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MELKSHAM WITHOUT PARISH COUNCIL

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Monday 17th February 2025

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

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 24th February 2025 at 7.30pm** at **Berryfield Village Hall, Telford Drive, Berryfield, Melksham SN12 6GF** (Please note a change to the usual venue and change to the usual meeting time) to consider the agenda below:

TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM. This meeting is being held at a different venue without the council's camera and microphone equipment, we will endeavour to provide a zoom link and recording for YouTube but please be aware that we cannot guarantee either remote access or good quality images and sound.

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVVVU54UW1YWWE4NkNrZz09&omn=86299001876>

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

YOU CAN ACCESS THE AGENDA PACK HERE

Yours sincerely,

Teresa Strange, Clerk



Serving rural communities around Melksham

AGENDA

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

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.
5. **Public Participation**
6. **To consider the following new Planning Applications:**
 - a) **[PL/2025/00626](#): Land North of Berryfield Lane, Melksham, SN12 6DT:** Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access). Applicant: Martin Grant Homes. **(Comments by 28-02-2025)**
 - b) **[PL/2025/00963](#): 48 Barnes Wallis Close, Bowerhill, Melksham, SN12 6UJ:** Demolish existing conservatory and replace with new conservatory with a Guardian warm roof system. Applicant: Mr Andrew Gunton. **(Comments by 28-02-2025)**
 - c) **[PL/2025/00865](#): MELKSHAM EAST STORAGE LIMITED, WESTLANDS LANE, BEANACRE, MELKSHAM, SN12 7QF:** Removal of 40m of hedgerow. Applicant: Mr Carlos Ugarteburu Alonso. **(Comments by 19-02-2025 – Extension agreed 25-02-2025)**
 - d) **[PL/2024/11639](#): Annexe, Kays Cottage, 489 Semington Road, Melksham, Wilts, SN12 6DR:** Certificate of Lawfulness for use of existing annexe as separate dwellinghouse (Revised Application). Applicant: Mr Paul Williams. **(Comments by 25-02-2025)**
 - e) **[PL/2024/09556](#): Land at Whitley House, Corsham Road, Whitley, Melksham , SN12 8QG:** Construction of a new agricultural vehicular access. Applicant: Dr Peter Phillips. **(Comments by 04-03-2025).**
 - f) **[PL/2025/00965](#): Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW:** Outline planning application for the erection of 2No. dwellings with all matters reserved apart from access and layout. Applicant: Mr & Mrs Weaver. **(Comments by 10-03-2025)**

- g) [PL/2025/01125](#): **Melksham Oak Community School, Bowerhill, Melksham, SN12 6QZ**: Installation of a 12m x 17.3m galvanised steel canopy to provide the school with an outdoor dining and learning space. Applicant: Fordingbridge PLC. **(Comments by 11-03-2025)**

7. **Amended Plans/Additional Information:** To comment on any revised/amended plans/additional information on planning applications received within the required **timeframe (14 days)**.
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
- a) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application [PL/2024/07097](#))** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associated works. **To consider new landscape, highway and Active Travel documents and any other new documents/comments, and note correspondence with Planning Officer re community facilities funding request.**
- b) [PL/2024/10674](#): **Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY** Outline application with all matters reserved except for access for the development of up to 70 dwellings, open space, ecological enhancements, play space, associated infrastructure (including drainage structures and works to the public highway), access, parking, servicing and landscaping. Applicant: Waddeton Park Ltd **To consider new Highways comments and any other new documents/comments. To consider request for community facilities funding for east of Melksham.**
- c) [PL/2024/10345](#): **Land north of the A3102, Melksham (New Road Farm)** The construction of 295 homes; public open space, including formal play space and allotments; sustainable drainage systems; and associated infrastructure; with 0.4ha of land safeguarded for a nursery. The principal point of access is to be provided from a new northern arm on the existing Eastern Way/A3102 roundabout junction, with a secondary access onto the A3102. Additional access points are proposed for pedestrians and cyclists. Applicant: Bloor Homes South West **To consider response to correspondence from Highway Officer re roundabout, new hydraulic documents and comments, and any other new documents/comments.**
- d) **Land off Corsham Road, Whitley, Melksham (Planning application [PL/2024/09725](#))** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works. **To note update on request for conditions by parish council**

9. **Lime Down Solar** project and its connection to the national grid at Melksham (Beanacre) substation. To consider any questions to raise at the meeting with the parish council and at the public consultation event at Shaw School on 26th February.
<https://www.limedownsolar.co.uk/>
10. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
11. **Planning Policy:**
- a) **Joint Melksham Neighbourhood Plan:** To consider any queries raised by the Examiner at this stage (Examination commenced 27th Jan).
- b) **Wiltshire Council Local Plan:**
To consider the response received following queries raised with Wiltshire Council following request for examples of how comments on the Local Plan review were considered.
12. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
- i) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**
[PL/2023/11188](#): Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space. Applicant: Tor & Co for Gleesons
- **To consider any queries arising from ongoing negotiations**
- ii) **Pathfinder Place:**
- To note any update on outstanding issues and consider way forward.
 - To note update regarding transfer of Play Area
- iii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- To note any updates and consider a way forward.
- iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.
- v) **To note any S106 decisions made under delegated powers**
- b) **Contact with developers:**

Copy to all Councillors

**PRE-APPLICATION MEETING WITH DEVELOPERS OF LAND NORTH OF
BERRYFIELD LANE AND MELKSHAM WITHOUT PARISH COUNCIL
TUESDAY 8TH OCTOBER 2024**

Present:	Councillor Richard Wood	Melksham Without Parish Council
	Councillor David Pafford	Melksham Without Parish Council
	Councillor Peter Richardson	Melksham Without Parish Council
	Councillor Mark Harris	Melksham Without Parish Council
	Councillor Alan Baines	Melksham Without Parish Council
	Teresa Strange, Clerk	Melksham Without Parish Council
	Jackie Milliner	TOR & Co
	Amar Benkreira	TOR & Co
	James Pitt, Managing Director	Martin Grant Homes

Introductions:

It was noted that notes of the meeting were being made, but to be kept confidential until their public consultation went live.

Members of the Parish Council's planning committee and guests introduced themselves, with Councillor Richard Wood chairing the meeting.

James Pitt explained that Martin Grant Homes are based in Surrey and are a small/medium sized housebuilder, started in the late 1970s/early 1980s and still in ownership of the family. They build between 350/500 houses per year, and have ramped up the housebuilding side of the business over the last 10 years. They control sites and are housebuilding from the south up into the Midlands and Northampton. They are proud of the product they deliver, and the quality of the build. They are currently building on 3 sites at present, which is not at capacity but they have some planning blockages at present. They do not "land bank" which they believe is an urban myth, and as a small company that build houses, they need to get a return on their investment and get on and build houses, and not sit on land. They do not have any other sites in Wiltshire.

TOR & Co, a buyout of previous company Terence O'Rourke, also represent Gleesons on the land at Blackmore Farm (current planning application for c500 houses east of Melksham) locally.

The Site:

A plan showing the proposed site was presented. Jackie Milliner presented a sketch of the emerging proposal, with 70 homes of quite low density with lots of green infrastructure and open space. Access off Berryfield Lane. Making the most of the containment that Berryfield Lane and Semington Road provide. Beefing up the northern boundary with some planting. Some archaeological interest in the western end that will be safeguarded. Enough provision for biodiversity net gain on the site. The 70 dwellings would be 40% affordable homes, with close proximity to local facilities and connections. Members pointed out that there was no local shop and queried closeness to the railway station. Jackie explained that they meant the wider area with the pub, and other things going on in the area with access into the town

centre, and schools; again, with members pointing out the lack of safe walking access.

Amar explained that feedback was going to be gathered shortly from residents via a public consultation.

Members checked that the developers were aware that the site is not allocated in either the Wiltshire Council Core Strategy or emerging Local Plan; or the adopted Melksham Neighbourhood Plan and emerging reviewed Neighbourhood Plan 2.

One access is currently planned, rather than two, to reduce the amount of hedgerow to be removed. Queries were raised about the single-track, one-way nature of the road alongside the side of the New Inn and if it would be stopped up at the main entrance proposed and diverted; which could discourage use of residents accessing the proposed site via the single-track road. Amar confirmed that nothing was set in stone re accesses yet, hence their pre application conversation with the parish council at this stage. Members pointed out the relatively recent sewage pipe installed in one of the fields of the proposed site, and the protected route for the restoration of the Wilts & Berks Canal. Jackie noted that the canal route application was submitted in 2012 and they cannot see any progress on the project or funding, and their landowner is not supportive of the project. The canal trust has not been in touch recently and not answered any of their queries regarding construction; they feel the project is not viable. Questions were asked about community support, with the parish council feeling that there was support in Melksham but less so in Berryfield. Progress was happening with the canal restoration project in the north, and presumably the route would have to be protected across their proposed site. Tor & Co explained that the landowner would not give permission for the canal on his land; nevertheless, the parish council noted that the route is protected in the Core Strategy. Comments on its viability had been submitted to the Local Plan review by Tor & Co, with it understood that approval of the submission version of the Local Plan was due at Wiltshire Council next week. For Tor & Co, they felt that communities needed more affordable housing to live in rather than a new canal. Members explained new housing in Berryfield comes at a sensitive time with the new developments approved and being built.

Members asked for more clarification on the “high quality” of the housing, and James Pitt explained that the houses are bespoke, not generic designs. Good quality landscaping, street furniture and architecture designed housing. Too early to know about solar panels, EV charging, no gas boilers etc, but coming through the new building regulations in any case. The developers were directed to look at the evidence base and main documents for the reviewed Melksham Neighbourhood Plan 2 due shortly for submission; but in particular the Melksham Design Guidelines and Codes and the Green Wedge study as this covered their proposed site; the Housing Needs Assessment which specifically talks to type and tenure in the Melksham area. The requirement for 2-bedroom homes for starter homes and to downsize to, and also bungalows, with some local examples in new developments cited.

