



Public Document Pack

Melksham Town Council

Town Hall, Melksham, Wiltshire, SN12 6ES
Tel: (01225) 704187

Town Clerk and RFO Linda Roberts BA(Hons) PGCAP, FHEA,
FLSCC

To: Councillor A Westbrook (Chair)
Councillor T Watts (Vice-Chair)
Councillor P Aves
Councillor S Brown
Councillor J Hubbard
Councillor K Iles
Councillor H Illman
Councillor G Mitcham
Councillor M Sankey

4 March 2021

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are invited to attend the **Economic Development and Planning Committee** meeting of the Melksham Town Council. The meeting will be held at the Via Zoom on **Tuesday 9th March 2021** commencing at **7.00 pm**. A period of public participation will take place in accordance with Standing Order 3(F) prior to the formal opening of the meeting. The Press and Public are welcome to attend this meeting.

Yours sincerely

Mrs L A Roberts BA(Hons), PGCAP, FHEA, FSLCC
Town Clerk and RFO

**Economic Development and Planning Committee
Melksham Town Council**

**Tuesday 9 March 2021
At 7.00 pm at the Via Zoom**

Public Participation – To receive questions from members of the public.

In the exercise of Council functions. Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivery services under the public sector Equality Duty and Equality 2010.

AGENDA

Virtual Meeting Access

Please follow the joining instructions below for the virtual Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/89105332909?pwd=TlA4ZW9XTVNpTmpxZTV5Ym5lZldUQT09>

Meeting ID: 891 0533 2909

Passcode: 983393

1. Apologies

2. Declarations of Interest

To receive any Declarations of Interest in respect of items on this agenda as required by the Code of Conduct adopted by the Council.

Members are reminded that, in accordance with the Council's Code of Conduct, they are required to declare any disclosable pecuniary interest or other registrable interests which have not already been declared in the Council's Register of Interests. Members may however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared on the Register, as well as any other registrable or other interests.

3. Minutes (Pages 1 - 6)

To approve the Minutes of the Economic Development and Planning Committee meeting

held on 16 February 2021.

4. Planning Applications

To comment on the following planning applications:

21/00969/FUL	27 Hornbeam Crescent Melksham SN12 6JF Demolition of lean-to-porch. Erection of new garage.
21/01358/ADV	12 Bank Street Melksham SN12 6LG 1no. part internally illuminated fascia sign & 1no. internally illuminated projecting sign.
21/01076/FUL	18 Saxifrage Bank Melksham SN12 6FU Erection of a single-storey extension to replace existing conservatory & internal garage conversion to create home office.
21/01118/FUL	48 Littlejohn Avenue Melksham SN12 7AW Construction of new double garage with rear studio area.

5. Planning Decisions

To note the following planning decisions:

20/08888/FUL	34C Lowbourne Melksham SN12 7DZ Retrospective permission to remove existing prefab concrete garage and replace with wooden barn using existing concrete footprint. Decision: Approve with Conditions MTC Consultee Response: No Objection
20/09561/FUL	2 Spa Road Melksham SN12 7NS Variation of Conditions one and two of 19/08240/PNCOU to allow amended internal layout and to amend onsite parking arrangements. Decision: Approve with Conditions MTC Consultee Response: No Objection
20/10674/FUL	12 Bank Street Melksham Wilts SN12 6LG Change of use from Shop (Use Class E) to a hot food takeaway (Sui Generis Use) with internal and external alterations. Decision: Approve with Conditions MTC Consultee Response: No Objection
20/10872/VAR	Unit 1, 122 Forest Road Melksham SN12 7AE Variation of condition 4 on 18/06174/FUL to extend opening hours to Mon - Fri 0830 - 2100, Sat 0800-1800, Sun 1000-1600

	<p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/11112/FUL	<p>2 Warwick Crescent, Melksham, SN12 6AA</p> <p>Single story link building & conversion of garage into habitable accommodation.</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/04400/FUL	<p>16 Conway Crescent, Melksham, SN12 6BD</p> <p>Retrospective application for the erection of an annexe to be used as ancillary accommodation.</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: Object</p>
20/10572/FUL	<p>Land Adjoining 39 Craybourne Road Melksham SN12 7DJ</p> <p>Proposed erection of a 4 bed new dwelling and associated works.</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: Object – overdevelopment of site.</p>
20/10625/FUL	<p>40 Lapwing Road Melksham SN12 7FJ</p> <p>Porch and shower room extension</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/10777/FUL	<p>8 Kennett Close Melksham SN12 8BJ</p> <p>Porch and shower room extension</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/10958/FUL	<p>14 Lowbourne Melksham SN12 7DZ</p> <p>Proposed Change of Use From Shop to Residential Use</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>
20/03358/OUT	<p>2 Coronation Road Melksham SN12 7PE</p> <p>New 2 bed house</p> <p>Decision: Refuse</p> <p>MTC Consultee Response: Object - over development of site.</p>
20/10414/FUL	<p>39 Daisy Close Melksham SN12 6FZ</p> <p>Single Storey Side Extension</p> <p>Decision: Approve with Conditions</p> <p>MTC Consultee Response: No Objection</p>

