construction traffic to the site, but some revisions have been requested –

- all vehicles leaving the proposal site via the southern access on Westlands Lane be directed to turn left onto the B3353 to route via the A365 and A350. This is to prevent congestion issues in Corsham particularly pinch points on Pound Pill and Pickwick Road.
- A signage strategy warning traffic of the site entrance will be required, and deployment of a banksman depending on the type of vehicles bringing materials to the site.

The Construction Traffic Management Plan provides an indicative programme but demonstrates that gaining access is feasible without detriment to the local highway network. It is however stated that precise details concerning the construction programme, phasing, delivery vehicles types and temporary internal access road works will be confirmed by the appointed contractor. It is suggested that the provision of these details can be addressed by an appropriately worded planning condition. As such, any planning permission should be conditioned to require a full and final Construction Traffic Management Plan in line with the recommendation of the Highway Authority.

The Highways Authority advised that with the development of the nature proposed all the potential conflicts and highway impacts are felt during the construction phase. Maintenance of the site once constructed will require periodic visits to the site for the lifetime of the operation of the solar farm and will not result in a negative highways impact or require any special arrangements. It will however be necessary to condition any permission to ensure the access routes are consolidated for the first 10m and the access onto Westlands has an appropriate visibility splay of 2.4 x 160m which can be achieved over land within the applicant's control and the highway verge without the need to remove the roadside hedgerow.

The application identifies that Public Right of Way (PROW) references LACO1A, LACO2 and LACO5 pass through the site. The proposed site plan shows that the route of the PROW that cross the site will be accommodated and improved by re-surfacing LACO2 and the provision of a suitable buffers. The Highway Authority indicated that access to the public rights of way that cross the proposal site must be protected during the construction period and a condition survey carried out to ensure the existing condition of the footpaths and bridleway are maintained. The existing rights of way are not surfaced but will need to be maintained or diverted during the construction period. The applicant is already liaising directly with the Council's Countryside Access Officer in relation to the PROW network and potential further benefits the scheme could deliver to the wider network.

**f) Whether the scheme would cause harm to protected ecological species and/or their habitats**

The application site does not form part of any statutory or non-statutory designated sites. The application as originally submitted was however supported by an Ecological Assessment Report (August 2020), including Wintering Bird Survey Report, Breeding Bird Survey Report, and Great Crested Newt Survey Report, a Badger Survey (July 2020), and a Biodiversity Management Plan (July 2020), all by Avian Ecology.

The Council Ecologist confirmed that the site does not lie within consultation zones for European designated sites but does include two LWS (Daniel's Wood and Inwood Lacock) both of which comprise Priority habitats including semi-natural ancient woodland, hedges, ditches and mature trees. Additional features of biodiversity importance are present in the wider landscape including designated sites and priority habitats to the east. The Council Ecologist was satisfied that the submitted ecological reports consider protected and notable species and habitats supported by some further survey for great crested newts, wintering and breeding birds and badger, although it was highlighted that detailed survey for bats (foraging, commuting and roosting) and dormice have not been carried out.

In line with Core Policy 50 of the WCS features of biodiversity value such as hedges, trees, ditches and woodland will be retained and buffered. However, the Council's Ecologist advised that the buffers are not quantified and a clear strategy to restore and enhance ecological networks, supported by protected survey information specifically for bats and dormice, has not yet been provided. The high value linkages within the Site have not been identified therefore it is not possible to determine if the buffers will adequately protect them and the species reliant on them. Whilst it is was recognised that the application seeks to provide significant biodiversity net gain, in particular the provision measures to provide biodiversity net of 3ha of wildflower meadow and approximately 6ha of land managed for wintering birds, to enable support the aforementioned point would need to be addressed.

In light of the above, the application was updated to respond to, and address comments made by the Council Ecologist. The new information includes a Biodiversity Mitigation and Enhancement Plan (dated 01/02/2021) by Avian Ecology, Bat Activity Survey Report (dated 08/12/20) by Avian Ecology; Biodiversity Net Gain Calculation Spreadsheet; and an Ecology Information Note (dated 31/01/21) by Avian Ecology including Appendices containing outline construction phase Reasonable Avoidance Measures (RAMs) for dormice and great crested newts. The applicant highlighted that the update submission confirms that the proposed development would not harm protected species and will deliver a substation net gain of over 18%, and additional gains in habitat connectivity with a 12% increase in Hedgerow Units.

The Council Ecologist welcomed the updated submission but requested amendments to be submitted drawings, clarity in relation to the Biodiversity Net Gain Calculations and Mitigation and Enhancement Plan. As a result, a Phase 1 Habitat Plan, an updated Site Layout and

Planting Plan, and Biodiversity Mitigation and Enhancement Plan were submitted to address the outstanding points. The Council Ecologist previously advised that if a sufficient Ecological Mitigation Plan and Ecological Enhancement Strategy is submitted it will be possible to secure the Landscape and Ecology Management Plan (LEMP), Construction Ecology Management Plan (CEMP), and Monitoring Strategy via condition.

A LEMP is required to explain how habitats will be managed during the operational phase of development, a CEMP is required to explain how the construction works will be managed to avoid impacts and how compliance will be achieved on site is required, and a Monitoring Strategy to secure a scheme to monitor the key aspects of the Biodiversity Mitigation and Enhancement Plan. The Council Ecologist also requested within the final consultation response that certain site-specific measures be included within the CEMP, along with condition to restrict lighting and secure an ecology survey to inform the decommissioning phase of the project.

**g) Whether the scheme would cause harm to matters of archaeological interest or heritage assets**

Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the WCS specifies that heritage assets include Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens, Registered battlefields, World Heritage Sites, Non-designated heritage assets such as buildings and archaeological sites of regional and local interest. The policy seeks to ensure that developments protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, *and* where appropriate enhanced in a manner appropriate to their significance.

The application was originally supported by a Heritage Desk-Based Assessment (July 2020) by Pegasus which identifies the heritage assets that could be affected by the proposal and then goes on to provide an assessment of the impact of the development on those assets. The report identifies the following above ground heritage assets that may be affected by the proposal: -

"No designated heritage assets lie within the red line area. Eight designated heritage assets are located in proximity to the site (Figure 11). These comprise:

- The Grade II Listed Wick Farmhouse and Little Wick, the Grade II\* Listed Barn, and Grade II Listed Stable and Barn Range at Wick Farm, c.150m north of the northern boundary of the western half of the site;
- The Grade II Listed Catridge Farmhouse and Grade II Listed Barn and Stable at Catridge Farm, c.175m west of the western boundary of the site;
- The Grade II Listed Westlands, c.150m west of the south-western corner of the site; and
- The Grade II Listed Thatch Cottage and Grade II Listed Cottage adjacent to 4 Folly Lane, c.30m and c.70m north-east of the northern corner of the site" (par 5.43).

The Heritage Assessment also identifies other important heritage assets within the surrounding environment but due to their distance from the site or intervening landform have not been subject to a detailed assessment, namely:-

- "The Conservation Areas and Listed Buildings of Gastard, Lacock, and Bowden Hill;
- The Registered Park and Garden and Listed Buildings of Lacock Abbey;
- The Listed Buildings at Beanacre, Whitley, Shaw, and Melksham;
- The Listed Buildings of Sandpit Farmhouse, New Farm, Byde Mill, and Cottage adjacent to 4 Folly Lane" (par 6.4).

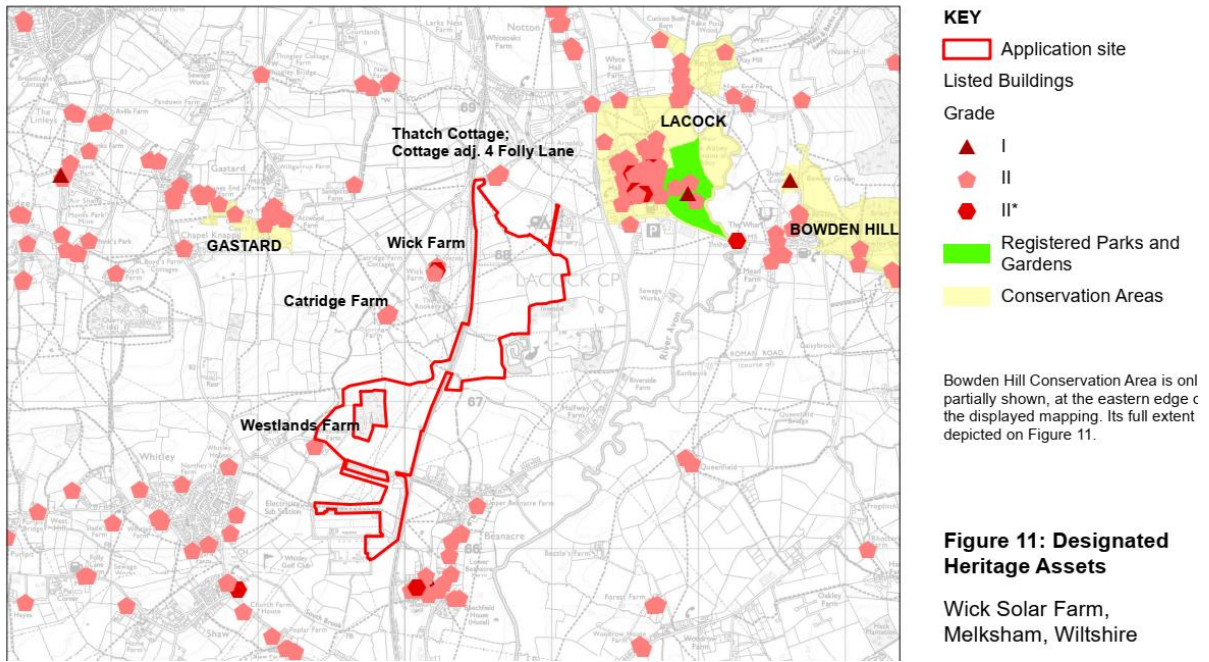


Figure 11 of the Heritage Desk-Based Assessment (July 2020)

In relation to Listed Buildings, the duty placed on the Council under sections 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. The Heritage Assessment provides an assessment of the potential impact on the setting, and thus the significance of the listed buildings within 1km of the site, and concludes by stating that “Despite historical associations of land ownership, it is considered that the site does not contribute to the significance of the Grade II Listed Wick Farmhouse and Little Wick, the Grade II\* and Grade II Listed Barns at Wick Farm, the Grade II Listed Catridge Farmhouse and its Grade II Listed Barn and Stable Range, the Grade II Listed Westlands, or the Grade II Listed Thatch Cottage through setting”. (par 7.6).

In relation to Conservation Areas, section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas. The Heritage Assessment considers the potential impact of the proposal on the Conservation Areas listed above but it is concluded that the site does not contribute to the significance of these designated heritage assets and due to intervening landform, built development, and the distance from these assets the proposal will not result in harm to the significance of the assets.

The Council Conservation Officer originally replied objecting to the application until further assessments have been provided. The Officer stated that “The land where the development is proposed is relatively flat, with fields and vegetative boundaries of various types subdividing the area. The land rises from Lacock taking in Bowden Hill and Spye Park. Views from the far side of the site towards the conservation areas, Lacock and Bowden Hill may be intruded upon but the distance is such that it may not harm the setting significantly. The views looking out from the upper floors of Lacock Abbey and Bowden Hill will change from green fields to a large expanse of reflective panels and infrastructure. Thus the currently rural scene will become more jarring and distracting due to the massing of solar panels. As Spye Park sits on the brow of the hill above Bowden Hill, it may be that views from this grade II Listed park and garden are minimal. However, there is nothing submitted with this application referring to this heritage asset and I would ask that the heritage statements are amended to included analysis of the impact on Spye Park”. Historic England also originally replied stating it was concerned that

the application failed to appropriately consider the potential impact on views out from Spye Park, which is a Grade II Registered Park and Garden.

In light of the above, a Heritage Statement Addendum (21<sup>st</sup> January 2021) by Pegasus was submitted which includes a further heritage setting and landscape and visual impact assessment of the impact of the solar farm on the Grade II Registered Park and Garden of Spye Park, which lies c.4.8km east-north-east of the site. It is concluded that no harm to the heritage significance of Spye Park is anticipated through changes to its setting, for the reasons outlined within the report. Historic England responded acknowledging the new information and had no further comments (albeit Historic England did comment on impact on archaeological remains as discussed further below).