There is also an independent Site Assessment by AECOM, and parts of the proposed site were assessed as SHELAA (Strategic Housing and Employment Land

Availability Assessment) 3105a and 3105b as RED, not sustainable. The comments from the assessment summary were read out and Tor & Co said that they would address any policy constraints in the application.

The western part of the site has a nod to the local farming community, and this was queried, with it having a “barn” shape/style terrace, with wooden cladding. Members mentioned a good example at Mallory Place in Bowerhill.

Across the two parcels of land the split of housing to be 30/40, and the play area on the land in the application site, but close to the Berryfield “triangle”. Members asked if they had considered ways of discouraging residents from accessing the A350 from Berryfield Lane, as this was considered dangerous. Although the current appeal site was using this for access to their site, they did not have permission and it contravenes their planning permission with current planning enforcement in place. Members also pointed out the new enforcement camera at the Bus Gate on Semington Road which impacts on driving children to the primary school at St George’s in Semington. Walking routes are not close, apart from Aloeric school, which is still quite a hike. A new primary school has gained planning application at Pathfinder Place recently. The parish council has worked hard with Wiltshire Council members to provide a safe walking route from the new housing developments on Semington Road to the new school, as there is no pavement on Western Way. The desire line from Semington Road to Aloeric school was also shown, with work in progress to try and obtain a crossing on the desire line across the roundabout. The desire line for cyclists coming into town from the National Cycleway on Semington Road was also indicated, which peters out before reaching Aloeric school or the town centre. Transport on this roundabout would be reduced if the proposed Eastern Bypass was built in the future.

In terms of things that the parish council would like to see on new development such as recreational walking, avoiding cul-de-sacs as they make refuse collections difficult, as well as parking on narrow roads. The parish council have a standard list for proposed new developments which they will send separately.

Timescales:

Consultation to be undertaken and then completion of technical work, with submission of a planning application this year. This would be an outline application. For context, members explained that Berryfield is classed as a “small village” in the Core Strategy, with Neighbourhood Plan 1 policy protection too and yet 400 houses have been approved in recent years due to the lack of 5-year land supply. Tor & Co indicated that the forthcoming changes in the NPPF mean that there will be more houses coming in the direction of Wiltshire. They want to make sure with their consultation that they are getting it right in terms of quality of build, proposed amenities and infrastructure to go with the new development.

Affordable Housing:

Tor & Co asked about thoughts on the government’s First Homes product, and they were directed to the Housing Needs Assessment which had details on the type and tenure with research directly on this issue in there. Ways to have small units without being in large anonymous blocks of flats in the countryside were discussed. Tor &

Co have designed a Mansion House, that is flats with parking and open space, in the New Forest which may be of interest.

Rights of Way:

The Clerk explained a previous Right of Way improvement request with access to the river and then on to the canal, going through the farm site and some discussions with the Right of Way officer on rerouting the RoW rather than residents using planks of wood to bridge the watercourse. This could be a RoW improvement through the s106 agreement as would be used by residents at their proposed development; as the styles locally have already been improved by the installation of kissing gates by other new developments. The developers explained that it was difficult for them to act as not on their land, but it could be a contribution via a s106 agreement.

Community Facilities:

Tor & Co asked if a local shop on the development would be a requirement, with members not sure as there was a local petrol station on Semington Road which was pointed out on the map. The parish council explained that they would be interested in entering into negotiations and first refusal on the play area; and would like to see areas for informal play and a teen shelter.

Public Consultation:

The consultation was planned to be launched online, with a mailing to residents close to the site. Members were disappointed to find out that a drop-in session for the public was not planned, and stressed that they felt that this was important, especially as there was a village hall so close to the proposed development which would be an excellent venue in terms of access and facilities.

Melksham Without Parish Council's response to the pre-application public consultation by Tor & Co and Martin Grant Homes for land north of Berryfield Lane

14th November 2024

Melksham Without Parish Council strongly object to the proposals for 70 dwellings north of Berryfield Lane for the following reasons:

- This site is piecemeal development and is not plan led.

Wiltshire Council's current Core Strategy, and its draft Local Plan do not include this site as a strategic allocation. There is no allocation for Melksham in the adopted Wiltshire Housing Site Allocations Plan (adopted February 2020) either.

Melksham's made Neighbourhood Plan (adopted July 2021), does not include this site as a housing allocation; nor does it include it in its reviewed Plan that has been submitted to Wiltshire Council at Regulation 15 stage on 11th November 2024. This version of the Neighbourhood Plan has housing allocations for at least 450 dwellings across 5 sites.

The emerging Local Plan has allocations for 845 dwellings across 3 sites. This gives a total allocation of 1,295 set against a residual figure in the Melksham area of 1,120 and 68 for Shaw and Whitley (as at 31 May 2023) as set out in the draft Local Plan.

In addition, the current Core Strategy sets out policies until 2026, and the housing allocation for the Melksham area has been exceeded to date (refer to evidence documents for the draft Local Plan Reg 19: September 2023) and met its current allocations in the emerging Local Plan and emerging Neighbourhood Plan review up to 2038.

There is currently a planning application for 500 dwellings set against Policy 18 in the draft Local Plan (land at Blackmore Farm) and a planning application to be submitted in October set against Policy 20 Land north of the A3102.

- As this site has not been allocated in the draft Local Plan and therefore this site does not form part of the strategic thinking with regard to housing and infrastructure requirements in Melksham. The site is not part of a wider strategic site bringing with it infrastructure, such as schools, medical facilities, community centre, highway improvements and a local centre etc.

- The site is outside the settlement boundary and is in the village of Berryfield, which is classed as a “Small Village” in the Core Strategy. Please also refer to Policy 6: Housing in Defined Settlements of the made Melksham Neighbourhood Plan regarding development in the small villages of Beanacre and Berryfield; and the submission version of the Melksham Neighbourhood Plan that retains Policy 6.
- Berryfield is now overdeveloped with approved planning permission in the last few years for 150 dwellings (Bowood View – built and occupied); 144 dwellings (Buckley Gardens – being built and occupied); 100% affordable housing on two sites totalling 103 dwellings behind Townsend Farm by Living Space for Sovereign Housing.
- Loss of Greenfield site
- Lack of safe walking routes to schools. Whilst Aloeric School may be the nearest school, this requires residents having to cross the busy A350. The proposed primary school at Pathfinder Place, Bowerhill is not yet built and there is no footpath proposed from Berryfield to Pathfinder Place for those wishing to access the school on foot. St George’s Primary School in Semington is some distance away and for access by vehicle would require a circuitous route via the A350 due to the Bus Gate at the entrance to Semington Village from the Semington Road. It was noted that there is no pre-school provision at Aloeric school and this needed to be borne in mind for any potential walking route being assessed for early years children.
- The site is in the area of a proposed Green Wedge, Policy 19 in the submission version of the draft Joint Melksham Neighbourhood Plan 2, to prevent the coalescence of Melksham with the small village of Berryfield.
- The site is subject to a live planning application (W/12/01080/FUL) for a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon, associated cycleway and 10x bridges along with new access roads. The restoration of the canal is also a protected route in the Core Strategy.
- Whilst not an exact fit, SHELAA (Strategic Housing and Employment Land Availability Assessment) site 3105b was independently assessed by AECOM as part of the evidence base for the Joint Melksham Neighbourhood Plan review in June 2023. An extract of the report on the site is attached, but the summary explains why the site is not suitable for housing development:

“The site is unsuitable for allocation for residential development. The site is greenfield outside and not connected to the settlement boundary. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development

outside of the defined settlement framework, including the small village of Berryfield.

The site is not within walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).

The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the coalescence of Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role.

Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset.

The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023.

Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.

Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project.

Other key constraints identified include the presence of semi-mature trees, potential impacts on the setting of designated heritage assets, Public Rights of Way and potential highway improvements required at Berryfield Lane.”

- Concerns of Highway access to the proposed site, particularly the single track Berryfield Lane, and the one-way section next to the New Inn pub.

Members welcomed that your public consultation had a drop-in session for residents to attend in person, and we understand some 150 residents attended. Concerns have been raised as to the nature of the questionnaire survey you provided, which did not give adequate scope for residents to put their comments as only asked


specific questions relating to a few elements of design of the proposed development, and only asked for contact details of those supporting the proposal.

Joint Melksham Neighbourhood Plan Site Options And Assessment 2023

Melksham Town Council and Melksham Without Parish
Council (the 'Qualifying Body')

5th June 2023

3105b

1. Site Details	
Site Reference / Name	3105b
Site Address / Location	Land to North of Berryfield (Area 4)
Gross Site Area (Hectares)	4.97
SHLAA/SHELAA Reference (if applicable)	3105b
Existing land use	Agriculture
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	152 dwellings (Wiltshire SHELAA). The site is promoted for 182-200 dwellings, including safeguarded land for the future restoration of the Wilts and Berks Canals which runs through the eastern section of the site.
Site identification method / source	Wiltshire SHELAA
Planning history	W/12/01080/FUL - Creation of a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon and associated footpath, cycleway and 10 x bridges along with new access roads to Berryfield.
Neighbouring uses	Residential to the south, agricultural and greenfield to the north and west.
Site Boundary	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site is within a SSSI Impact Risk Zone however the proposed use does not trigger the requirement to consult Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No impact identified on non-statutory environmental designations.</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No. There are no identified habitats in unfavourable condition due to excessive nutrients in Melksham. The Neighbourhood Area falls outside of the Nutrient Alert Areas in Wiltshire which includes the River Test catchment, the Hampshire River Avon catchment and the River Lambourn and Somerset Levels and Moors.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk. The site is wholly within Flood Zone 1.</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk - Less than 15% of the site is affected by medium or high risk of surface water flooding.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. The site is partly Grade 1 and partly Grade 3 Agricultural Land.</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No. The site is not within or adjacent to national or locally identified wildlife-rich habitats.</p>
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<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat.</p>
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<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site is currently served by single lane agricultural access from Berryfield Lane. It is likely that this road would need to be upgraded to facilitate access to the site. As part of the planning application for any proposal, the relevant local highways authority would need to be consulted.</p>
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<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No, the site is not currently connected to Melksham or Berryfield by a continuous footpath.</p>
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<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site could potentially be served by cycle access.</p>
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<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No, although MELW1 passes by the eastern boundary of the site.</p>
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<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
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<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. The site includes some semi-mature trees at its border, but further arboricultural assessment would be required to understand their significance.</p>
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<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown, further assessments would be required however the site is unlikely to be contaminated land due to its existing use.</p>
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2. Assessment of Suitability

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No known utilities infrastructure crossing the site or hazardous installations in close proximity.</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk .

Facilities	Town / local centre / shop	Bus / Tram Stop	Railway station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	>1200m	<400m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>High sensitivity.</p> <p>The site falls within the Avon Clay River Floodplain Landscape Character Area of the Melksham Neighbourhood Plan Local Landscape Character Report 2020 and the Wiltshire Landscape Character Assessment. The River Avon corridor is considered to be a key landscape and Green Infrastructure asset for the plan area. The Management Strategy for this LCA requires the retention of the hedgerow pattern and its wide open views.</p> <p>Paragraph 29 of the Inspector's Report for Site 728 (APP/Y3940/W.21/3285428) stresses the importance of Site 3105a and 3105b in maintaining the visual links to the west and to the River Avon, retain separation between Berryfield and Melksham and allow some degree of transition between man made and natural landscapes. Development on the site would represent a significant adverse impact on a key landscape asset. Development of the site would also have significant adverse impacts on the settlement pattern of Berryfield and Melksham.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity.</p> <p>The site is visually open and has high intervisibility with the surrounding landscape, development would adversely impact on views of the Avon Clay River Floodplain.</p>
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Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact or potential mitigation required. Site borders a pair of grade II listed C18 and C19 cottages. Further heritage assessment would be required to understand the potential impacts and identify appropriate mitigation.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No identified non-designated heritage within or adjacent to the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? _Yes / No / Unknown</p>	<p>No</p>
<p>_Are there any other relevant planning policies relating to the site?</p>	<p>Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Proposals for the use of the route as part of the canal will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that adequate consideration has been given to potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality.</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built-up area.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside of and not connected to the existing settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>Yes. Development of the site would contribute to the merging of Melksham and Berryfield.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes. The site strongly relates to the rural character of Berryfield Lane. Development of the site is likely to have an urbanising impact on the area.</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes. The site is confirmed to be available as part of the landowner engagement conducted by Melksham Town Council and Melksham Without Parish Council as of October 2022.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>The site is in multiple ownership but jointly promoted by a developer.</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions

<p>_What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>_What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p>_Other key information</p>	
<p>_Overall rating (Red/Amber/Green) _The site is suitable and available _The site is potentially suitable, and available. _The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Red No</p>
<p>_Summary of justification for rating</p>	<p>The site is unsuitable for allocation for residential development.</p> <p>The site is greenfield outside and not connected to the settlement boundary. Core Policy 2 of the adopted Wiltshire Core Strategy generally resists development outside of the defined settlement framework, including the small village of Berryfield. The site is not within walking distance from key services. Part of the site is subject to a live planning application for the creation of a new waterway and towpath for the Wilts and Berks Canal (W/12/01080/FUL).</p> <p>The site plays a crucial role in retaining the separation of Berryfield and Melksham and allowing for some degree of transition between manmade and natural landscapes. Development of the site will lead to the coalescence of Berryfield and Melksham and significantly alter the size and settlement pattern of Berryfield inappropriate with its role. Owing to its open character, development of the site would also adversely impact views of the Avon Clay River Floodplain which is a key landscape asset. The site falls under the recommended Green Wedge between Melksham and Berryfield (Location 6) of the JMNP Green Gap and Green Wedge Assessment 2023.</p> <p>Development of the site will lead to the loss of Grade 1 Excellent Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>Development of the site would need to consider the Melksham Canal Link Route identified in the adopted Wiltshire Core Strategy. Core Policy 16 states that development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Other key constraints identified include the presence of semi-mature trees, potential impacts on the setting of designated heritage assets, Public Rights of Way and potential highway improvements required at Berryfield Lane.</p>



Wiltshire Core Strategy

Adopted January 2015

Core Policy 15

Spatial Strategy: Melksham Community Area

Development in the Melksham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Market Towns: Melksham and Bowerhill village

Large Villages: Atworth, Seend, Semington, Shaw / Whitley and Steeple Ashton.

Small Villages: Beanacre, Berryfield, Broughton Gifford, Bulkington, Great Hinton, Keevil, Poulshot and Seend Cleeve.

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Bowerhill Industrial Estate, Hampton Business Park, Avonside Enterprise Park, Intercity Industrial Estate, Upside Business Park, Challemead Business Park and Bradford Road Employment Area.

Over the plan period (2006 to 2026), 6 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided, including:

Hampton Business Park	Saved West Wiltshire District Plan Allocation	Up to 6 ha
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Over the plan period approximately 2,370 new homes will be provided of which about 2,240 should occur at Melksham. Approximately 130 homes will be provided in the rest of the Community Area. Growth in the Melksham Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Melksham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.83 will be addressed.

Table 5.9 Delivery of Housing 2006 to 2026 - Melksham Community Area

	Requirement 2006-26	Housing already provided for		Housing to be identified	
		Completions 2006-14	Specific permitted sites	Strategic sites	Remainder to be identified
Melksham Town ⁴⁰	2,240	1,239	390	0	611
Remainder	130	69	10	0	51
Community Area total	2,370	1,308	400	0	662

Melksham link project

5.85 The proposed Melksham link project would provide a canal link to the south west of Melksham between the Kennet and Avon Canal and the River Avon, and to the north east of Melksham between the River Avon and the historic alignment of the Wilts and Berks Canal. The project provides a significant opportunity to improve the green infrastructure in the Community Area and provide a welcome boost to tourism, regeneration and the local economy. It also offers an opportunity to promote sustainable transport through the provision of walking and cycling routes, including providing linkages between Semington and Berryfield and Melksham town centre. The canal project and the link to the River Avon could particularly assist with the regeneration of Melksham town centre, and this is something which should be considered further through a 'town plan' or similar document. The proposed route will be protected using the same approach as that for safeguarding historic canal alignments, as set out in Core Policy 53 (Wilts and Berks and Thames and Severn Canals). Canal proposals along this route will need to demonstrate that particular concerns around water abstraction, water quality, biodiversity and flood risk have been fully addressed, and that adequate facilities for sewage disposal and waste collection will be provided. Canal proposals must also have regard to the status and objectives of the River Avon, as set out in the Severn River Basin Management Plan (2009) prepared under the Water Framework Directive.



Core Policy 16

Melksham link project

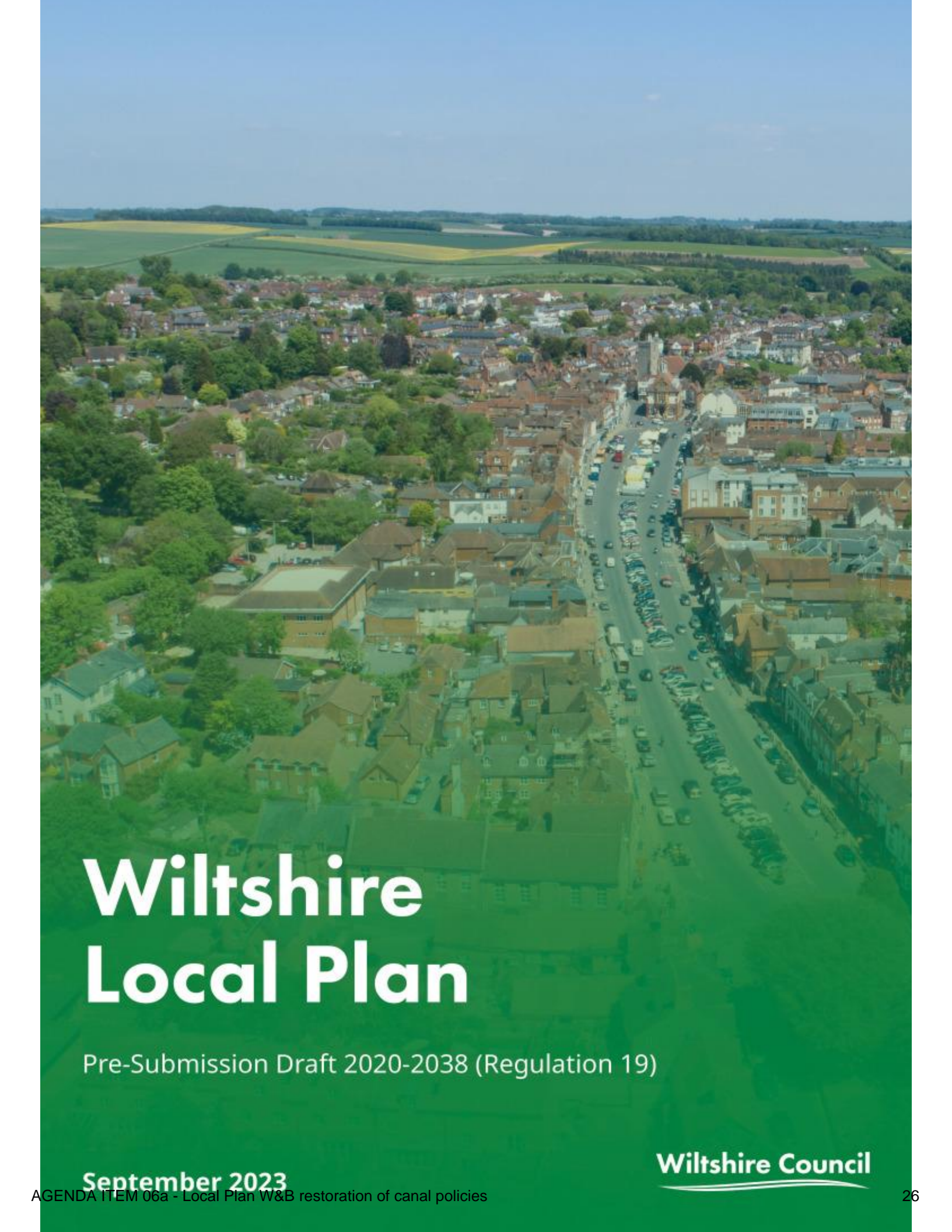
The proposed route for the Melksham link canal, as identified on the proposals map, will be safeguarded from inappropriate development. Development should not prejudice the future use of the route as part of the Wilts and Berks Canal restoration project. Proposals for the use of the route as part of the canal will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that adequate consideration has been given to potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality. Proposals will also need to demonstrate that sufficient consideration has been given to the potential environmental impacts of both the Melksham scheme and the Wilts and Berks restoration project as a whole.