The Heritage Statement Addendum report also addressed other issues raised by the Conservation Officer. The Officer highlighted that “Closer to the site are the four listed buildings that are Thatch Cottage, Wick, Farm, Catridge Farm and Westlands Farm. Analysis of these buildings, their significance and the impact of the proposed development seems to consider views and the immediate curtilage, but does not touch on the other sensory aspects of setting, such as noise and smell. Beanacre, which sits just below the south east edge of the site, contains a number of listed buildings, including Old Manor (grade I) and Beanacre Manor (Grade II\*). There are also listed buildings to the south west of the site at Whitley, that have not been assessed”. The Addendum report highlighted that the original Heritage Statement included a setting assessment of for all listed building within a minimum of 1km of the site and goes on explain that the potential relevance of non-visual sensory aspects to the experience of designated heritage assets was considered but not deemed material for the listed buildings. It is suggested that “Except for possible noise during the construction phase, the proposed development will not result in any auditory or olfactory changes that may compromise or otherwise alter the experience of these designated heritage assets and thus result in harm to their heritage significance” (par 1.19).

The Conservation Officer is of the opinion that application does not consider all that factors that combine to establish significance (i.e. architectural and historic significance but not evidential and communal significance). The applicant has however since highlighted that the assessments provided clearly detail that there will be no harm to the *significance* of assets via change to setting and the bulk of an asset’s significance is derived from the interests of/embodied by its built form. It is considered that the assessment is proportionate and specific to the assets identified and nature of the development proposed.

In light of the above, and having regard to the requirement to have special regard to the desirability of preserving listed buildings and their setting, and in paying special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas, it is considered that the application, as updated, has sufficiently demonstrated that there would be no harm to the significance of the above ground heritage assets identified above, for the reasons set out within the submitted reports.

In relation to archaeological remains, the NPPF advises that “where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation” (par 194). The Heritage Desk-Based Assessment identified the following: -

- “Two discrete zones of probable Iron Age and/or Romano-British settlement in the northern part of the eastern half of the site;
- A Roman road and roadside settlement within the southernmost field of the eastern half of the site and the opposing fields on the west side of the railway line in the western half of the site;

- A possible post-medieval brick kiln in the north eastern part of the site; and
- Evidence of the former alignment of Wick Lane through the far northern part of the site” (par 5.36).

In light of the above the Council’s Archaeologist originally provided a holding objection until on site trial trench evaluation could be carried out. It was advised that it should be centred on the areas of highest archaeological potential in order to ground-truth their extent, date and character. A Written Scheme of Investigation (WSI) was agreed, and the results of the site investigation works presented within an Archaeological Evaluation (February 2021) by Cotswold Archaeology, which was submitted alongside a Magnetometer Survey Report (June 2020) by Archaeological Surveys.

The County Archaeologist replied as follows:-

*“I am pleased to report that since the previous consultation on this application a comprehensive programme of archaeological evaluation, including geophysical survey and trial trenching, has been completed. This has indicated several areas of highly significant archaeological remains within the proposed development area. The most significant is a substantive area of Roman roadside settlement across the middle of the site.*

*I am content that the layout plan has now been adjusted to remove this area of highly significant roadside settlement from the direct ground impact of installation of solar panels. However, the proposed panel arrays in Field 6 (of the archaeological evaluation report) are very close to the northern edge of the Roman settlement, and the Heritage Addendum does not discuss the impact of this on the setting of these highly significant remains or the need for a buffer area.*

*I am currently objecting to the approval of this application for two reasons: concerns about the proposed layout of the solar panels in relation to significant archaeological remains, and the need for some further information about potential impacts.*

*In addition to the Roman roadside settlement, three other areas of archaeological significance, Roman and Iron age farmstead settlements, were detected in the evaluation in Fields 9,10 and 12. I note that the proposed layout plan has been amended from the previous version to indicate that these three areas will be subject to solar panels mounted on concrete plinths laid on top of geotextile and gravel. I am not convinced that this approach is in the best interest of the significant archaeological remains found in these locations. My view is that this approach does not enhance these heritage assets in accordance with the requirements set out in NPPF paragraphs 192 a and 200. I advise that the limited area of archaeological remains in the southern part of Area 12 are excavated prior construction starting on site. Alternatively, this area should be excluded from the installation of panels. Similarly, the two larger areas of archaeological remains in Areas 9 and 10 are vulnerable under the proposed approach, and I advise they are excavated or excluded from the installation of panels.*

*I also recommend that the layout is adjusted to avoid installation of panels in the northern part of Area 12, where the geophysical survey and evaluation trench 121 detected an east-west linear boundary, possibly a hollow way. The line of this boundary should be respected with a break in the panels here”.*

In addition to the above observations, the County Archaeologist also raised queries about the potential impact on archaeological remains from the installation of cable runs, drainage swales, and the works to secure a grid connection to the south of the site.

Historic England also formally commented on the new information stating that they are concerned about the impact of the development on the remains of a Roman Roadside Settlement along a Roman Road linking Bath to London, via Silchester. *“The remains are well-*



*preserved and have the potential to be of national significance. That significance is not discussed within the Archaeological Evaluation Report. An assessment should be made with reference to our guidance - Historic England 2018 Roman Settlements: Introductions to Heritage Assets and Historic England 2018 Settlement Sites to 1500: Scheduling Selection Guide, both are available on our website.*

*Roman sites where they retain reasonable archaeological potential (well-preserved remains) will be deemed to have national importance (Settlement Sites to 1500: Scheduling Selection Guide, 4.2).*

*Due to the potential for the remains to be of national significance we would ask that an additional assessment is made of the impact of the development on the significance of the asset.”*

In light of the above observations, the applicant submitted a Heritage Note (23<sup>rd</sup> June 2021) by Pegasus which provides a detailed assessment of the significance of the known elements of the Roman roadside settlement, including any contribution made by setting. It concludes that -

“Based on what is known of the Roman roadside settlement within the site to date, and comparing this to the other three Roman roadside settlements named above, it is considered that while the remains within the site are clearly of archaeological interest, there is currently insufficient evidence to fulfil the criteria for Scheduling and the remains are instead of regional significance” (par 1.27)” ... and “it is considered that the proposed development will result in no harm to the significance of this non-designated heritage asset through change to setting and so no further mitigation through design (such as a buffer zone in Field 6) is required” (par 1.38)”.

The content of the Heritage Note and scheme as a whole was subsequently discussed with the County Archaeologist which informed further amendments to the proposed development. It was considered that the setting of the Roman Town and Roman Road is considered to be of national significance and is capable of being designated as a scheduled monument and therefore additional setting buffer is required and accommodated on the amended plans through the removal of some further panels. The updated application was also supported by an Archaeological Mitigation and Management Plan (Version 3 / November 2021) which provides further details of cable runs (buried and suspended) etc and mitigation measures for all phases of the development, including details of the now proposed areas for strip and sample excavation within the archaeological sensitive areas.

Historic England and the County Archaeologist are both now in a position to be able to support the application subject to conditions to ensure the Archaeological Mitigation and Management Plan is implemented and complied with, and to secure an archaeological scheme of investigation for the cable runs and grounds works within archaeologically sensitive areas, and for the areas of strip and sample excavation.

#### **h) Whether the development would result in any adverse environmental impacts**

Core Policy 67 ‘Flood Risk’ of the WCS outlines that all new development must include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable drainage system) unless site or environmental conditions make these measures unsuitable. The application is therefore supported by a Flood Risk Assessment and Drainage Strategy (August 2020 / Issue) by PFA Consulting, which has been updated (October 2021 / Issue 3.1) to respond to issues raised by the Lead Local Flood Authority, which seeks to demonstrate that the development will not increase flood risk elsewhere and will reduce flood risk overall.

The potential of the development to compound existing small pockets of local flooding is an area of local concern but is addressed within the submitted Flood Risk Assessment (FRA). The entire site falls within Flood Zone 1 and the majority of the site is at 'low' risk of flooding from all other sources. However, the FRA recognises that there are records of areas of surface water flood risk in the low-lying areas of the site, specifically around the Westlands Lane area, and seeks to mitigate the impact of the development and provide betterment. The original FRA provides the following summary of the proposed schemes: -

*“1.3. The solar panels are raised above the existing ground allowing a permanent grass sward to be maintained underneath the panels. Rainfall falling onto the photovoltaic panels will runoff directly to the ground beneath the panels and infiltrate into the ground at the same rate as it does in the site’s existing greenfield state, and access tracks will be permeable in nature.*

*1.4. The extent of impermeable cover as a result of the Solar Farm amounts to only 1.65% of the total developed area. The effect on the Mean Annual Flood (QBAR) is minimal and only equates to a 2.8% increase compared with the greenfield runoff.*

*1.5. The implementation of SuDS in the form of swales, is proposed for managing surface water runoff on the development site. Swales are proposed at the low points of the application site to intercept extreme flows which may already run offsite. The swales have no formal discharge arrangements but will gradually empty by a process of infiltration, evaporation, and evapotranspiration and provide runoff pathway management. The volume of storage provided within the proposed swales (1403m<sup>3</sup>) is greater than the additional runoff generated as a result of the extreme 1 in 100 year storm event, including an allowance for climate change (965m<sup>3</sup>) and is an appropriate form of mitigation given the “temporary” nature of a Solar Farm and the need to be able to readily reinstate the land at the end of its lifespan.*

*1.6. A flood risk betterment scheme in the form of a 0.5m high bund is proposed in the southern area of the site adjacent to Westland’s Lane. The purpose of the bund is to formalise temporarily surface water runoff storage on the development site and ‘slow the flow’ at the start of a storm event. The bund will create an additional 210m<sup>3</sup> of attenuation storage on the site to provide a small betterment to surface water flood risk in the vicinity of the site.*

*1.7. The overall conclusions drawn from this Flood Risk Assessment are that future users of the development will remain appropriately safe throughout the lifetime of the proposed development, and that subject to a planning condition requiring the drainage arrangements as indicated on plan J115/06 Rev D contained in Appendix 1 to be implemented and maintained in accordance with the procedures set out at Table E of this FRA and a Check Sheet attached as Appendix 2, the development will not increase flood risk elsewhere and will reduce flood risk overall”.*

The Lead Local Flood Authority originally provided a holding objection to the application and as a result the FRA was updated to provide further detail to seek to address the issues raised. The LLFA has however highlighted that the pre-development run off rate will be greater than the post development rate and any development should demonstrate a 20% betterment to the existing discharge rate. The applicant has however sought to clarify that the FRA details the “effect of the Solar Farm on QBAR is negligible and only equates to an increase of 7.0 l/s or 2.8 % of the greenfield runoff rate” (par 5.10). The difference in run-off rate is therefore negligible and it is not however part of the proposal to increase the discharge rate from the site. The outline of the proposed surface water scheme above explains that the intention is to contain surface water within the site and create a betterment, rather than formally store and control the release of surface water off-site.

The proposed surface water scheme has been the subject of protracted discussions but the LLFA maintain their position that the flood risk assessment as submitted fails to fully address the impact of surface runoff from the proposed development and so there is a risk of increased runoff from the site. However, the LLFA indicated that the proposed use of swales will be acceptable as an attenuation/infiltration feature, however due to the clay layer under the region infiltration cannot be assumed as effective for the volumes concerned. As such, further information and modelling should be submitted to demonstrate that they can operate effectively and there is a decrease in discharge from the site to the watercourses. This is recognised by the applicant who suggested in the final submission that “To move forward in a positive manner the calculations and an assessment on the receiving onsite watercourse could be conditioned. This approach would enable additional survey information to be commissioned for onsite watercourses (within land control) to inform a capacity assessment and allow the swale mitigation measures to be refined based on a detailed site layout developed by the EPC (engineering, procurement, and construction). Setting an appropriately worded planning condition would allow the methodology and scope for further assessment work to be agreed and allow the detailed layout to be assessed. Three conditions have been agreed between all parties which will enable full and final details to be submitted via conditions to ensure the proposal complies with Core Policy 67 and does not cause a flood risk within the site, downstream or to third party land. It should however be highlighted that whilst the final details will be agreed at a later stage, the application clearly demonstrates that the application demonstrates that the development will have a negligible impact on flood risk.

## 10. Planning Balance & Conclusion

The proposed development is for the construction of a photovoltaic solar park capable of generating approximately 49.9MW of electricity (as amended). The principle of the proposed scheme is in accordance with both current national and local planning policies which are supportive of renewable energy schemes. The proposal is for a large scheme that would provide a valuable contribution towards cutting greenhouse gas emissions which warrants considerable weight within the overall planning balance, along with other benefits such as the ecological enhancements and biodiversity net gain that would be secured by the development, and associated local economic benefits associated with the construction phase.