Mere Area Strategy

Spatial information and context

- 5.86 The Mere Community Area lies at the extreme western side of south Wiltshire and is predominately rural in character. A large part of the area is included within the Cranborne Chase and West Wiltshire Downs AONB.



Wiltshire Local Plan

Pre-Submission Draft 2020-2038 (Regulation 19)

September 2023

Wiltshire Council

Melksham Market Town

- 4.91** Melksham is one of Wiltshire's larger Market Towns. It has an important strategic employment role and its location on the A350 corridor makes it attractive to business. Melksham is not significantly constrained in environmental terms but there are concerns over the adequacy of local infrastructure to be able to support future growth with the A350 recognised as particularly constrained at peak times, leading to traffic congestion. A bypass to the east of the town is under consideration to relieve traffic pressure and secure improvements to the A350 strategic corridor, which in turn could lead to improved efficiency of the transport network and other social, environmental and economic benefits for the town.
- 4.92** The town has a reasonably broad economic base and has historically been able to attract large employers. Businesses and agents regularly reference significant demand for expansion space in the area against a shortage of available sites and premises, and additional employment land is allocated alongside housing to ensure there is a sufficient supply of land to meet demand over the Plan period. Housing growth over the Plan period is lower than in recent years, which exceeded planned rates in the development plan, but maintains a steady pace of growth at the town with additional allocations to the east. Additional growth will help to deliver a stronger, more vibrant town centre and needs to be balanced with additional investment in business, services and facilities for the local community.
- 4.93** The Plan allocates three sites, which will collectively deliver new infrastructure for the town and employment land including the expansion of the Melksham Oak Academy secondary school. As set out in Policy 3 (Reserve sites for housing and broad locations for growth), the Plan identifies Melksham as a settlement where the pattern for the longer-term future of the town should be identified towards the end of the Plan period, this is referred to as a broad location for growth and reflected in the following policy.

Policy 17

Melksham Market Town

Development at Melksham will:

1. ensure town centre regeneration through continued investment in the town centre, maximising use of brownfield land and encouraging employment opportunities;
2. reduce out-commuting through an improved employment offer, including delivery of new employment land to allow existing businesses to expand and to attract inward investment;
3. not undermine the delivery of an A350 bypass to the east of the town;
4. increase levels of train passenger transport and help reduce traffic congestion through improvements to railway station parking facilities, together with improved facilities for public transport, pedestrian and cycle access that have strong links with the town centre;
5. ensure sufficient healthcare facilities, schools and transport infrastructure are delivered;
6. ensure a town-wide approach to future education provision, with sufficient early years, primary and secondary school places provided to meet the needs of all new housing development;

7. continue to safeguard a future route of the Wilts and Berks Canal and enable its delivery to provide significant economic, environmental and social benefits for Melksham;
8. deliver improvements to the town's green and blue infrastructure networks, optimising their accessibility and ecological capital, connecting communities and contributing to mitigating and adapting to climate change; and
9. deliver funding contributions towards a Melksham Transport Strategy;

Over the plan period (2020 to 2038) approximately 2,160 homes and 5 ha of employment land will be provided at Melksham, including:

- new allocation for approximately 425 homes and 5ha employment land on Land East of Melksham;
- new allocation for approximately 135 homes on Land off Bath Road;
- new allocation for approximately 285 homes on Land North of the A3102; and
- remaining employment land on existing allocation at Hampton Business Park.

The neighbourhood area designation requirement is 270 dwellings.

The following Principal Employment Areas will be retained in accordance to Policy 65 (Existing employment land): Bowerhill Industrial Estate, Hampton Business Park, Avonside Enterprise Park, Intercity Industrial Estate, Upside Business Park, Challemead Business Park and Bradford Road Employment Area.

Longer term, a broad location for growth will be considered for further housing, employment development and co-ordinated delivery of infrastructure.

5.196 Appropriate long-term management of green and blue infrastructure is essential and developers will be required to contribute to this through the provision of measures including financial contributions, management schemes and management plans. Details of this should be provided in a Landscape and Ecology Management Plan (LEMP) for each major development. Management of GBI must ensure considerations of amenity are balanced with the need to conserve and enhance habitat integrity and minimise disturbance to wildlife.

Policy 93

Green and blue infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green and blue infrastructure network and shall ensure that suitable links to the network are provided and maintained.

Proposals for major development will be required to:

1. retain and enhance the integrity, quantity, quality and connectivity of existing on site green and blue infrastructure;
2. identify and incorporate opportunities for the creation and extension of the green and blue infrastructure network, ensuring new and existing green and blue infrastructure is well integrated, enhancing strategic connectivity whilst maximising wildlife and ecosystem services;
3. put measures in place to ensure appropriate long-term management, maintenance and funding of any green and blue infrastructure directly related to the development;
4. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire;
5. retain and enhance existing public rights of way, maximising accessibility and opportunities for new connections. Existing and new routes shall be integrated into the wider GBI network providing convenient and attractive links throughout the development and surrounding area.

Where damage or loss of existing green or blue infrastructure is unavoidable, only the minimum necessary shall be removed. Any loss must be mitigated through the creation of new or replacement green and/or blue infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green and blue infrastructure network.

Green and blue infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green and blue infrastructure network in accordance with the Wiltshire Green and Blue Infrastructure Strategy and GBI Settlement Frameworks will be supported. Developer contributions to support such initiatives will be required where appropriate.

Wiltshire's canals and the boating community

Wiltshire's canals and the boating community

5.197 Canals are an important part of Wiltshire's green and blue infrastructure and sustainable transport network. They provide recreational opportunities for boating, walking and green corridors for wildlife as well as playing a role in conveying flood water. The canal network in Wiltshire includes part of the Kennet and Avon Canal, and parts of the partially restored

Thames and Severn Canal and Wilts and Berks Canal (including the North Wilts Branch). When canal restoration is complete, an impressive 'Wessex Ring' will be formed, comprising the three canal systems, linking to other parts of the UK canal network.

- 5.198** Wilshire's canals policy supports the restoration and improvement of the historic canal network in Wiltshire, which provides considerable opportunities to enhance green and blue infrastructure in the area.
- 5.199** Where sought, financial contributions must meet the legal tests relating to securing planning obligations.

Wilts and Berks and Thames and Severn Canals

- 5.200** The historic alignment of the Wilts and Berks Canal runs broadly on a south-west to north-east axis through northern Wiltshire, passing Melksham, Chippenham and Royal Wootton Bassett. It also includes the North Wilts Branch of the canal network which runs between Swindon and Cricklade. The historic alignment of the Thames and Severn Canal skirts the northwest boundary of Wiltshire, passing Latton and Marston Meysey. Both historic alignments and the proposed Melksham Canal Link are identified on the Policies Map.
- 5.201** The historic alignment of the Wilts and Berks Canal through Melksham is no longer suitable for reinstatement as a canal, and an alternative route to link between the Kennet and Avon Canal (at Semington) and River Avon (at Melksham) is required. However, the historic line through Melksham can still be followed, and the council will support its identification and historical significance by signage where appropriate. Other parts of the original line of the Wilts and Berks Canal also have potential for interpretation, particularly the junction with the Kennet and Avon Canal at Semington, and the council will support the development of a footpath network based on a restored canal towpath linking with other appropriate rights of way where the canal has been lost under development.
- 5.202** The council supports in principle the restoration of the Wilts and Berks (including the necessary creation of the Melksham Canal Link) and Thames and Severn Canals. Restored canals can bring significant benefits in terms of attracting visitors to Wiltshire, contributing to the local economy, promoting sustainable transport through the provision of walking and cycling routes and providing an important element of the strategic green and blue infrastructure network. Once complete the restored canal network should provide opportunities for standing open water and marginal habitat, helping to contribute to nature recovery in line with the emerging Local Nature Recovery Strategy.
- 5.203** However, any proposals will need to demonstrate that the potential impacts of restoration on the existing biodiversity, as well as the wider natural and historic environment have been fully considered, both locally and, where practicable, as part of the overall restoration scheme, with an overview of the overall balance of positive and negative impacts. Proposals will need to demonstrate that adequate facilities for sewage disposal and waste collection will be provided to the satisfaction of the local planning authority and relevant utilities company. Canal restoration proposals must also have regard to the status and objectives of relevant existing waterbodies in the area, for instance as set out in plans prepared in accordance with the Water Framework Directive e.g., the Severn River Basin Management Plan (2015) or any successor documents. The preparation of 'masterplans' or similar documents will be particularly supported as a means of considering the likely overall impacts of the canal restoration

schemes, maximising potential benefits, and minimising or mitigating any likely negative effects. The use of sustainable drainage systems should be encouraged wherever possible, unless this could risk groundwater resources through infiltration.

Kennet and Avon Canal

5.204 The Kennet and Avon Canal is a significant asset within Wiltshire’s sustainable transport and green and blue infrastructure network.

5.205 Non-statutory guidance on the conservation and management of the Kennet and Avon Canal provides a useful context on the management of the canal and provision of facilities for visitors to the waterway. Such documents and any new guidance documents produced by the Canal and River Trust will be treated as material considerations when making decisions on planning applications relating to the canal. As a statutory consultee, weight will be given to the views of the Canal and River Trust on any planning application which has the potential to have direct or indirect effects upon the canal and its users.

Residential moorings

5.206 Residential boats provide a form of housing within Wiltshire and moored boats can be considered as an inherent feature of canals. Itinerant boaters are recognised as forming part of the travelling community in Wiltshire. A comprehensive approach to identifying residential moorings may be appropriate, whereby multiple applications relating to a stretch of canal can be considered together. Wiltshire Council will work with the Canal and River Trust to positively plan for the strategic long-term needs of the Kennet and Avon Canal and its users, including the provision of new moorings and facilities.

Policy 94

Wiltshire's canals and the boating community

The restoration, reconstruction and as necessary, creation of a new link between the Kennet and Avon Canal (at Semington) and River Avon (at Melksham) to facilitate the re-opening of the Wilts and Berks and Thames and Severn canals as navigable waterways will be supported. The alignments (and diversions where applicable) of the Wilts and Berks, including the new link section, North Wilts Branch and Thames and Severn Canals, as identified on the Policies Map, will be safeguarded.

These alignments will be safeguarded by:

1. not permitting development likely to destroy the canal alignment or its associated structures;
2. ensuring that where the canal is affected by development, the alignment is protected or a suitable alternative alignment is provided for canal construction and associated structures;
3. where undefined, the width of a safeguarded canal route must allow for the provision of associated cuttings and/or embankment requirements and the provision of green and blue infrastructure assets consisting of native flora.

Proposals for the reinstatement or creation of canal along these safeguarded alignments, or any alternative alignments, will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality have been fully assessed and taken into account. Proposals for the reinstatement of discrete sections of the canal

will also need to demonstrate that the potential environmental impacts of restoration projects as a whole have been assessed and taken into account as part of any planning application. Canal restoration/creation should ensure integration into the wider green and blue infrastructure (GBI) network, demonstrated as part of a green and blue infrastructure audit submitted as part of a planning application, to facilitate the formulation of strategic GBI corridors.

Proposals will be permitted that are designed to develop Wiltshire's canals recreational and nature conservation potential, in particular, the use of canals for walking and cycling.

The needs of boat users, including all necessary facilities, should respect the canal's character, setting, biodiversity and historic value. Facilities should not detract from the navigation of a canal and/or pedestrian and cycle movement alongside a canal where applicable. Wherever possible, proposals for facilities for boat users should be well related to existing infrastructure, maximising the potential for their redevelopment, improvement or modest extension.

Financial contributions may be sought towards the improvement or restoration of Wiltshire's canal network and towpaths and appropriate mitigation.

Planning applications for residential moorings will take into account potential impacts on landscape, biodiversity features and local residential amenity alongside all other relevant planning considerations, including any Canal and River Trust guidance.

Flood risk

- 5.207** Development proposed within areas at risk from sources of flooding will need to refer to the Strategic Housing and Economic Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. The Strategic Housing and Economic Land Availability Assessment (SHELAA) demonstrates that there is sufficient land available in Flood Zone 1, the zone of least risk, to meet the proposed housing requirement of 36,740 new homes for the area. The Plan therefore favours housing development in Flood Zone 1 over areas of higher risk as identified by the Strategic Flood Risk Assessment (SFRA).
- 5.208** Proposals put forward in areas of higher risk (Flood Zones 2 and 3 or areas susceptible to flood risk sources) will need to be supported by clear evidence that no lower risk alternative sites are available. The SHELAA will be used as an evidence base when testing the suitability of proposals put forward in higher risk areas.
- 5.209** The Plan supports a sustainable approach to surface water drainage, and development will be expected to incorporate multifunctional Sustainable Drainage Systems (SuDS) such as rainwater harvesting, green roofs, permeable paving, and ponds, wetlands and swales, wherever possible. The council's Green Blue Infrastructure Strategy should be applied to make use of opportunities which could alleviate water runoff whilst achieving other benefits such as temperature regulation, improving health and wellbeing and improving biodiversity. The council's Climate Change Adaptation Plan should be referenced as this sets out the environmental opportunities and challenges facing Wiltshire and identifies key actions and guidelines in relation to climate change, including flooding and sustainable drainage. Furthermore, the Wiltshire Design Guide provides useful guidance on the design of SuDS.

Housing Development

This policy helps meet objective 5: Supporting sustainable development of new housing and associated facilities within settlements, and exceptionally, adjacent to settlements.

Policy 6: Housing in Defined Settlements

Proposals for sustainable housing development within the settlements of the Neighbourhood Area will be supported where they:

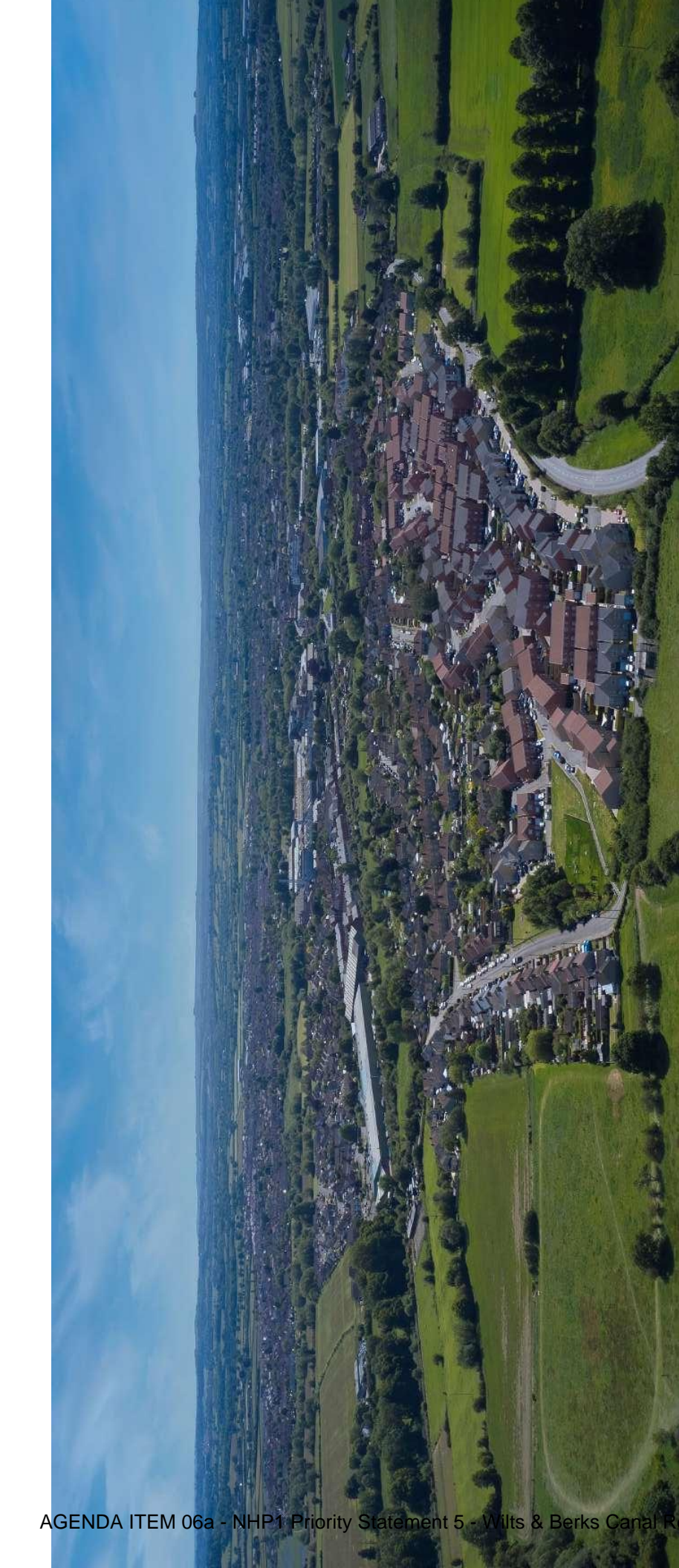
- i. accord with the Settlement Boundary provisions of Wiltshire Core Strategy Core Policy 2 and the Wiltshire Housing Site Allocations Plan (WHSAP);
- ii. include a suitable mix of house types, sizes and tenures informed by and addressing the current and demonstrable needs for Melksham and Bowerhill, Shaw and Whitley Large Village and the Small Villages in accordance with Wiltshire Core Strategy Core Policy 45 (Meeting Wiltshire's Housing Needs), and
- iii. have regard to the character of and integration with the surrounding area.

In accordance with Wiltshire Core Strategy Core Policy 2, development will not be permitted outside the Settlement Boundary other than in circumstances as permitted by other policies within the Core Strategy.

At the Small Villages of Beanacre and Berryfield, development will be limited to infill within the existing built area or, where it is appropriate to provide a rural exception site for affordable housing to meet identified local needs, outside but well connected to the built area.

Affordable housing provision will be in accordance with Wiltshire Core Strategy Core Policy 43 which sets out when this is required and indicates the proportions which will be sought from open market housing development.

In principle support will be given to proposals for custom or self-build projects in locations where new residential development is acceptable.



Joint Melksham Neighbourhood Plan

2020 - 2026

Referendum Version



MELKSHAM
NEIGHBOURHOOD
PLAN

(...cont.) Priority Statement 4: Levels of Growth and Infrastructure

to address infrastructure needs and improvements needed as a result of new development.