It is recognised that the development would result in major effects on landscape character within the site; however, the impact on wider landscape character and visual amenity has been mitigated against where possible through sensitive design and landscaping, and the impact must be balanced by the benefits which would accrue through the installation of a renewable energy generator leading to lower carbon reliance. The proposed development would make a significant contribution towards Wiltshire’s renewable energy target and as such, on balance, it is considered that the overall environmental benefits associated with the proposal outweigh any adverse impacts and therefore it is recommended that planning permission be granted, subject to conditions to manage the detailed elements of the development and secure ongoing monitoring where appropriate.

### RECOMMENDATION

That full planning permission be **GRANTED** subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The permission hereby granted shall be for a temporary period and shall expire 40 years from the date that electricity from the development is first exported to the electricity distribution network ('First Export Date') or no later than 44 years from the date of this decision, whichever is the soonest. Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after that First Export Date. Within 6 months of the date of expiry of this planning permission, or, if sooner, the cessation of the use of the solar panels for electricity generation purposes for a continuous period of 6 months, the solar panels together with any supporting/associated infrastructure including the inverter stations, security equipment, poles and fencing shall be removed from the land and the land restored to its former agricultural condition in accordance with a scheme of work to be submitted to, and approved in writing by, the local planning authority. The scheme of work, including a restoration plan and a decommissioning scheme that takes account of a recent ecological survey, shall be submitted to the local planning authority not less than six months before the removal of the installation.

REASON: In the interests of amenity and the circumstances of the use.

3. The development hereby permitted shall be carried out in accordance with the details shown in the following approved documents and plans:
  - Drawing no. P20-0137\_09 Rev J. Title. Site Layout and Planting Plan.
  - Drawing no. P20-0137\_19 Rev C. Title. Biodiversity Mitigation and Enhancement Plan.
  - Drawing no. J115-06 Rev.F. Title. Proposed Drainage Arrangements Plan.
  - Drawing title. Phase 1 Habitat Plan Rev.00 (dated 19/10/2021) by Avian Ecology.
  
  - Drawing no. P20-0137 13A. Title. Site Location Plan-
  - Drawing no. JBM-WICKFA-SD-01. Title. Typical PV Table Details.
  - Drawing Title. Typical Ballasted PV Table Details Rev A.
  - Drawing Title. Typical Fence, Track & CCTV Details, Rev A dated 14 May 2020.
  - Drawing Title. Typical Trench Section Details, Rev A dated 14 May 2020.
  - Drawing Title. Typical Inverter Substation Details, Rev A dated 14 May 2020.
  - Drawing Title. Typical Spares Container Details, Rev A dated 14 May 2020.
  - Drawing Title. Typical Battery Storage System Details 1, Rev A dated 14 May 2020.
  - Drawing Title. Typical Battery Storage System Details 2, Rev A dated 14 May 2020.
  - Drawing Title. Typical Customer Switchgear Details, Rev A dated 14 May 2020.
  
  - Document. Archaeological Mitigation and Management Plan (Version 3 / November 2021).
  - Document. Noise Assessment (December 2021 / Rev.3.2) by LF Acoustics;
  - Document. Landscape and Visual Statement Addendum (18<sup>th</sup> January 2021) by Pegasus.
  - Document. Glint Glare Study (January 2021) by PagerPower Urban & Renewables.
  - Document. Arboricultural Impact Assessment (July 2020) by Barton Hyett Associates.
  - Document. Flood Risk Assessment (October 2021 / Issue 3.1) by PFA Consulting.
  - Document. Third Response to LLFA (October 2021) by PFA Consulting.
  - Document. Ecological Assessment Report (August 2020), including Wintering Bird Survey Report, Breeding Bird Survey Report, and Great Crested Newt Survey Report, by Avian Ecology.
  - Document. Badger Survey (July 2020) by Avian Ecology.

- Document. Biodiversity Management Plan (July 2020) by Avian Ecology.
- Document. Ecology Information Note (dated 31/01/21) by Avian Ecology.
- Document. Bat Activity Survey Report (dated 08/12/20) by Avian Ecology.
- Document. Updated Biodiversity Net Gain Calculation Spreadsheet.

REASON: For the avoidance of doubt and in the interests of proper planning.

4. No development shall commence on site until a surface water drainage scheme for the site (based on sustainable drainage principles SuDS) and a catchment assessment on a watercourse-by-watercourse basis, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

5. No development shall commence on site until a Construction Method Statement (CMS), which shall include the following:
  - a. measures to control the emission of dust and dirt during construction;
  - b. hours of construction, including deliveries;
  - c. measures to retain the existing vegetation across the site, and details of any unvegetated areas of the site to be harrowed, where appropriate (noting any requirements in the Archaeological Mitigation and Management Plan (Version 3 / November 2021), and seeded with an approved grass seed mix prior to the construction phase;
  - d. together with details of drainage arrangements during the construction phase.

has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be complied with in full prior to the commencement of the development and throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, and to ensure that the development can be adequately drained.

6. The mitigation measures detailed in the approved Noise Assessment (December 2021 / Rev.3.2) by LF Acoustics shall be carried out in full prior to the first bringing into use of the development hereby permitted.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

7. Notwithstanding the details shown within the preliminary Construction Traffic Management Plan (August 2020) by Pegasus, no development shall commence on site until a full and final Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The scope of the Construction Traffic Management Plan shall include the following details:

- A condition survey in vicinity of the site accesses (compliant with Section 59 of Highways Act) from Westlands Lane and Folly Lane West, and of all public rights of way crossing the site, together with a programme for undertaking remedial works for any highway damage that is reasonably attributed to the construction traffic associated with the proposal, and identified in a post-works condition survey. To ensure that that condition of the highways are maintained, and any damage to highways be remedied
- Car parking compound details for all vehicles and deliveries, including surfacing, to ensure adequate parking within the site;
- Turning area details for all vehicles associated with the site and surfacing. To ensure suitable turning facilities are provided for all vehicles within the site;
- Measures to control the emission of dust and dirt during construction and suitable wheel washing facilities. To ensure mud and other debris are not transported onto the highway;
- Construction traffic management, routing details to be agreed (No HGVs shall turn right out onto Westlands Lane) and the exact details of the numbers, types and timing of delivery lorries to the site;
- Signage and advance warning signage of the access. To ensure that adequate warning of the access is provided in the interests of highway safety;
- Banksmen to be provided during all deliveries entering and exiting the site involving large HGV and other large vehicles. To ensure safe access and egress at the site;
- Details relating to the position and works required to cross the public rights of way within the site, including any temporary surface across the bridleway and a timetable for its construction and deconstruction;
- Details of the site management co-ordinator who will ensure compliance with the Construction Traffic Management Plan.

All traffic travelling to and from the site shall comply with the approved strategy and the development shall be carried out in accordance with the approved details. Any departures from the agreed Construction Traffic Management Plan will need to be agreed in writing by the Local Planning Authority prior to actions or works being carried out on site.

REASON: In the interests of highway safety and to ensure that that condition of the highways is maintained, and any damage to highways be remedied.

8. Notwithstanding the details shown within the preliminary Construction Traffic Management Plan (August 2020) by Pegasus, prior to the use of the accesses from Westlands Lane and Folly Lane West for construction purposes, the first ten metres of the accesses, measured from the edge of the carriageway, shall be consolidated and surfaced (not loose stone or gravel). The new access onto Westlands Lane shall not be brought into use until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4m metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 160m to the east and 160m to the west from the centre of the access. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety (and to secure an adequate visibility splay without the need to remove the roadside hedgerow).

9. No development shall commence on site (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall explain how the construction works will be managed to avoid impacts on

biodiversity and how compliance with the Site Layout and Planting Plan (drawing no. P20-0137\_09 Rev I) will be achieved on site, and shall include, but not necessarily be limited to, the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones', including LWS, ancient woodland, trees, hedges, ditches., and provision for protection of all wildlife identified as present or likely to be present within a zone of influence
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features
- e) Update of surveys as required prior to start of works, especially for badgers
- f) No dig construction methods where construction within 15m of ancient woodland is unavoidable.
- g) Use of protective fences, exclusion barriers and warning signs
- h) Reasonable Avoidance Measures (RAMs) for Dormice and Great Crested Newts
- i) Identify all timing constraints on works e.g. in relation to breeding birds, hedgerow removal.
- j) If construction lighting is required, a strategy must be included in the CEMP which clearly demonstrates no impacts on sensitive, retained habitat features.
- k) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s)
- l) The times during construction when specialists' ecologists need to be present on site to oversee works
- m) Responsible persons and lines of communication
- n) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by a competent person(s), certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, shall be submitted to the Local Planning Authority within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

10. No development shall commence on site until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall explain how habitats will be managed to achieve the predicted biodiversity net gains as represented on the submitted Biodiversity Management Plan (drawing no. P20-0137\_19 Rev C) during the operational phase of development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed during the operational phase of development for its entire temporary lifetime.
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;

- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over the lifetime of the development including the decommissioning phase);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;
- i) Details of how the aims and objectives of the LEMP will be communicated to future owners of the development.
- j) Details of a mechanism for adaptive management to achieve the long-term objectives of the approved Biodiversity Mitigation and Enhancement Plan as a result of actions arising from the Monitoring Strategy (as required by condition 12).

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

NOTE: A Biodiversity Management Plan has been submitted and this must be the basis of the LEMP if extended to cover additional issues required in the LEMP. Evidence will be required to demonstrate how management will be delivered and to prove it will be effective.

11. No development shall commence on site until a Monitoring Strategy focused on the key aspects of the Biodiversity Mitigation and Enhancement Plan and Biodiversity Management Plan / Landscape and Ecological Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Monitoring Strategy shall include, but not necessarily be limited to, the following information:

- a) Commitment to undertake surveys immediately following completion to a) establish how effectively the CEMP was followed and b) to fix the baseline for future monitoring.
- b) Identification of the key features to be monitored and methodology to be used.
- c) Monitoring targets with specific measurable thresholds for success for each key feature with remediation measures incorporated where necessary.
- d) Commitment to continue monitoring for the operational lifetime of the installation in years 1, 3, 5, 10, 25 and 40. and the 5-year aftercare plan following completion of restoration.
- e) Commitment to prepare a report after each monitoring exercise, relating findings to those of previous years and the intended targets. The report will be submitted to the Local Planning Authority within 6 months of each monitoring visit.
- f) Details of the body or organisation responsible for implementation of the



### Monitoring Strategy.

The Monitoring Strategy shall be implemented in full in accordance with the approved details for the entire operational lifetime of the installation and the 5 year aftercare plan following completion of restoration.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

12. No operational external lighting shall be installed on site.

REASON: In the interests of the amenities of the area.

13. The works and mitigation measures detailed in the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021) shall be carried out in full for each phase of development as identified within the document.

REASON: In order that the development is undertaken in an acceptable manner, to protect areas of the site which are of archaeological interest, and to enable the recording of any matters of archaeological interest.

14. No development shall commence until:

- a) A written programme of archaeological investigation, and mitigation where appropriate, for:
  - the required cable connection across National Grid-owned land to the south of Westlands Lane, as detailed within paragraphs 2.9 – 2.11 of the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021); and
  - selected other construction groundworks within the main site area, as detailed within paragraph 3.12, where relevant, and paragraph 3.21 of the approved Archaeological Mitigation and Management Plan (Version 3 / November 2021), and anywhere else within the site area not evaluated,– which should include on-site work and off-site work such as the analysis, publishing and archiving of the results – has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

15. No development shall commence until:

- a. A written programme of archaeological investigation for the selected areas within Fields 9, 10 and 12 that will be subject to strip map and sample excavation, as detailed within paragraph 2.7 of the approved

Archaeological Mitigation and Management Plan (Version 3 / November 2021) and shown on drawing no. P20-0137 within Appendix 7 of that Plan – which should include on-site work and off-site work such as the analysis, publishing and archiving of the results – has been submitted to and approved by the Local Planning Authority; and

- b. The approved programme of archaeological work has been carried out in accordance with the approved details prior to the commencement of the development.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 16. No development shall commence on site until an analysis of the geotechnical stability and foundations of the railway line that crosses the site has been undertaken and a land stability or slope stability risk assessment report is submitted and approved in writing by the Local Planning Authority. The report shall assess whether or not the proposed development is likely to result in land instability and the extent to which it will affect either the development or the railway infrastructure and propose mitigation measures necessary to ensure that development will be safe and stable. The development shall thereafter be carried out in full accordance with the recommendations and mitigation measures detailed within the approved report.