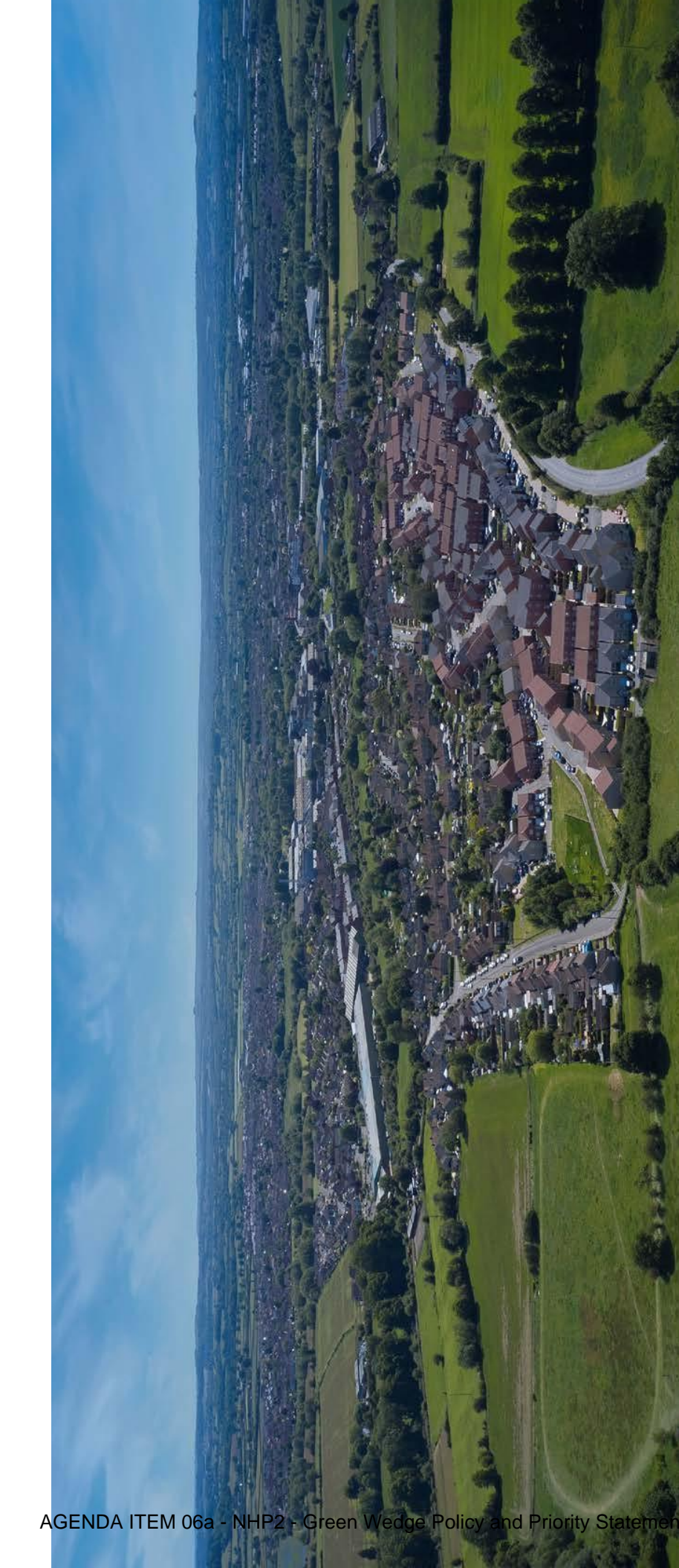
Memorandum of Agreement

A Memorandum of Agreement will be put in place between Melksham Without Parish Council and Melksham Town Council setting out the terms for the sharing of CL, or any replacement funding system. The Memorandum of Agreement will include a Statement of Priorities for infrastructure needs and civic amenity projects which will be reviewed annually and agreed jointly between the Town and Parish Councils.

Priority Statement 5: Wilts & Berks Canal Restoration

The Town and Parish Council continue to support the safeguarding of the future route of the canal, as this restoration project could provide significant economic, environmental and social benefits to Melksham.

It has been identified as a key aspiration in the Plan area's Green Infrastructure (see the GI Evidence Base Report¹⁶) which can deliver multiple local aspirations from locally generated renewable energy in the form of hydro electricity from the River Avon, to extended walking and cycling routes and mooring facilities for visitors.



Joint Melksham Neighbourhood Plan 2

2020 - 2038

Submission Plan September 2024



**MELKSHAM
NEIGHBOURHOOD
PLAN**

Natural, Built and Historic Environment

Landscape Green Gaps and Wedges

This policy helps meet objective 14: Protecting settlements' rural setting and countryside gaps across the Plan area.

Policy 19: Green Wedges

1. The Green Wedges (mapped in figure 17) are identified in order to:
 - a. provide long-term protection against coalescence;
 - b. protect the setting and separate identity of settlements; and
 - c. retain the existing settlement pattern by maintaining the openness of land.
2. Any proposals for development in a Green Wedge will only be supported where they:
 - a. are in conformity with adopted Development Plan Policies for development outside of the settlement boundaries;
 - b. demonstrate delivery of economic, community and/or environmental benefits which outweighs any harm to the role and function of the Green Wedge (individually or cumulatively) as set out in section 1 of this policy, and detailed in the Green Gap and Wedge Study (2023);
 - c. minimise and mitigate urbanising effects, such as artificial lighting and traffic movements; and,
 - d. retain (where possible) and add screening trees and hedgerows as edge features to minimise impact on the overall Green Wedge.

The reason for the policy

4.19.1 When places merge together that were once separate it is known as 'coalescence'. Green wedges (or buffers) have been successfully used in local and neighbourhood plans to prevent the coalescence of villages/towns, and to protect local character and identity. Green wedges are also of multi-functional benefit as spaces for flood protection, climate change mitigation, agriculture, biodiversity and recreation etc.

4.19.2 In recent years, extensive new housing development has been approved across the Neighbourhood Area. Some of this development has had the effect of increasing the perceived or actual coalescence between formerly free-standing settlements, each with their own history, character, and identity. Such development was in some cases permitted contrary to relevant policy in the Wiltshire Core Strategy because the Council was unable to demonstrate a five-year supply of deliverable housing sites, meaning the Core Strategy policies carried less weight, in line with the presumption in favour of sustainable development in NPPF.

4.19.3 Wiltshire Council, through the [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#) provides information on a range of potential housing sites and sites for other uses, which gives an indication of how development requirements could potentially be met on the ground. The SHELAA and a

Natural, Built and Historic Environment



separate Call for Sites carried out by the Steering Group of the Neighbourhood Plan to inform this update of the Plan, clearly indicate that land continues to be promoted for development in locations where coalescence could result if development were consented.

4.19.4 As more development is accommodated in the Plan area, the identification of areas of countryside outside settlement boundaries as 'Green Wedges' can help prevent (further) erosion of local character and identity arising from 'coalescence' or the merging together of places that were once separate. However, the need to balance appropriate sustainable land uses on the edge of settlements over the plan period is acknowledged. For example, the emerging Local Plan allows for new community facilities (Policy 81) and employment development (Policy 64) adjacent to settlement boundaries where certain criteria are met. In the Neighbourhood Plan area, the need to balance any development (along with the benefits it will provide) on the settlement edge, with the issue of coalescence and impact on the role and function of the area of the Green Wedge, must be balanced by decision makers taking into account JMNP2 policy 19.

4.19.6 A Green Gap and Wedge Study³⁶ undertaken as part of the evidence base to JMNP2, sets out landscape evidence to illustrate that Shaw, Whitley, Beanacre, Bowerhill, Berryfield and Melksham town each retain a unique character, history and sense of place

derived from their landscape settings as recognisably distinct built-up areas, distinguishable from other neighbouring settlements by intervening countryside.

4.19.5 The Green Gap and Wedge Study illustrates that the areas designated as green wedges have been assessed as meeting three separate criteria and found to provide physical and perceptual separation between settlements in the Plan area.

4.19.6 An addendum³⁷ to the Study has also been prepared with an update to information about a possible Green Wedge (Berryfield, Bowerhill and Melksham), that no longer fulfills designation criteria due to outline planning permission being granted at appeal, and amendment to another (Melksham and Berryfield), also as result of outline planning permission being granted at appeal.

Q

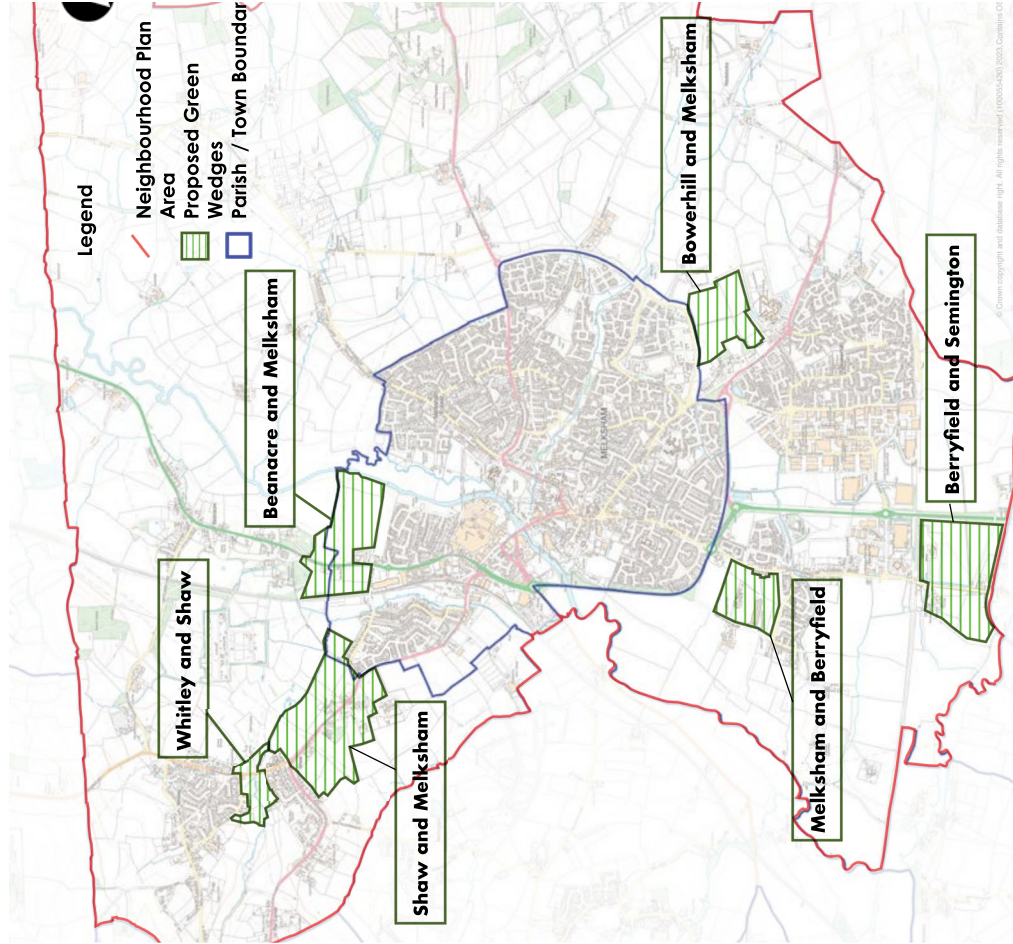
What is the SHELAA?

The [Strategic Housing and Economic Land Availability Assessment \(SHELAA\)](#) provides information on a range of potential housing sites and sites for other uses, which gives an indication of how Wiltshire's development requirements could potentially be met on the ground. The SHELAA is required by national policy.

36. [Green Gap & Wedge Study, 2023, Aecom/Iceni Projects for JMNP2 available on the JMNP2 evidence webpages](#)

37. [Available on the JMNP2 evidence webpages.](#)

Figure 17: Green Wedges



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4.19.7 The Berryfield and Semington Green Wedge to the south of the Plan area clearly satisfies criteria 1 and 2 of the Green Gap and Wedge Study, it is however included for designation as it is considered to provide the function of a Green Wedge, albeit one which extends outside of the Plan boundary. The southern extent of the boundary follows a clear landscape feature of high sensitivity – the Kennet & Avon Canal, which is also the Parish boundary between Melksham Without and Semington. The boundary of the Green Wedge therefore is the canal, rather than the village of Semington, as this Neighbourhood Plan can only include land within the approved Plan (and Parish) boundary, rather than the full extent of the ‘functional’ green wedge, which extends into Semington Parish.

4.19.8 The canal, however, is not simply an administrative boundary, but also an important landscape and physical feature of both Melksham Without and Semington Parish. The Semington Neighbourhood Plan also includes evidence that illustrates that the land around the canal is of high landscape sensitivity²⁵ that warrants protection and/or enhancement as it provides a distinctive rural edge character to the settlement and a strong sense of separation between the settlement boundary and parish boundary / canal. Co-ordinated work between Semington Neighbourhood Plan and the JMNP as neighbouring parishes has therefore taken place as both Plans include policies which relate to this area of landscape around the canal and between areas of built settlement.

Priority Statement 3: Wilts & Berks Canal Restoration

The Town and Parish Council continue to support the safeguarding of the future route for the restoration of the Wilts & Berks canal and its connection to the Kennet & Avon canal and the national canal network.

The opening of a fully restored waterway will provide significant economic, environmental and social benefits to Melksham

Both Councils will continue to engage openly and constructively with the canal restoration project sponsors towards the aim of resolving a viable and acceptable scheme.

Priority Statement 4: Progressing Town Centre Master Plan Area Regeneration

The Joint Melksham Neighbourhood Plan sites assessment and allocation process identified a number of town centre and edge of centre sites that were made available, but have not been allocated. These include The former Blue Pool, Avonside Enterprise Park, Unicorn Public House and the former Lloyds Bank building. The Town Centre Master Plan Report also identified opportunity sites that were not made available for allocation within the three regeneration “cluster” areas:

- Cluster 1 The Campus and Market Place Civic and Cultural Quarter
- Cluster 2 The Old Library, Labour Club and Lowbourne area
- Cluster 3 Avon Riverside, Cooper Tires, The City and the

Railway Station

Melksham Town Council will continue to work with stakeholders and the community to progress the delivery of prioritised town centre and edge of centre regeneration and enhancement initiatives identified in the [Melksham Town Centre Master Plan Report](#).

Where proposals will contribute positively towards delivering Neighbourhood Plan objectives and the vitality and attractiveness of the town centre, it will give support to proposals for enhancement or regeneration of town centre and edge of town centre sites including those not specifically allocated by the JMNP or made available for allocation.

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

Comment

Melksham Without Parish Council's comment

Planning Application

[PL/2024/04135 \(/p...](#)

Stance

No Comment

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

Information

Comment Name

Melksham Without Parish Council's
comment

Comment Number

WC-24-07-305960

Text

Noting a Certification of Lawfulness had previously been dismissed at Appeal by a Planning Inspector, this council have no further comments to make.

Date Created

11/07/2024

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[Accessibility \(https://www.wiltshire.gov.uk/accessibility\)](https://www.wiltshire.gov.uk/accessibility)

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From: [Mead, Christopher](#)
To: [Teresa Strange](#); [Holder, Nick](#)
Cc: [O'Donoghue, Ruairidh](#); [Developmentmanagement](#)
Subject: Re: Highway concerns on application for Land at New Road Farm, Melksham PL/2024/10345 295 dwellings
Date: 14 February 2025 10:20:29

Morning Teresa,

Thank you for your email. I understand the local position and interest in this development particularly in terms of a 4-arm roundabout.

I want to be clear that I am not strictly against a 4-arm roundabout in this location but I have a good back ground in designing, reviewing and post construction safety interventions on 'odd shaped' roundabouts.

The goal at this time is to demonstrate to the applicant and their designers how elements of their design conflict with design literature and research in relation to roundabouts with variable circulatory areas, non-circular, cross falls, requirements for u-turn HGV and can demonstrate incorrect approach speeds and angles, along with deflection.

Amending the design and approach road alignments to satisfy a typical 4-arm roundabout would also reflect all of the other roundabouts in the local area. Otherwise this single asset will be 'different' than the rest and we are striving for a consistent and legible experience for all users on the highway.

In terms of normal roundabouts in the UK these are a mixture of capacity and safety design principles for vehicles and as a consequence the options for provision of walking and cycling infrastructure are more difficult to ingrain into the layout to inform, due to any new development, that idea of first priority for walking and cycling.

We now have a cumulative position forming with Blackmore Farm, potentially Snarlton Farm and this development and potential further extension in the future.

The junction presented here will form a key part of the movement relationship to each part of the wider community in all directions and where we do not have absolute vehicle capacity issues, we need to consider prioritising sustainable travel.

Of course, we have a balance of expectation in terms of the A3102 and Eastern Way, for vehicles moving, good journey time reliability but we are now thinking of the new school and employment on Blackmore and engaging walkable trips and wheeling trips.

What I currently see being proposed outside the new access point for 300 houses is a

fast circulatory, with very strong movements on a couple of arms, which need further work to bring driver behaviour to safe and suitable for the new families that will be exiting onto the A3102, from Blackmore, potentially from this site, potentially from Snarlton because Eastern way will now be in that residential pattern on every side.

It's a developing picture, but I will be keep the positions raised under consideration in terms of potential public benefits to the scheme if accepting a junction that requires some level of exemptions.

Regards,

Chris Mead
Strategic Specialist
Sustainable Transport Team
Wiltshire Council

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

Sent: 13 February 2025 18:19

To: Holder, Nick <Nick.Holder@wiltshire.gov.uk>; Mead, Christopher <Christopher.Mead@wiltshire.gov.uk>

Cc: O'Donoghue, Ruaridh <Ruaridh.O'Donoghue@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>

Subject: Highway concerns on application for Land at New Road Farm, Melksham PL/2024/10345 295 dwellings

Planning Application Name

PL/2024/10345

Site Address

Land north of the A3102, Melksham

Proposal

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

Dear Chris and Nick

Melksham Without Parish Council have considered the highways comments on the above application and make the following comments:

Resolved: The parish council raise with the Highways Officer and with Wiltshire Councillor Nick Holder as the Ward Member and Cabinet member for Highways, that the Highways

Officer had raised concerns about the roundabout design off the A3102; with a 4th arm off the existing roundabout objected to and a request for a new roundabout. The parish council feel that the established roundabout works well and an extension would work fine. Of more concern from a highways perspective was residents having to cross the A3102 next to the roundabout, to reach the footway on the other side of the road and the members feel that this needs further consideration by the Highways Officer.

The parish council hope that this is something that you will be able to look into.
Kind regards, Teresa

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

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

Want to keep in touch?

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

On X: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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

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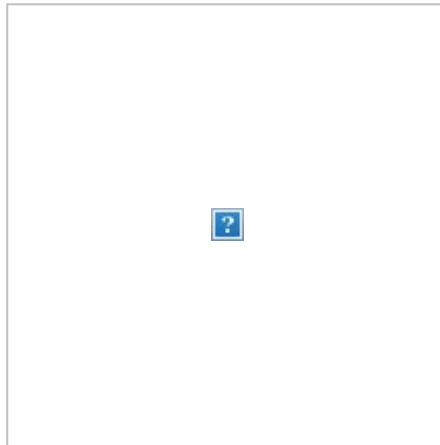
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From: [Lime Down Solar Park](#)
To: [Lorraine McRandle](#)
Subject: Project update: launch of statutory consultation on proposals for Lime Down Solar Park
Date: 29 January 2025 15:34:21

No images? [Click here](#)



Lime Down Solar Park Project Update

Launch of statutory consultation on proposals for Lime Down Solar Park

Dear Teresa Strange,

I am writing to you in your capacity for Melksham Without Parish Council to confirm the launch of statutory consultation on our detailed proposals for Lime Down Solar Park – the solar and energy storage project we are developing in Wiltshire, along with associated infrastructure to connect the Project to the national grid at Melksham substation.

With an anticipated generation capacity of

up to 500 megawatts (MW) Lime Down Solar Park could deliver enough affordable, clean electricity to power around 115,000 homes and help achieve Net Zero targets, while providing energy security of supply and value to us all. As we work to deliver this vision, we want to ensure people living and working in the area have the opportunity to inform and influence the development of our proposals.

Consultation is open from 29 January to 19 March 2025.