Reason: To make sure that the development does not affect the safety and continued running of the neighbouring railway.

- 17. No development shall commence on site until reporting and drawings containing build details of the location, manufacturer, size and designs for the proposed batteries, and details showing the final location, construction method and flood risk impact of the cable trenches have been submitted and approved by the Local Planning Authority in consultation with Network Rail. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development does not affect the stability of the cutting slope adjacent to the railway.

- 18. No development shall commence on site until full details of the finish and colour of all structures, equipment, fencing and support frames for the solar panels hereby approved has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of amenity and the appearance of the site.

- 19. All soft landscaping comprised in the approved details of landscaping, as shown on drawing no. P20-0137\_09 Rev J (Title. Site Layout and Planting Plan), shall be carried out in the first planting and seeding season following the first operation of the development or the completion of the development whichever is the sooner, or in accordance with a schedule and timetable to be agreed in writing by the Local Planning Authority. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in

the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

20. No development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until tree protective fencing has been erected in accordance with the details within the Arboricultural Impact Assessment (July 2020) by Barton Hyett Associates.

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first operation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

## **INFORMATIVE**

The applicant's attention is drawn to the following advice and requirements from Network Rail to ensure the safe operation of the railway and the protection of Network Rail's adjoining land.

### **SAFETY**

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact [assetprotectionwestern@networkrail.co.uk](mailto:assetprotectionwestern@networkrail.co.uk).

### **SOLAR PANELS**

We would advise that the provision of any reflective material used in the solar collecting equipment should not interfere with the line of sight of train drivers and the potential for glare or reflection of light from the panels that may impact upon signalling must be eliminated. In the event of any complaint to the Council from Network Rail relating to Signal Sighting safety, upon notification by the local planning authority, the applicant or operator of the solar farm shall within 28 days submit for approval to the Council details of a scheme of remedial measures to address the concerns raised.

Other matters that need to be taken into consideration is the distance between panels and the railway boundary; construction traffic; and any requirements for edge landscaping requested by the planning authority.

#### **GROUND DISTURBANCE**

The works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

#### **SITE LAYOUT**

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

#### **PILING**

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### **EXCAVATIONS/EARTHWORKS**

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail.

#### **DRAINAGE**

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage is not to show up on Buried service checks

#### **INFORMATIVE**

The applicant's attention is drawn to the following advice and requirements from the Highway Authority:

The Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of Section 59 of the Highways Act.

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

## **INFORMATIVE**

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.



## Lorraine McRandle

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**From:** Alan Baines  
**Sent:** 22 December 2021 15:01  
**To:** Lorraine McRandle; Teresa Strange; Alford, Phil  
**Cc:** Mary Pile; John Doel; Stefano Patacchiola; Terrence Chivers; Richard Wood  
**Subject:** Re: Beanacre Solar approved

Thanks for the confirmation.

In respect of the Construction Traffic Management Plan requirements, point 5, in the Decision Notice, it seems the Officer's report has been mis-interpreted. The bit in brackets should read "... not turn right out **of** (not *onto*) Westlands Lane." to enforce the need for HGVs not to go via Corsham. It also does not explicitly say they must not *turn left out of the site onto* Westlands Lane, and thus go over the railway bridge into Beanacre ! Hopefully the actual document will clarify these requirements.

Otherwise probably the best result we could have hoped for.  
Alan

Cllr. Alan Baines  
Bowerhill Ward  
Melksham Without Parish Council

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**From:** Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>  
**Sent:** 22 December 2021 10:16  
**To:** Alan Baines <[alan.baines@melkshamwithout.co.uk](mailto:alan.baines@melkshamwithout.co.uk)>; Andy Russell <[andy.russell@melkshamwithout.co.uk](mailto:andy.russell@melkshamwithout.co.uk)>; David Pafford <[david.pafford@melkshamwithout.co.uk](mailto:david.pafford@melkshamwithout.co.uk)>; John Doel <[john.doel@melkshamwithout.co.uk](mailto:john.doel@melkshamwithout.co.uk)>; John Glover <[john.glover@melkshamwithout.co.uk](mailto:john.glover@melkshamwithout.co.uk)>; Mark Harris <[mark.harris@melkshamwithout.co.uk](mailto:mark.harris@melkshamwithout.co.uk)>; Mary Pile <[mary.pile@melkshamwithout.co.uk](mailto:mary.pile@melkshamwithout.co.uk)>; Richard Wood <[richard.wood@melkshamwithout.co.uk](mailto:richard.wood@melkshamwithout.co.uk)>; Rob Hoyle <[rob.hoyle@melkshamwithout.co.uk](mailto:rob.hoyle@melkshamwithout.co.uk)>; Robert Shea-Simonds <[robert.Shea-Simonds@melkshamwithout.co.uk](mailto:robert.Shea-Simonds@melkshamwithout.co.uk)>; Shona Holt <[shona.holt@melkshamwithout.co.uk](mailto:shona.holt@melkshamwithout.co.uk)>; Stefano Patacchiola <[stefano.patacchiola@melkshamwithout.co.uk](mailto:stefano.patacchiola@melkshamwithout.co.uk)>; Terrence Chivers <[terry.chivers@melkshamwithout.co.uk](mailto:terry.chivers@melkshamwithout.co.uk)>  
**Cc:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>; Alford, Phil <[Phil.Alford@wiltshire.gov.uk](mailto:Phil.Alford@wiltshire.gov.uk)>  
**Subject:** Beanacre Solar approved

Hi All

Following an email from Mary this morning, it would appear Beanacre Solar Farm (off Westlands Lane) has been approved by Wiltshire Council.

The Decision Notice (including traffic management during construction) and Officer Report are attached.

We will include the decision for noting on the Planning agenda for 17 January.

Lorraine

Lorraine McRandle  
Parish Officer  
Melksham Without Parish Council  
Sports Pavilion  
Westinghouse Way  
Bowerhill, Melksham  
Wiltshire, SN12 6TL  
01225 705700  
[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)  
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Want to keep in touch?

Follow us on facebook: Melksham Without Parish Council or Teresa Strange (Clerk) for additional community news  
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**Lorraine McRandle**

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**From:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Sent:** 06 January 2022 14:38  
**To:** Teresa Strange  
**Subject:** ENF/2021/01060

Dear Teresa,

I have spoken to the developer of the land who explained the following –

In relation to the north Boundary this entrance has not been used nor will be used as a site entrance. Before work started on site he stated the boundary to this section of the site was in part non-existent other than some recent fence works to the side of the existing gate. As part of the works the contractor has had to secure sections of the boundary for security reasons to prevent unwanted site access. They have also recently bolstered this area with another line of fencing and constructed a mound as this area was identified as a potential weak spot for security.

In relation to the landscaping, works have been undertaken to the East boundary to remove vegetation and some trees. These works have been undertaken in accordance with the approved planning permission and necessary to allow for works to be carried out for the new connection to the mains foul sewer line that runs along this boundary to ensure drainage conditions have been adhered to. I have noted that this was necessary for the foul sewer connections at that point along the boundary. Once these connections have been completed, the vegetation is scheduled to be replaced and they will replace inline with the approved landscaping plan.

I hope this answers the queries raised.

Kind Regards

**Natalie Rivans**  
Planning Enforcement Officer  
Planning Enforcement Team  
Wiltshire Council  
Internal Tel: 15502  
External Tel: 01225 770502  
E-mail: natalie.rivans@wiltshire.gov.uk  
Website: www.wiltshire.gov.uk

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## Lorraine McRandle

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**From:** Rivans, Natalie <Natalie.Rivans@wiltshire.gov.uk>  
**Sent:** 26 January 2022 15:00  
**To:** Lorraine McRandle  
**Subject:** Locking Close

Hi Lorraine,

59 Locking close have not extended their garden. Upon completing a site visit I can confirm they have re erected their fence however this was within their curtilage and completed last year. 64 have erected a small shed in land they have bought from the farmer and are now in the process of submitting an application.

Kind Regards

**Natalie Rivans**

Planning Enforcement Officer  
Planning Enforcement Team  
Wiltshire Council  
Internal Tel: 15502  
External Tel: 01225 770502  
E-mail: natalie.rivans@wiltshire.gov.uk  
Website: www.wiltshire.gov.uk

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Melksham Joint NDP Review Phase 1 Project Plan																		
Task	Lead/s	3/1	10/1	17/1	24/1	31/1	7/2	14/2	21/2	28/2	7/3	14/3	21/3	28/3	4/4	11/4	18/4	25/4
<b>Place Studio Work</b>																		
Inception Meeting (NP Steering Group?)																		
Neighbourhood Plan Policy Context Review	UVE																	
Review of Development Management Decisions	GP																	
Schedule meeting with Wiltshire Council re LPR & NPR Sc	GP																	
<b>Phase 1 Community Communications</b>																		
Prepare copy for local newspaper/s / press release	GP / JB																	
Prepare copy for social media	GP / JE																	
Prepare copy for JMNP & Parish/Town Council websites	GP																	
Launch comms	All																	
Community communications	TC																	
<b>Steering Group Workshop</b>																		
<b>Place Studio Workshop Planning</b>																		
Set date, Invite and venue	TC																	
Deliver c 2hr Workshop (date TBC)	GP																	
Final Phase 1 Scoping and Project Planning Report																		



Linda roberts  
Melksham Neighbourhood Plan

SN12 6ES

23/12/2021

NP Grant Ref: NPG-12488

Dear Linda roberts

### **OFFER OF GRANT – Neighbourhood Planning**

Congratulations! On behalf of the Neighbourhood Planning Programme, funded by the Ministry of Housing, Communities and Local Government, we are pleased to offer **Melksham Neighbourhood Plan** a grant of up to a maximum of **£7,440.00** (the “grant”). This grant is specifically for the purpose of the ‘**Project**’, the details of which were outlined in the application form you submitted to Locality. Please note that if this amount is less than you applied for, the reasons are detailed in Schedule 1. We offer you the grant on the terms of this letter so please read it carefully.

### **What you need to do now - Accepting our offer**

Before we can make a payment, you will need to accept our Grant Offer, Terms and Conditions (Appendix A) and read our Privacy Information Statement (Appendix B). You will be able to accept the grant (as well as completing our Grant Recipient Due Diligence Process and providing organisational bank details) through our secure web portal for Groundwork UK’s Programme Management System ‘GIFTS’. Please follow one of the grant acceptance process below based on whether you are a first time grantee (1) or a returning grantee (2).

#### **1. If this is your first Neighbourhood Planning Grant from Groundwork UK:**

You should receive an email today from [mail@grantapplication.com](mailto:mail@grantapplication.com) with your account details and instructions on how to generate a temporary password. Click on the link in that email to access your account and follow the instructions on how to access the account for the first time, including generating and changing your password. Once you have successfully changed your password and logged in to the system you can start to complete the due diligence form by clicking on the grey tab titled “Requirement Form”. You then need to click on the form name “Neighbourhood Planning – Grant Acceptance Form” this will open up a separate window to complete the due diligence form. Here you will be prompted to provide some additional information and upload various documents to accept the grant offer and complete our due diligence process. Follow the instructions on the screen. Once you have submitted the form, you will receive a confirmation email. Please note the due diligence

checking process can take up to **10 working days to complete**, therefore only contact us for an update if this time has elapsed.

**2. If you've had a previous Neighbourhood Planning Grant from Groundwork UK:**

As you already have a Gifts account registered to the email address provided with a previous grant, please login to your existing grantee account to accept this offer. To login to your account visit [https://www.grantrequest.co.uk/SID\\_19/](https://www.grantrequest.co.uk/SID_19/). Please use the username (your email address) and the password you used when creating your account to login (or the latest one if this has changed since your account was created). If you have forgotten your password, you can request a new one by visiting the login page via the above link.

As soon as you have done this, you can start to complete the due diligence form by clicking on the grey tab titled "Requirement Form". You then need to click on the form name "Neighbourhood Planning – Grant Acceptance Form (Additional Grants)" this will open up a separate window to complete the due diligence form. Here you will be prompted to provide some additional information and upload various documents to accept the grant offer and complete our due diligence process. Follow the instructions on the screen. Once you have submitted the form, you will receive a confirmation email. Please note the due diligence checking process can take up to **10 working days to complete**, therefore only contact us for an update if this time has elapsed.