The proposals we're sharing as part of this statutory consultation have been informed by comments submitted to the first stage of consultation we held in 2024, together with findings from ongoing environmental and technical surveys. This has enabled us to refine and shape a more detailed design for the Project and incorporate measures that would reduce its impact on neighbouring communities and residents, while being sensitive to the local landscape, preserving wildlife and habitat, and also providing environmental and ecological enhancements.

Over the course of this consultation, we would particularly like to invite your views on areas including the indicative masterplan, visual impact considerations, and the underground electrical connection between the solar development areas, Project substation and Melksham Substation so we can finalise our proposals ahead of submitting our application for

development consent to the Planning Inspectorate in 2025.

Publicising the consultation

We want to raise awareness of this consultation with as many people as possible and encourage them to provide us with their views. Please consider sharing the materials and information listed below through your own channels (for example websites, community forums, social media).

Advertising

We have posted a **Consultation Leaflet** to over 14,000 homes and businesses in vicinity of the Project to let people know that the consultation is taking place; signposting them to where they can find more information about the Project, what we're consulting on and how they can take part. These leaflets started to arrive with people from the beginning of this week.

We have issued a press release to regional print, broadcast and online media outlets to build awareness, and placed advertisements for the consultation in local media outlets (print and online).

Posters have also been distributed to local community venues and we have written to all those who have registered their details to directly receive information and updates about the Project.

Documents

The **Preliminary Environmental Information Report (PEIR)** and associated **Non-technical Summary (NTS)** have been published on the Project website. This is a technical report that sets out the environmental considerations of the proposals and further information about how our proposals seek to mitigate and reduce potential impacts associated with the development.

A **Document Navigation Booklet** and **Project Information Booklet** have been produced to provide further details about the consultation on and our proposals for the Project.

In addition, printed and online versions of a Project Feedback Form are available so people can share their views on our proposals with comments being specifically invited on areas including:

- the strategic masterplan for the solar sites;
- the cable route search corridor for the underground grid connection; and,
- measures we are proposing to reduce the environmental effects of the Project.

We also continue to invite suggestions for projects and initiatives we could support to benefit communities for deliver community benefits.

All the documents listed above are

available to view and download from Documents section of the Project website [HERE](#). They will be available to view at in-person information events taking place (see below) and can also be found at community access points (included at the bottom of this correspondence) in hard copy format.

Public information events

We are inviting individuals to come along to in-person and online information events we are holding over the course of the consultation period and speak with members of the Project team to find out more about the Project, what we're consulting on and how they can take part. The schedule of events is set out below.

- **Wednesday 05 February 2025**
18:30 – 20:00
Online (Zoom) - register to attend via [Project website](#) or by [clicking here](#).
- **Friday 07 February 2025** 14:30 – 19:30
Sherston Village Hall, High Street, Sherston, Malmesbury, SN16 0LQ
- **Saturday 08 February 2025** 11:00 – 15:00
Hullavington Village Hall, Hill Hayes Lane, Hullavington, Chippenham, SN14 6EB
- **Wednesday 12 February 2025**
14:30 – 19:30
Grittleton Village Hall, The Street,

Grittleton, Chippenham, SN14 6AW

- **Thursday 13 February 2025** 14:30 – 19:30
Corsham Town Council Hall, Town Hall, 65 High Street, Corsham, SN13 0EZ
- **Friday 14 February 2025** 14:30 – 19:30
Malmesbury Town Hall, Cross Hayes, Malmesbury, SN16 9BZ
- **Saturday 15 February 2025** 11:00 – 15:00
Luckington Village Hall, Bristol Road, Luckington, Chippenham, SN14 6NP
- **Tuesday 25 February 2025** 14:30 – 19:30
Goss Croft Hall, Startley Road, Upper Seagry, Chippenham, SN15 5HD
- **Wednesday 26 February 2025** 17:30 – 20:30
Shaw CofE Primary School, Corsham Road, Shaw, Melksham, SN12 8EQ
- **Thursday 27 February 2025** 18:30 – 20:30
Online (Zoom) - register to attend via [Project website](#) or by [clicking here](#).

In-person information events will take the form of a drop-in session at which interested parties will be able to view copies of the consultation documents,

maps and plans and speak with members of the Project team. Anyone wishing to do so will be able to join one of the online events, which will take the form of a webinar, via telephone or the internet. These will take the form of a presentation followed by a moderated question and answer session.

Those wishing to attend an online event are requested to register in advance via the Project webpage.

Finding out more

The Project website has been updated with information about what we are consulting on and includes the option for people to submit feedback online. People are also encouraged to register their details with us so we can contact them directly when new information about the Project and future engagement and consultation becomes available.

Anyone with questions about the Project or requiring further information can contact the Community Relations team directly using any of the following methods:

- Freephone: 0808 175 6656 (open 09.00 –17.00, Mon-Fri)
- Email: info@limedownsolar.co.uk
- Mail: FREEPOST Lime Down Solar (no stamp required)

Please scroll to the bottom of this update to see the list of Community Access Points where you can view hard copies of the consultation

materials, along with more information to facilitate access.

Providing feedback to the consultation

People can submit their feedback to the consultation online via the Project website.

Views and comments can also be submitted in writing by completing a printed feedback form, copies of which will be available at in-person events or can be requested by contacting the Community Relations Team. All people need to do is complete as many sections of the form as they wish and then hand it in at one of the in-person events or post it to us at FREEPOST Lime Down Solar.

Any emails received via the Project email, or letters sent to the Project Freepost address during the consultation period will also be considered as feedback.

The deadline for receipt of feedback to the consultation is 23:59 on Wednesday 19 March 2025.

Next steps

Further to consultation closing, we will review all the feedback submitted and then review our proposals in light of the views and comments received so we can finalise and submit an application for development consent to the Planning Inspectorate. We anticipate this happening in Autumn 2025.

If you have any questions about consultation now underway, please do contact us by calling the Project freephone 0808 175 6656 or emailing info@limedownsolar.co.uk. In the meantime, we welcome any comments you have on our proposals and look forward to the possibility of meeting you at one of our information events.

Yours sincerely,



Will Threlfall
Senior Project Development Manager
Island Green Power

Lime Down Solar Park - Community access points

- **Corsham Library** - Springfield Community Campus, Beechfield Road, Corsham, Wiltshire, SN13 9DN

Mon (staffed): 09:00 – 19:00

Tues (staffed): 09:00 – 17:00

Weds (staffed): 09:00 – 17:00

Thurs (staffed): 09:00 – 17:00

Fri (staffed): 09:00 – 19:00

Sat (staffed): 09:00 – 17:00

Sun (not staffed)

- **Melksham Library** - Melksham
Community Campus, Market Place,
Melksham, Wiltshire, SN12 6ES

Mon (staffed): 09.30 – 19:00

Tues (staffed): 09.30 – 17:00

Weds (not staffed).

Thurs (staffed): 09.30 – 19:00

Fri (staffed): 09.30 – 17:00

Sat (staffed): 09.30 – 17:00

Sun (not staffed)

- **Malmesbury Library** - 24 Cross
Hayes, Malmesbury, Wiltshire,
SN16 9BG

Mon: 14:00 – 19:00

Tues: 09:30 – 17:00

Weds: 09:30 – 17:00

Thurs: closed

Fri: 09:30 – 19:00

Sat: 09.30– 13:00

Sun: closed

- **Chippenham Library** - Timber
Street, Chippenham, Wiltshire,
SN15 3EJ

Mon: 10:00 – 19:00

Tues: 09:00 – 17:00

Weds: 09:00 – 13:00

Thurs: 09:00 – 19:00

Fri: 09:00 – 19:00

Sat: 09:00 – 17:00

Sun: closed

Hard copies of the Consultation
Leaflet, Project Information Booklet
and the Consultation Feedback Form

will be available to take away free of charge. Please note that due to limited space at **Corsham Library** and **Melksham Library** hard copies of the consultation materials will only be available to view during staffed hours when it is possible to request assistance from a member of staff to provide access to the documents.

Electronic copies of all the consultation documents may be viewed on a computer at the above community access points from **29 January and 19 March 2025**. While access to computers at these information points is free, the venues require visitors to show proof of identity to use an on-site computer.

More information is available at www.wiltshire.gov.uk/libraries-accessing-computers. We recommend contacting the venues to check the opening times prior to visiting.

Communication Lines

- info@limesdownsolar.co.uk
- Freephone - 0808 175 6656 (open 09.00-17.00 Monday to Friday excluding bank holidays)
- FREEPOST Lime Down Solar Park
- www.limesdownsolar.co.uk



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From: [REDACTED]
To: info@limedownsolar.co.uk
Cc: [Teresa Strange](#)
Subject: LIME DOWN BEANACRE
Date: 07 February 2025 12:04:32

We would like to protest regarding the proposed Lime Down Solar plan. We live in Beanacre and have had to live with power lines buzzing, marring the countryside and much in the way of disruption due to traffic, mud and in particular noise from the works already in the area. Over recent years planning permission has been given to cover many fields in Beanacre and beyond with solar panels, in so much that Wiltshire has so many that electric could be provided for the whole of Wiltshire and beyond.

We are currently looking out of our window at diggers in the field in our view, devastating a field and the habitat of a number of wildlife families, in particular foxes and deer. In the field currently being devastated there is a family of 6 deer who are being displaced closer to the road. The noise is annoying, when you go into the garden or walk the dog. Areas are also being removed as open walking spaces for local people. The current Wick solar farm being created should be enough inflicted on the area. As residents we do not get any benefit. No cheaper electric or money for the disturbance, just the hope that we may be helping climate change with solar.

Why is a large application like this being requested in Wiltshire when we have more than our fair share of solar across the county. It is known as the solar capital!

We do not wish for any further disturbance and yes there are no panels under this scheme planned for Beanacre, that is because the fields will be covered by the panels from the previous application for Wick Farm. Any work to put in wires will affect the local environment, local people and wildlife. Enough is enough. There is no end to the mud and noise being created in Westlands Lane and no benefit to residents so why should we have to put up with this?

Regards [REDACTED] Westlands Lane, Beanacre
Sent from my iPad