You should also add the addresses [mail@grantapplication.com](mailto:mail@grantapplication.com) and [mailuk@grantapplication.com](mailto:mailuk@grantapplication.com) to your email account to ensure that you receive future requests and information regarding this grant.

By accepting our grant offer, you accept the terms on which we offer the grant, and you enter into a legally enforceable contract with us. You also acknowledge that you have carefully considered this letter, and the Terms and Conditions of Grant Agreement, and that you fully understand and accept them.

Your due diligence must be completed by the following date or your grant offer may lapse:  
**07/01/2022**

Please contact us if you need further time to complete the process, your main Groundwork UK contact is **Raj Sian**.

Once you have completed the due diligence process to our satisfaction, we will pay the grant by BACS. Please be aware that **no grant payment will be released until we receive the above information from you correctly completed** where appropriate. The grant paid will be 100% of your award.

Once your project is complete, we will require confirmation of grant expenditure and a project progress update. Ordinarily only invoices over £1,000 will need to be provided to us at the point that you submit your end of grant report, however please note that you are required to keep all evidence of spend of the grant in case of a full audit. We will contact you with further details on this process.



If you have any queries regarding this letter, please email [neighbourhoodplanning@groundwork.org.uk](mailto:neighbourhoodplanning@groundwork.org.uk) or call 0121 236 8565.

We wish you every success in your project and we look forward to hearing from you shortly.

Yours sincerely



Paul Viles  
Director of Finance & Company Secretary  
Groundwork UK

Encs  
Schedule 1 – Details of Award  
Appendix A – Standard Terms and Conditions of Grant  
Appendix B – Privacy Information

## Schedule 1 – Details of Award

Special conditions attached to your grant and comments from the awarding grants panel can be found below. If you have been awarded a smaller grant than the value requested in your application, the reason for awarding less funding can be found below.

### Instructions/conditions from the panel & reason for awarding less money (if applicable):

- If you are using the grant to engage consultants to support your neighbourhood plan, you are strongly advised to ensure that they are appropriately qualified for the work. This would mean using a qualified planner, preferably a chartered member of the Royal Town Planning Institute (MRTPi), to provide advice on planning legislation, policy and issues. Similarly there are a range of specialists who might need to be involved in a Strategic Environmental Assessment (SEA) or work related to Habitats Regulations. If in doubt, please take advice from your Local Planning Authority.
- Please note the maximum day rate we will pay for any consultant is £550 per day excluding VAT and reasonable expenses.
- Eligible expenditure consists of activities carried out by You during the Funding Period for the purposes of the Project. The **Grant Funding period start date is 17/12/2021** and ends with the **Grant Funding period end date of: 31/03/2022**. No activities should take place outside of this period without prior written agreement from Groundwork UK.
- You must spend Your Grant by the end of the Grant Funding Period. If you do not spend Your Grant, or no longer need grant in the Grant Funding Period, you must return the unspent funds to Groundwork UK as soon as possible so that we can reuse the funding within the Programme or return it to the Ministry of Housing, Communities and Local Government. You cannot retain the underspend across financial years.
- 1.4 revised to £400
- The panel only approve one training session as was discussed with you during assessment

### Approved Grant Budget

Item	Amount
Scoping an Review	£3,575
Content & process advice for stakeholder and community engagement	£275
Consultations, movement and getting around the villages and town	£900
Training for new steering group members	£400
Review & replace website for reviewed NDP	£1,000
3 x venues for community engagement/drop in sessions	£300
2 x advertisements in the local paper re: community engagement	£990
	£0

	£0
	£0
<b>Total</b>	<b>£7,440</b>

## **TERMS AND CONDITIONS OF GRANT - Neighbourhood Planning Grant**

### Definitions

'You' and 'Your' referred to in this document is the Contact who confirms the acceptance of grant and the organisation that You represent.

'Us' and 'We' refers to Groundwork UK acting on behalf of MHCLG

'MHCLG' refers to the Ministry of Housing, Communities and Local Government.

'Grant' refers to the Neighbourhood Planning Grant you have been awarded

'Grant Funding Period' - the start of funding period is the date listed in schedule 1 above and end of the funding period is the grant end date listed in schedule 1 above or the 31 March 2022 whichever is the soonest.

'Funding Agreement' means this letter, schedules and appendices.

'Programme' means the Neighbourhood Planning Programme

'Project' means the planned activities described in your grant application form submitted to the Locality Neighbourhood Planning Team

'Terms and Conditions' mean the terms and conditions of the grant, as set out in this Grant Offer/Funding Agreement.

### **1. General**

The Grant must not be used for any other purposes other than to further your Project. If there are changes to Your planned activities then you must obtain Groundwork UK's approval in writing prior to entering into any agreement to purchase support. We cannot approve any changes that fall outside of the Programme's eligible criteria.

### **2. Meaning of Eligible Expenditure**

2.1 Subject to sub-clause 2.2, eligible expenditure consists of activities that are to be carried out by You during the 'Grant Funding Period' for the purposes of the Project. Eligible Expenditure is net of VAT recoverable by You from HM Revenue & Customs, and gross of irrecoverable VAT.

2.2 The following costs are not Eligible Expenditure:-

Payments:

- a) for activities of a political or exclusively religious nature;
- a) for any activity intended to influence or attempt to influence Parliament, Government or political parties, or attempting to influence the awarding or renewal of contracts and grants, or attempting to influence legislative or regulatory action;

- b) for any promotional material which seeks to influence potential voters
- d) for goods or services that You have a statutory duty to provide;
- e) expenditure reimbursed or to be reimbursed by other public or private sector grants;
- f) contributions in kind (a contribution in goods or services as opposed to money);
- g) depreciation, amortisation or impairment of Fixed Assets owned by You;
- h) interest payments (including service charge payments for finance leases);
- i) gifts to individuals, other than promotional items with a value no more than £10 a year to any one individual;
- j) entertaining (entertaining for this purpose means anything that would be a taxable benefit to the person being entertained, according to current UK tax regulations);
- k) statutory fines, criminal fines or penalties.
- l) spend incurred before the issue of this funding agreement unless agreed in writing by Groundwork UK
- m) any general administration costs, such as arranging and minuting steering group meetings
- n) funding salaried posts or compensating for loss of earnings, this includes paying additional hours for an existing member of staff and / or employing someone on a casual or freelance basis at an agreed hourly rate. The only exception to this is where you are engaging a planning consultant, or someone to deliver specialist, technical support, on an hourly basis, although even in these circumstances you may prefer to get a fixed price quote for the work to be undertaken
- o) the acquisition or improvement of fixed assets/Capital Items by You (e.g. buildings, vehicles, furniture, office equipment, computers, photocopiers, etc.)
- p) paying for volunteer time, however reimbursement of reasonable out of pocket expenses is eligible
- q) any other activity which is not directly associated with developing the Neighbourhood Plan or Neighbourhood Development Order
- r) general contingency for unknown costs or cost overruns.

### **3. Financial requirements**

3.1 You must have an organisational bank account with two signatories before we can pay you the money. Individual bank accounts are not acceptable. It is also not acceptable for the two signatories to be related or living at the same address.

3.2 All those in receipt of grants will submit a final monitoring report within 2 weeks of the completion of the planned activities which will update on Project progress, confirm the final spend of the grant and provide a complete and accurate record of the eligible expenditure. Groundwork UK will review the statement and record provided. Should any grant be unspent or expenditure be deemed to be ineligible then this must be returned to Groundwork UK within 30 days of being requested in writing. If it is not received by this time you will not be able to have further grant applications approved until the returned grant has been received.

3.3 You must immediately notify us if you become aware of or suspect financial irregularity or fraud within Your Project by any person involved directly or indirectly with the Project. You must ensure officers, members, employees and volunteers avoid conflicts of interest. Where there is serious suspicion of fraud taking place, we will refer the matter to the Ministry of Housing, Communities and Local Government. If a criminal act is suspected by Us, the Police will be notified. Grants may be suspended during any investigation and terminated if financial irregularity or fraud is found to have occurred. Groundwork UK reserves the right to clawback funding for the whole grant and it may affect future applications to the programme.

3.4 Groundwork UK is required by MHCLG to carry out robust and transparent checks on at least 5% of the Groups that are in receipt of grant funding on an annual basis. You must co-operate with requests from Groundwork UK to carry out a full financial audit. Information requested may include (but will not be limited to):

- Further bank statements
- A copy of the latest audited accounts
- Verification of the bank account details by the bank
- Receipts and invoices of under £1,000
- Potential for audit visits

If we do carry out a financial audit we will give reasonable notice.

3.5 You should keep separate and proper records and accounts for Your Grant with a clear audit trail (invoices, receipts, etc.). Your Grant must be listed separately in Your accounts and must be kept available for a period of seven years following the end of the Project. Groundwork UK may ask to see a copy of your accounts at any time and these must be provided within a reasonable time frame (i.e. one month).

3.6 If you are acting as an accountable body/fundholder for the grant, you as the accountable body must not transfer the money to any other organisation (including Neighbourhood Forums) without written consent from Groundwork UK.

3.7 In relation to any goods or service purchased with this Grant, you must make the payment for these within the time frame specified on the supplier's invoice, subject to relevant contracts being fulfilled. All payments made from the grant by You must be approved by two authorised signatories of your organisation.

3.8 You must provide Groundwork UK with invoices for all items of spend over £1,000. These should be uploaded to Groundwork UK's Programme Management System 'Gifts' when you provide your

monitoring and expenditure information. In addition, We may ask to see original invoices for a period of up to seven years following the end of the project.

#### **4. Grant variations**

4.1 Your Grant is awarded to you on the Terms and Conditions set out in this Grant Offer/Funding Agreement. Any changes must be approved by Groundwork UK. A Project Change Request Form can be made available to You on request once You have accepted Your Grant. We will aim to give you a response to any proposed changes within 10 working days.

4.2 You must spend Your Grant by the end of the Grant Funding Period. If you do not spend Your Grant, or no longer need grant in the Grant Funding Period, you must return the unspent funds to Groundwork UK as soon as possible so that we can reuse the funding within the Programme or return it to the Ministry of Housing, Communities and Local Government.

4.3 If there are significant changes; virement between approved budget headings over £500 or new items not approved by Locality when your application was reviewed by their grant panel, to Your budget during Your Project, You must complete the Project Change Request Form and obtain Groundwork UK's written approval before spending outside of Your agreed budget. If you authorise any spend before getting Groundwork UK's approval, this may be deemed as ineligible and we may claw back any unauthorised grant usage. Groundwork UK will liaise with Locality on all significant budget change requests.

#### **5. UK Legislation**

5.1 You must seek expert advice if You are unsure what legislation may need to be complied with in the course of Your Project.

5.2 You must ensure that Your organisation has adequate public and employer insurance cover with an insurer of good repute to cover claims under the Grant or any other claims or demands which may be brought or made against it by any person suffering any injury, damage or loss in connection with the Grant.

5.3 You must comply with the General Data Protection Regulations (GDPR) and keep personal details of any clients, volunteers, staff and committee members secure and confidential.

5.4 You must comply with Your obligations under the Health and Safety at Work Act 1974 and have a written health and safety policy which all workers, volunteers or participants are made aware of on commencement of duties or beginning of activity. You must carry out risk assessments where relevant, for example, for a public event.

5.5 You must comply with Equal Opportunities legislation; both through best practice and by ensuring people are not exposed to discrimination in the course of their activities.

5.6 You must ensure that anyone working on Your Project, who will work with children, young people or vulnerable adults, undertakes a DBS (Disclosure Barring Service) check before any activity takes place.

5.7 Groundwork UK may ask to see a copy of your insurance certificates and any policies or procedures relating to Data Protection, Health and Safety, Equal Opportunities and DBS checks and these must be provided within a reasonable time frame (i.e. one month).

5.8 Groundwork UK and MHCLG accept no liability or responsibility for any claim or matter howsoever arising out of any activity funded by the Grant.

## **6. Your obligations**

In undertaking this Project you must:

6.1 Co-operate with any evaluation of the programme undertaken on behalf of Groundwork UK, Locality or MHCLG.

6.2 Promptly comply with any requests for information or visits from Groundwork UK, Locality, MHCLG, National Audit Office and other deliverers on the programme.

6.3 Allow any relevant Project information, know-how, system or process learned from or created in operating the Project to be disseminated by MHCLG among all persons or bodies who have responsibility for similar projects. You agree that such persons may share and use freely all such information, know-how, system or process for their own purposes.

6.4 Agree to assist and cooperate to enable Groundwork UK or MHCLG to comply with obligations under the Freedom of Information Act whenever a request is made for information which relates to or arises out of this Grant Offer/Funding Agreement.

## **7. Breach of conditions and recovery of grant**

7.1 If You fail to comply with any of the Terms and Conditions, or if any of the events mentioned in sub-clause 7.2 occur, Groundwork UK may reduce, suspend, or withhold grant payments, or require all or any part of the grant to be repaid. You must repay any amount required to be repaid under this condition within 30 days of receiving the demand for repayment.

7.2 The events referred to in sub-clause 7.1 are as follows:

a) You fail, in the opinion of Groundwork UK, Locality or MHCLG, to make satisfactory progress with the Project; and in particular with meeting the Project's targets and agreed completion date;

b) You owe any sum to MHCLG under an offer of grant for any other project or activities under any scheme or programme administered by MHCLG for regeneration or development;

c) You purport to transfer or assign any rights, interests or obligations arising under this funding;

d) there is a change in control or ownership of Your organisation or You cease to operate or changes the nature of Your operations to an extent which Groundwork UK, Locality or MHCLG considers to be significant or prejudicial to the satisfactory continuance of the Project;

e) You become the subject of a proposal for a voluntary arrangement; or have a petition for an administration order or a winding up order brought against You; or pass a resolution to wind up; or makes any composition, arrangement, conveyance or assignment for the benefit of Your creditors, or purport to do so; or are subject to the appointment of a receiver, administrator or liquidator; or are



struck from the register at the Charity Commission, or, being a company, are struck from the register at Companies House;

f) Any information provided in the grant application or in any subsequent supporting correspondence is found to be incorrect or incomplete to an extent which We consider to be significant;

g) You take inadequate measures to investigate and resolve any reported irregularity;

h) Groundwork UK or MHCLG in their absolute discretion consider that You no longer require grant assistance to carry out the Project or that there is some other reason that you should no longer be entitled to the Grant;

7.3 Where Groundwork UK has requested You to repay any amount, We may recover that amount by withholding, or deducting the amount from, any sum due to You under an offer of grant for any other project or activity under the Community Rights programme as administered by MHCLG.

7.4 In the event that it becomes necessary to take steps to enforce the Terms and Conditions of this Funding Agreement, Groundwork UK will write to You giving particulars of its concern about the Project or of any breach of any of the Terms and Conditions of the grant.

7.5 You must act within 30 days (or earlier, depending on the severity of the problem) to address Groundwork UK's concern or rectify the breach, and may consult Groundwork UK or agree an action plan for resolving the problem. If Groundwork UK is not satisfied with steps taken by You to address its concern or rectify the breach, We may take steps to withhold or suspend the further payment of grant, or to recover grant already paid.

7.6 No term or condition of the Grant as set out in this Funding Agreement shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by a third party (being a person who is not a party to this Funding Agreement) but this does not affect any right or remedy of a third party which exists or is available apart from under that Act.

7.7 Groundwork UK may terminate this Funding Agreement with immediate effect with no liability to make any further payment to You if at any time the funding received by Groundwork UK in relation to this Funding Agreement ceases to be paid or the Funding Agreement under which Groundwork UK receives its funding is terminated or suspended or Groundwork UK believe that it may be terminated or suspended.

7.8 If requested to do so by MHCLG under the provisions of the agreement under which Groundwork UK manages the Grant, this Funding Agreement may be terminated without notice and Groundwork UK may require immediate repayment of any Grant monies paid out to You.

## **Appendix B - Neighbourhood Planning Grant**

### **Privacy Information**

#### Who we are

Groundwork UK is the data processor (ICO registration number Z6601182) for personal data about Neighbourhood Planning approved grantees.

We do not trade personal data for commercial purposes and will only disclose it if required by law, necessary to administer your grant, or with your consent.

Groundwork UK uses GIFTS grant management system to store your personal data in order for us to administer your grant. GIFTS data is hosted on Microsoft Azure servers within the EU.

#### Details of our processing

We believe that for the purpose of administering your grant, processing is justified on the basis of a Contract (Grant Agreement); except for sending email marketing about Groundwork UK's other activities which we carry out on the basis of consent. Our reasoning for this is outlined below.

#### Grantees

We process grantees personal data for the following purposes:

1. Administration of grant (grant due diligence, grant payments, grant variations, grant monitoring, and end of grant reporting) Information we hold includes:
  - Your name, contact details, grants organisation information and grant organisation payment information.

Your information will be shared with MHCLG (the funding body) and Locality (the organisation to whom you submitted your expression of interest and application) for monitoring purposes.

We need to keep the details of financial transactions for 7 years, in the event of a tax or banking enquiry.

2. Sending our email newsletter (including potential sources of future funding and information on other areas of Groundwork's charitable work) we will only send out this if you have provided consent during your online grant acceptance process.

When your grant is complete, Groundwork UK will keep your contact details if you have consented to our email newsletter. We will review your interaction with our newsletter, and may ask you to reconfirm consent periodically, likely every 2 years.

You have the right to withdraw your consent at any time either by clicking the "unsubscribe" button or contact us directly by one of the following methods:



Email: [info@groundwork.org.uk](mailto:info@groundwork.org.uk)

Phone: 0121 236 8565

Post: Groundwork UK, Lockside, 5 Scotland Street, Birmingham, B1 2RR



## Lorraine McRandle

---

**Subject:** FW: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

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**From:** Teresa Strange  
**Sent:** 31 January 2022 12:12  
**To:** Hampton, Kingsley <[kingsley.hampton@wiltshire.gov.uk](mailto:kingsley.hampton@wiltshire.gov.uk)>  
**Cc:** Millard, Paul <[Paul.Millard@wiltshire.gov.uk](mailto:Paul.Millard@wiltshire.gov.uk)>; Manns, Christopher <[Chris.Manns@wiltshire.gov.uk](mailto:Chris.Manns@wiltshire.gov.uk)>; [mike.sankey@wiltshire.gov.uk](mailto:mike.sankey@wiltshire.gov.uk); [Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)  
**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Kingsley

Thankyou, I think the parish council would like to have representation at that meeting, and perhaps Wiltshire Councillor Mike Sankey as the representative of the area that the footpath will go through?

We have also had a request from a resident to consider the land in that area, that is owned by Wiltshire Council, as a potential space for tree planting as part of the Queen's Jubilee celebrations <https://queensgreencanopy.org/>

With kind regards

Teresa

---

**From:** Hampton, Kingsley <[kingsley.hampton@wiltshire.gov.uk](mailto:kingsley.hampton@wiltshire.gov.uk)>  
**Sent:** 31 January 2022 12:02  
**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Cc:** Millard, Paul <[Paul.Millard@wiltshire.gov.uk](mailto:Paul.Millard@wiltshire.gov.uk)>; Manns, Christopher <[Chris.Manns@wiltshire.gov.uk](mailto:Chris.Manns@wiltshire.gov.uk)>  
**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Hi Teresa,

Things are moving along.

The next stage is to undertake a topographic survey and preliminary ecological appraisal. These have been commissioned and should be carried out soon.

Once the reports have been sent back and the route alignment established we will arrange a meeting with the school to discuss.

Kind Regards

Kingsley

Kingsley Hampton  
Senior Transport Planner  
Sustainable Transport

**Wiltshire Council**

Tel: 01225 713482





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

**Sent:** 31 January 2022 11:48

**To:** Hampton, Kingsley <[kingsley.hampton@wiltshire.gov.uk](mailto:kingsley.hampton@wiltshire.gov.uk)>

**Cc:** Millard, Paul <[Paul.Millard@wiltshire.gov.uk](mailto:Paul.Millard@wiltshire.gov.uk)>; Manns, Christopher <[Chris.Manns@wiltshire.gov.uk](mailto:Chris.Manns@wiltshire.gov.uk)>; Crook, Michael <[Michael.Crook@wiltshire.gov.uk](mailto:Michael.Crook@wiltshire.gov.uk)>

**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Dear Kingsley

A couple of months have passed since we last discussed this, and so I am seeking an update for the members and the school please....

With kind regards,

Teresa

Teresa Strange

Clerk

Melksham Without Parish Council

Sports Pavilion

Westinghouse Way

Bowerhill, Melksham

Wiltshire, SN12 6TL

01225 705700

[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)

[www.melkshamwithout.co.uk](http://www.melkshamwithout.co.uk)

Want to keep in touch?

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

On twitter: @melkshamwithout

On Instagram: melkshamwithoutpc

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

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

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

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**From:** Hampton, Kingsley <[kingsley.hampton@wiltshire.gov.uk](mailto:kingsley.hampton@wiltshire.gov.uk)>

**Sent:** 11 November 2021 12:11

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

**Cc:** Millard, Paul <[Paul.Millard@wiltshire.gov.uk](mailto:Paul.Millard@wiltshire.gov.uk)>; Manns, Christopher <[Chris.Manns@wiltshire.gov.uk](mailto:Chris.Manns@wiltshire.gov.uk)>; Crook, Michael <[Michael.Crook@wiltshire.gov.uk](mailto:Michael.Crook@wiltshire.gov.uk)>

**Subject:** RE: Request to advance footpath to rear of Melksham Oak school - 14/10461/OUT

Dear Teresa,

The scheme is one of many that has seen delays due to the pandemic but is currently with consultants for initial design and costings.

I will report back once the consultants have responded.

Kind Regards

## Lorraine McRandle

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**Subject:** land East Of Semington Road 16/00497/OUT - Bowood View  
**Attachments:** SAM\_4049.JPG; SAM\_4050.JPG; SAM\_4048.JPG; SAM\_4057.JPG; SAM\_4059.JPG;  
SAM\_4060.JPG

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**From:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Sent:** 13 January 2022 10:06  
**To:** Hawkins, StephenK <[StephenK.Hawkins@wiltshire.gov.uk](mailto:StephenK.Hawkins@wiltshire.gov.uk)>  
**Cc:** Holloway, Sarah <[Sarah.Holloway@wiltshire.gov.uk](mailto:Sarah.Holloway@wiltshire.gov.uk)>; Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>;  
Marianne Rossi <[admin@melkshamwithout.co.uk](mailto:admin@melkshamwithout.co.uk)>  
**Subject:** Fw: Davey Play Area, Pathfinder Place, Taylor Wimpey - Land to the south of Western Way 16/01123/OUT  
17/06285/REM 18/04477/REM land East Of Semington Road 16/00497/OUT

Hi Steve

A happy New Year to you too.....

We had a quick look at the play area last Thursday because we were on site for the start of our new village hall construction at that development, so did wander over and have a quick look.

I am currently checking what we agreed with Bellway/Proludic, as we certainly asked for the safety surfacing to come out further than the fencing, as at Pathfinder Place, but it hasn't been. We also would have asked for the bins to be outside the play area so that they could be emptied by the management company, I will have to check what was agreed. We too are concerned by the pooling of water on site, and the ease of grasscutting.

We asked for the fence to be green with red gates, but asked for the maintenance gate to be as that at Hornchurch Road POS, with a drop down bollard so its effectively a 2<sup>nd</sup> pedestrian gate too.

I will check our records and perhaps we can have a chat about this/or visit to get this addressed. We have heard nothing from Taylor Wimpey, and I assume the play area is still open.

Incidentally when looking for this, I found the request to Taylor Wimpey for Pathfinder Place for the fence to be green. We looked at the two play areas at the similar time, and with the same rep from Proludic, and asked for the same things.

with kind regards, Teresa

Teresa Strange  
Clerk  
Melksham Without Parish Council

---

**From:** Hawkins, StephenK <[StephenK.Hawkins@wiltshire.gov.uk](mailto:StephenK.Hawkins@wiltshire.gov.uk)>  
**Sent:** 10 January 2022 15:51  
**To:** Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Cc:** Holloway, Sarah <[Sarah.Holloway@wiltshire.gov.uk](mailto:Sarah.Holloway@wiltshire.gov.uk)>

**Subject:** RE: Davey Play Area, Pathfinder Place, Taylor Wimpey - Land to the south of Western Way 16/01123/OUT 17/06285/REM 18/04477/REM land East Of Semington Road 16/00497/OUT

Hi Teresa.

Happy new year.

The development, Land East Of Semington Road Melksham (Bowood View ) I have visited site recently to look at open space /play area.

The play area is all laid out as per the plans, and they have had safety report, the gates are locked so it was not possible to see if the items raised in the report had all been addressed.

It may be a bit soon to look at the play area and adjacent with the benches and shelter on as it is only very recently had grass seed sown and with the wet weather it is a bit of a mess. So a visit might be best left until the spring so the grass can become established ,unless you want to make it sooner ?

Please see attached pics .

I had a chat with the site manager who would like to accompany us when we visit site to look at the play area.

Thanks Steve

---

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

**Sent:** 15 December 2021 16:26

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

**Subject:** Re: Davey Play Area, Pathfinder Place, Taylor Wimpey - Land to the south of Western Way 16/01123/OUT 17/06285/REM 18/04477/REM

Hi Steve

Thank you for the photos. The parish council's preference is green for fencing - its what the ones we have put in ourselves have.

Yes please, would like to meet there after Christmas.

We are not taking the POS just the play area, although we are asking for a small area in front of the village hall for a terrace .... I will send you the drawing for info of the bit we have asked for.

Are you happy for me to save your mobile number, I am happy for you to save mine for future reference - its my personal one, but I think we may be working from home for a while!

Kind regards, Teresa

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

**Sent:** 15 December 2021 16:13

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

**Subject:** RE: Davey Play Area, Pathfinder Place, Taylor Wimpey - Land to the south of Western Way 16/01123/OUT 17/06285/REM 18/04477/REM

Hi Teresa,

As promised please see attached email with photos of the play ,not a black fence but green is better than Galvanised which is too industrial in my opinion the gates do appear to be red .

For the sign off I will visit and check it is as per the Wiltshire Council spec, but not concerned with fence colour. If all ok I will ask for a ROSPA report any defects rectified and then issue a practical completion certificate ,if you would like to visit perhaps after Christmas ?

Are you taking the open space or is it going to a management company?

Thanks Steve.



## Lorraine McRandle

---

**From:** Teresa Strange  
**Sent:** 31 January 2022 13:57  
**To:** Lorraine McRandle  
**Subject:** FW: Street Lighting and Pedestrian Crossings at entrance to Pathfinder Way Bowerhill. Update 20th Jan

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**From:** Cleave, Julie <Julie.Cleave@wiltshire.gov.uk>  
**Sent:** 20 January 2022 14:19  
**To:** Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Teresa Strange <clerk@melkshamwithout.co.uk>  
**Subject:** RE: Street Lighting and Pedestrian Crossings at entrance to Pathfinder Way Bowerhill. Update 20th Jan

Dear Cllr Holder,

Sorry I forgot to answer your query on the white lining. I am not aware of any missing road markings; however, I can confirm that all road markings will be refreshed prior to the work being signed off.

Regards,

**Julie Cleave MCIHT**  
**Highways Development Control Engineer (Level 3)**  
Sustainable Transport  
(Part time: Mon – Thurs)

**Wiltshire Council**

Tel: 01225 713463  
Email: [Julie.Cleave@wiltshire.gov.uk](mailto:Julie.Cleave@wiltshire.gov.uk)  
Web: [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
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**From:** Cleave, Julie  
**Sent:** 20 January 2022 13:56  
**To:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** RE: Street Lighting and Pedestrian Crossings at entrance to Pathfinder Way Bowerhill. Update 20th Jan

Dear Cllr Holder,

Sorry for the delay in responding to your initial email enquiry.

I understand that the ducting is still being installed along the footway on Pathfinder Way and Bath Road, once complete SSE will attend the site to make the necessary connections. The pedestrian crossings connect to the same energy source as the street lighting so once the lighting has been connected it is the intention that the signals will be energised. Additional temporary lighting was installed just before Christmas and I can ask our Street Lighting

consultants at Atkins whether they feel further lighting is required on Spa Road, although this may come under the developer for the adjacent site (Bloors I believe).

Unfortunately this site has been impacted by a lack of resources in groundworkers and with SSE not meeting their commitments. My contact at Taylor Wimpey is also off on extended sick leave which is making communications difficult. I am going to contact Taylor Wimpey again for an update and I will let you know of any response I receive.

Regards,

**Julie Cleave MCIHT**  
**Highways Development Control Engineer (Level 3)**  
Sustainable Transport  
(Part time: Mon – Thurs)

**Wiltshire Council**

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**From:** Holder, Nick <[Nick.Holder@wiltshire.gov.uk](mailto:Nick.Holder@wiltshire.gov.uk)>  
**Sent:** 20 January 2022 12:49  
**To:** Cleave, Julie <[Julie.Cleave@wiltshire.gov.uk](mailto:Julie.Cleave@wiltshire.gov.uk)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>  
**Subject:** RE: Street Lighting and Pedestrian Crossings at entrance to Pathfinder Way Bowerhill. Update 20th Jan  
**Importance:** High

Dear Julie,  
I am emailing you to follow up on my email of last month, I would be very grateful if you could respond to my questions if possible.

Many Thanks,

Nick

**Nick Holder**  
**Councillor for Bowerhill**  
**Deputy Chair Melksham Area Board**  
**Portfolio Holder for Adults**  
**Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN**

**Wiltshire Council**

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**From:** Holder, Nick

**Sent:** 20 December 2021 15:14

**To:** Cleave, Julie <[Julie.Cleave@wiltshire.gov.uk](mailto:Julie.Cleave@wiltshire.gov.uk)>; Teresa Strange <[clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)>; Sankey, Mike <[Mike.Sankey@wiltshire.gov.uk](mailto:Mike.Sankey@wiltshire.gov.uk)>; Hubbard, Jon <[Jon.Hubbard@wiltshire.gov.uk](mailto:Jon.Hubbard@wiltshire.gov.uk)>

**Cc:** Lorraine McRandle <[office@melkshamwithout.co.uk](mailto:office@melkshamwithout.co.uk)>; Marianne Rossi <[admin@melkshamwithout.co.uk](mailto:admin@melkshamwithout.co.uk)>

**Subject:** Street Lighting and Pedestrian Crossings at entrance to Pathfinder Way Bowerhill.

Dear Julie,

I am following up in relation to this email from, and your response to, Mark Stansby regarding this issue at Bowerhill/Spa Road roundabout.

“Hello Julie,

Nick Holder, local member for this area, has been contacted by several residents to complain about the ongoing issue with the street lights at Spa Roundabout”

“Hi Mark,

I have heard that SSE are programmed to attend site next Monday to laying the ducting on the eastern side of Pathfinder. I understand that this should allow 6 lighting columns to be lit. There is a delay on street lighting on Spa Road due to a crossover with the Bloor site.”

From what I have seen over the last two weeks, the ducting has now been installed which does seem to have resulted in us having lit lighting columns as the eastern side of Pathfinder Way, so thank you for this. I have also seen there have been some temporary “floodlights” installed on the actual roundabout itself, which has also improved visibility in this area too, so thanks for that. There is still an issue however with the most easterly part of Spa Road, which is causing issue with traffic in and out of Bowerhill/Melksham Town centre, being unlit. I understand your comment above about this being a crossover with the Bloor site, but is there not anything that can be done as I am concerned this is a potential traffic hazard and should we really be reliant on a house builder to light our streets?? I would also like to follow up on the issue on the lack of road markings at this busy junction and would ask if this can be re-visited as well. (You will see I have also copied in Councillors Hubbard and Sankey as their divisions respectively cover Spa Road and the Bloor Development)

I would also like to understand when the already installed, but not yet commissioned pedestrian crossings, four I think, which form part of the on foot traffic management system agreed as part of the Pathfinder Development will be in use. Whilst they are all important, I am particularly concerned about the crossing which is situated opposite the play area in Pathfinder Way which crosses the Devizes Road just after the roundabout. There are many pedestrians who are using this crossing on a daily basis, as it is the logical way to cross the road, but without it being commissioned and in “proper” use, I am concerned there will be a traffic accident here too. Neither car users nor pedestrians really know who has the priority here.

I know you are now off until the New Year, but I would appreciate an early response when you are back from leave.

Regards,

Nick

Nick Holder  
Councillor for Bowerhill  
Deputy Chair Melksham Area Board  
Portfolio Holder for Adults  
Wiltshire Council | County Hall | Trowbridge | Wiltshire | BA14 8JN



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**PRE-APPLICATION MEETING HELD REMOTELY ON MONDAY, 20 JANUARY  
2021 AT 2.00PM  
RE: STATION YARD (UPSIDE BUSINESS PARK), BATH ROAD, MELKSHAM**

**Present:** Joseph Baum from MPC  
Alexander Hamley, Stantonbury  
Jonathan Hamley, Stantonbury  
Councillor Richard Wood, Melksham Without (Chair of Planning Committee)  
Councillor Mark Harris (arrived late due to technical difficulties)  
Teresa Strange, Clerk, Melksham Without Parish Council  
Patsy Clover, Acting Deputy Town Clerk, Melksham Town Council (left at 3.00pm to attend another meeting)

Jonathan explained Stantonbury were a family run local business and after consulting with Melksham Town Council and members of the public had re-looked at proposals and provided a rough layout sketch of the scheme.

The site includes the hard standing area and the scrap yard. Pro Alloy Wheels will not be affected by proposals and will remain on site.

Proposals include:

- Mixture of housing (Approx. 100 dwellings).
- 60 bed care home.
- Employment uses.
- Community electric charging points.
- A Linear Park to provide a link between Dunch Lane and Bath Road, which will also enhance the biodiversity and ecology network located on the site.
- Removal of contamination on the site caused by previous uses of the scrapyards, which was a former railway siding.
- Maintain potency of South Brook through the maintenance of the Linear Park to ensure debris does not build up in the culverts under Bath Road or Dunch Lane or anywhere else on the site.
- Solar panels provided on homes.
- Efficient boilers
- Also looking at possibility of installing air source heat pumps
- Will relinquish waste licence if obtain planning permission

Public Consultation has already taken place with local residents and a series of one-to-one meetings held if requested. Several residents had asked if a bridge from Southbrook Road/Roundponds could be provided to the site to access the linear park. However, discussions needed to take place with the landowner on the other side of the brook in the first instance.

The meeting was then opened up for questions.

The Acting Deputy Clerk, Melksham Town Council stated that at a recent Economic Development meeting when this scheme was presented that Members had raised concerns at the loss of employment opportunities on the site. This was because it was allocated as such and therefore sought clarification on what employment opportunities would be available, as indicated earlier in the meeting, as this was not mentioned at the recent presentation.

A: There will be a number of starter units and shared office space provided on the site. The exact number is unknown at present, there will also be employment opportunities in the care home.

The viability of the site is dependent on getting the proportion of housing right in order to trade off against the costs of clearing the contaminated land. Having a care home will help towards the costs of clearing the contamination.

Councillor Wood raised the following:

1. Flooding. South Brook often floods, affecting parts of Shaw and Whitley, with a pinch point under Bath Road which needs resolving with the provision of a bigger pipe. If this development were approved, would Stantonbury contribute towards such works to resolve this issue?

A: Flooding issues have been looked at extensively and modelling done by Hydrock, one of the leading consultants in the South West, on the Bath Road culvert. They have looked at upgrading the culvert, however, investigations are still ongoing.

There is a problem with the potential from storm surges from a 1:30, 1:100 and 1:1000 year events backing up from the Avon, baffled by the culvert in the South Brook and if it allowed water to pass through the site could cause issues elsewhere further downstream.

There has to be a balance between water flow and retaining some degree of water on the site, through the Bath Road culvert.

Discussions have taken place with both Wiltshire Council and the Environment Agency to try and come up with a collaborative solution for the problem, as they do not wish to make the problem worse than it already is.

Building works will be outside the area which would cause an issue with regard to a 1:1000 year flooding event, so they are proposing only building on the hard standing area, which includes the scrap metal yard. Currently the scrap yard causes an issue with surface water which runs off quickly and drains in South Brook, however, this will be alleviated through the provision of soft areas in the proposed scheme, there will also be some soakaways and through retention to hold back the surface water to ebb away when South Brook is not so high.

2. Loss of Employment Land. The land is contaminated, why can't the site be used for economic development, as there is a shortage of employment land in Melksham at present?

A: The contamination of the site is an issue. The current operation of the scrap yard is no longer going to continue. However, if planning permission is not forthcoming, they understand from the landowner that there is interest from other larger scrap yard businesses to take this on.

There will be some employment use, as well as housing on the site. A Statement of Community Engagement will be submitted as part of any planning application and will include feedback from local residents, who during the consultation had stated they would prefer to see housing on the site, rather than what it is used for at present.

Councillor Wood stated if people were asked if they would prefer to see either houses or a big national waste disposal business on the site, they would obviously say they would prefer to see housing, however, if it was stated light commercial units were proposed, the answer may be different.

A: Unfortunately, given the value of light commercial units, these would not pay for the contamination on the site to be dealt with. The site is also above a secondary aquifer and needs to be removed. They have tried to deliver a scheme which improves employment etc and provide a much better use for the site.

3. Development is contrary to the Neighbourhood Plan. Melksham has met its housing figures up to 2026 and beyond and there is a 3-year housing supply.
4. Not ideal location for housing, given sites location and access onto Bath Road after the hump back bridge.

A: The current employment on the site is mainly via the scrap yard, however, this is not an ideal location for this either, being close to the train station, there is an under pass into town and therefore they see the site as being well connected for residents wishing to access the town.

Regarding the junction onto Bath Road: Hydrock's Transport Department have investigated this and undertaken some modelling and come up with a junction design which will work effectively.

The Clerk raised the following:

- With regard to flooding concerns in the area, there is a wider scheme costed via Atkins for Wiltshire Council to alleviate flooding in Shaw and Whitley, where surface water comes off the Neston Estate and downhill and across the Corsham Road. The volunteer flood wardens have to regularly sandbag the Vicarage and Shaw School. The scheme includes the provision of a wider culvert under Corsham Road, Whitley. However, the reason this has not been done as yet, is

that the culvert under the railway bridge on Bath Road needs to be done first and whilst this is not mitigation for the scheme proposed, maybe there is an opportunity for discussions to be held with the Drainage Team at Wiltshire Council on possible assistance towards this scheme.

A: Consultants have already started discussions with Danny Everett, Principal Drainage Engineer and the Drainage Team at Wiltshire Council. It is hoped to meet Danny on site to go through the proposals and what can be done.

- Both the Parish and the Town Council are involved in the Shurnhold Fields project, which is nearby. It is hoped to install swales on the site to alleviate the wider flood issues of Shaw, Whitley and Shurnhold and Dunch Lane and maybe there could be an opportunity to assist with this scheme when diggers were on site?

A: Yes, very happy to assist with works on Shurnhold Fields.

- The Pre-App Protocol has already been sent to you, and to emphasise that any discussions/requests here today don't mean the Parish Council approve proposals for the site, if the application were approved, the Parish Council would like to see some mitigation and community benefit which has been 'honed' through the Joint Melksham Neighbourhood Plan process.
- An application for 240 houses with a 70-bed care home for 1 South of Western Way has recently been turned down by Wiltshire Council for various reasons, including the Neighbourhood Plan being made and that Melksham has already met its housing allocation.

With regards to the 70-bed care home, the NHS in their response had stated they did not have provision within the GP practices in Melksham to cope with the wide-ranging needs of such a facility. The lead GP for Melksham/Bradford on Avon GPs surgeries also raised a concern at the impact the care home would have on the delivery of health care in the town, given the complex needs associated with a care home. GPs are already struggling to cope with the patient numbers they have, which is circa 25,000+ patients.

- Where will children be going to school as the site is cut off from the town centre by the bridge and the A350. Shaw Primary School which is the nearest primary school is already full?
- Where will secondary children/and early years provision be provided?
- Would like to see the provision of a pedestrian/cycle link from Roundponds across the brook and the same with Foundry Close with a bridge.
- There is no convenience store/pharmacy for this area.
- Could additional parking be provided on site for those wishing to drive there to use the Linear Park and therefore not encourage people to park nearby and cause issues for existing residents in Roundponds/Duch Lane etc.



The Clerk explained in responding to every large housing development application, the parish council always asks for the following:

- Circular pedestrian walks be provided.
- Benches and bins installed. Difficult to have these included later once a management company maintenance contract has been let.
- Shared spaces need to be easily identifiable with clear delineation between roads and pedestrian spaces.
- Connectively with existing housing.
- Practical art contribution with the Town Council (in this instance) being involved in discussions.
- Contribution towards improving bus services which would serve the development.
- Implementation of 20 mph speed limit which are self-enforcing.
- Trees are not planted on boundaries to properties in the public open space, so as not to cause issues in years to come with overshadowing and subsidence.
- Development is tenant blind.
- The layout is such that rear gardens of proposed new dwellings are back-to-back with any existing dwellings to give a sense of space.
- Any bus shelters provided are suitable for real time information in the future and have means of connectivity and are of a suitable height.
- The road layout is such there are no straight runs to encourage speeding and also no dead ends, which make it difficult for larger vehicles, such as refuse lorries to manoeuvre.

With regard to the requests above, the developers answered as follows:

### **Impact of care home on GP services**

They are currently in discussions with a care provider of specialist care who seem to think there is a need for such a facility in the area and have their own appraisal system, when looking for suitable locations.

They will contact them to ascertain if they have researched GP provision in the town and how they might mitigate against any concerns and will be in touch with a response.

### **Access to education/early years provision**

This will be assessed by Wiltshire Council, through a Section 106 process. However, more than happy to work through this process with them to make sure any issues arising can be worked through.

The Clerk explained that it was understood all primary schools in Melksham were full. In the case of Shaw Primary School, there was no further opportunity for the school to extend, over and above what it already has. There is part funding available for a new primary school in Bowerhill via a developer, however, this is the wrong side of town to be easily accessible in the future by residents of this site.

## **Impact on the Highway**

Discussions currently taking place with Alan Creedy, Wiltshire Council looking at connectivity, the road junction with Bath Road and cyclist/pedestrian access. A Transport Assessment will be undertaken and will include how to make sure there are adequate pedestrian links between existing housing the other side of South Brook and into town.

With regards to Foundry Close, they understand from Councillor Phil Alford there was a link reserved to the station. Hopefully they can link this at least to the station or underpass. Difficult to link over the railway. However, can have further discussions with Councillor Alford on this.

## **Circular Walks**

Yes, good idea, will forward to MacGregor Smith, Landscape Architect to investigate including these in the scheme.

## **Provision of Bins**

Will pass this on to make sure they are included.

## **Trees**

Will pass on and make sure any proposed trees are planted centrally in the public open space and not adjacent to houses, they appreciate the concerns with overshadowing and potential for subsidence further down the line.

Will forward information on proposed tree planting scheme to the Clerk.

Councillor Wood asked if tree/hedge planting could be native and of a variety to encourage wildlife.

A: It is anticipated to make the linear park a haven for wildlife. There will be a maintenance plan to make sure the area is well maintained and to a standard to encourage wildlife.

## **Delineation of road markings**

Appreciate concerns, not keen on this type of design, very hard for people to understand the different areas.

## **Speed Limit**

The scheme will be designed with a speed limit below 20mph and use parking to create buffer zones, the highway consultants are currently looking at this, and to provide adequate turning space for refuge collection.

### **Lack of Convenience store**

Would like to include one and looked at potential providers, however, as yet it has not generated much interest. However, will investigate again to see if there is any interest.

Outpost pharmacies have been provided elsewhere by the prospective care home provider and maybe this is something which could be looked at providing.

### **Parking to access the linear park**

It was envisaged the park was more to connect communities and hadn't realised the potential as a destination place for people to visit, walk their dogs. Therefore, they need to talk to both architect and landscape architects on this issue and the potential to add additional parking, as well as dog bins.

Looking at visitor parking provision for the estate itself, this will exceed current parking standards.

### **Public Art**

Yes, will be looking at putting something in the site and happy to talk to the Town Council on this matter.

On another development the railings around the LEAP will be created by a local blacksmith, which tells the history of the town. Something similar has been done at another development in Coleford and they happy to show members what has been installed on this site.

### **Development is Tenant blind**

They never build affordable/social housing different to private housing in order that housing blends in.

### **Bus services/Shelters**

Again, something to look at and could form part of Section 106 discussions.

Realtime information. Will pass on to the transport consultants to investigate.

### **Existing dwellings back-to-back**

No existing dwellings on the site, but trying to make houses blend in well with existing housing in Foundry Close and Southbrook Road etc.

### **Road layout**

Swept Pass Analysis is being undertaken as part of the Transport Assessment and trying to create generous turning heads throughout the site.

The agent sought any further questions and invited the developers to provide further information on the scheme.

### **Public Open Space (POS)**

The developers explained that ideally they would like to pass the POS areas on to the Town Council to maintain rather than a management company, as Councils were usually more proactive in managing such areas and were happy to have discussions with the Town Council on this and how the area should be managed.

### **Sustainability of Site**

Councillor Wood raised a concern at the sustainability of the site, given the lack of accessibility to education close by and the need to rely on a vehicle to access it elsewhere in town, including the proposed new primary school in Bowerhill.

Councillor Harris supported these comments and stated Melksham Oak secondary school would be oversubscribed in 18 months-2 years' time.

Councillor Harris also reiterated the impact the development, particularly a care home, would have on the existing GP services and that NHS dentists in the town not taking on patients.

A: Appreciate the standpoint, however, the site is currently a disused site which could have something high quality built on it, which would enhance the area and the town. Believe can have something which would be a flagship for the company on the site.

With regard to connectivity, the site is ideally located, given the close proximity to the train station and the underpass to access facilities in the town, which makes the site sustainable.

With regard to dentists in town not taking on any more NHS patients, they can look at the possibility of providing one on the site.

The Acting Deputy Town Clerk, Melksham Town Council explained most people in Melksham did not like using the underpass for various reasons.

The Clerk reiterated the opportunity to speak to Danny Everett, Principal Drainage Engineer, Wiltshire Council regarding the wider flood risk in the area and the need to slow down water as it came down the hill off the Fullers/Neston Estate.

A: Happy to explore issue of flooding off site and what could be done.

With regard to play equipment, the Clerk asked if a play area would be provided on the site, including equipment for teenagers.

A: A LEAP and a LAP is included in the scheme and will be located where it is overlooked, so as to alleviate concerns with regard to anti-social behaviour.

The Clerk explained the notes of the meeting would be written up and presented at the next Planning meeting on 17 January and included in the minutes and published on the website and also shared with the Town Council.

Joseph, Jonathan and Alex thanked the Parish Council for their time and explained they would be happy to come back to a future meeting to continue discussions.



# **PUBLIC NOTICES**

## **Goods Vehicle Operator's Licence**

**Broughton Transport Solutions  
of Norrington Gate, Broughton  
Gifford, Melksham, Wilts, SN12 8LW**

is applying to use:

**Hangar 7, Melksham, SN12 6SS**

as an operating centre for  
5 goods vehicles and 20 trailers

**and 190 Norrington Gate, Broughton  
Gifford, Melksham, SN12 8LW**

as an operating centre for  
50 goods vehicles and 55 trailers

Owners or occupiers of land (including buildings) near the operating centres who believe that their use or enjoyment of that land would be affected, should make written representations to the **Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF**, stating their reasons, within **21** days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.







## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

Sports Pavilion, Westinghouse Way,  
Bowerhill, Melksham,  
Wiltshire, SN12 6TL  
Tel: 01225 705700

Email: [clerk@melkshamwithout.co.uk](mailto:clerk@melkshamwithout.co.uk)

Web: [www.melkshamwithout.co.uk](http://www.melkshamwithout.co.uk)

Monday 4<sup>th</sup> November 2019

Traffic Commissioner  
Hillcrest House  
386 Harehills lane  
LEEDS  
LS9 6NF

Dear Traffic Commissioner

**RE: PUBLIC NOTICE GOODS VEHICLE OPERATOR'S LICENCE  
BROUGHTON TRANSPORT SOLUTIONS FOR USE OF HANGAR 7, LANCASTER  
ROAD, BOWERHILL INDUSTRIAL ESTATE, MELKSHAM, SN12 6SS**

Melksham Without Parish Council considered the Public Notice (Melksham Independent News 10<sup>th</sup> October 2019) for a Goods Vehicle Operator's Licence, as Bowerhill is in the parish. This relates to the use of Hangar 7 as an operating centre for 5 trailers.

In light of the current use of Lancaster Road as parking for trailers and overnight lorries, the parish council requests parking restrictions both sides of the entrance to ensure ease of access and egress of the 5 trailers.

Yours sincerely

Teresa Strange  
Clerk

COPY TO: Broughton Transport Solutions of Norrington Gate, Broughton Gifford, Melksham,  
Wiltshire, SN12 8LW

**Serving rural communities around Melksham**