21/01157/TCA	Orchard Hall Cannon Square Melksham SN12 6LX T1 - Crown reduce Apple tree by approximately 2.5m (35%) Crown clean to remove deadwood and crossing branches Decision: No Objection MTC Consultee Response: No Objection
21/01162/TCA	Orchard Hall Cannon Square Melksham SN12 6LX T1 - Crown reduce Yew tree by approximately 2.5m Decision: No Objection MTC Consultee Response: No Objection

6. Neighbourhood Plan

To receive a update from the Economic Development Manager (To follow)

7. Speeding on Forest Road

To receive an update on problems being caused by speeding traffic on Forest Road.

8. CATG Issues

To consider proposal to apply to CATG for Union Street and Snarlton Lane to be prohibited to all vehicles except for access.

To receive a update from the Economic Development Manager regarding the recent Metro Count in Union Street.

9. Land North of Dunch Lane/Beanacre Road Development Proposal

9.1 Notes and Presentation of the Pre-application meeting 17 February 2021 (Pages 7 - 22)

To receive the notes and Melksham Town Council presentation of the Pre-application Meeting held on 17 February 2021.

9.2 Public Consultation Response (Pages 23 - 24)

Community Benefits

Members are requested to consider the community benefits as part of the consultation response submission.

10. Land East of Spa Road Update

To note any response received from Wiltshire Council Planning Department regarding the request to stop the development. Report to follow.

11. Date and time of Next Meeting

30 March 2021 at 7.00 pm via Zoom

Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 16th February 2021

PRESENT: Councillor A Westbrook (Chair)
Councillor T Watts (Vice-Chair)
Councillor P Aves
Councillor S Brown
Councillor J Hubbard
Councillor G Mitcham
Councillor M Sankey

**ALSO IN
ATTENDANCE** Councillor C Jeffries

OFFICERS: Christine Hunter Committee Clerk
David McKnight Economic Development Manager

PUBLIC PARTICIPATION: Six members of the public and one member of the press were present.

Mr Grant Martin reported on the problems caused by speeding traffic on Forest Road despite the 20mph speed limit and speed bumps. The larger lorries accessing the local store and buses are causing houses to vibrate, cracks in plaster and he was concerned about further damage to his property. Councillor Hubbard agreed to arrange a meeting between himself, Mr Martin and Wiltshire Council Highways Officer to review the situation. The item would be added to the next Economic Development and Planning meeting agenda on 9 March 2021.

Local residents attended the meeting to report on issues being faced by them from the current building works at the Land East of Spa Road and their concerns about the impact on their properties. They believed these problems would increase when phase 2 of the works commences. The residents requested support from the Council.

21/21 Apologies

Apologies for absence were received from Councillor Illman.

22/21 Declarations of Interest

Councillor Watts declared an interest in relation to Agenda item 4 in respect of planning application 21/11601/REM because he had previously owned the property. Councillor Watts remained in the meeting and took part in the debate on this item.

23/21 Minutes

The minutes of 26 January 2021 having previously been circulated, were approved as a correct record. It was agreed that these would be signed at a later date by the chair Councillor Westbrook

24/21 Planning Applications

The Council had **no objection** to the following planning applications:

- | | |
|-------------------------------------|---|
| <u>21/00549/FUL</u> | Berkeley House Longleaze Lane Melksham SN12 6QJ
3 bay oak framed detached garage and home office.
Agreement: Unanimous |
| <u>21/00592/FUL</u> | 14-16 Bank Street Melksham SN12 6LG
Internal subdivision of existing retail unit and erection of new shopfront
Agreement: Unanimous |
| <u>21/01157/TCA</u> | Orchard Hall Canon Square Melksham SN12 6LX
Work to Trees in a Cons Area
T1 - Crown reduce Apple tree by approximately 2.5m (35%)
Crown clean to remove deadwood and crossing branches.
Agreement: Unanimous |
| <u>21/01162/TCA</u> | Orchard Hall Canon Square Melksham SN12 6LX
Work to Trees in a Cons Area
T1 - Crown reduce Yew tree by approximately 2.5m.
Agreement: Unanimous |

The Council **objected** to the following planning application:

- | | |
|-------------------------------------|--|
| <u>20/11601/REM</u> | Land East of Spa Road Melksham SN12

It was proposed by Councillor Westbrook, seconded by Councillor Brown and

UNANIMOUSLY RESOLVED to object to the application indicating the council cannot support further progress of the building works until the specific issues on the current works site are resolved, and

The Assistant to the Town Clerk urgently sends an email to Wiltshire Council planning department requesting a formal stop of works on site, indicating the reasons why and confirming a written response will be forwarded from the Town Clerk. The Town Clerk to circulate the written |
|-------------------------------------|--|

response to all Councillors requesting a 'stop' of works, highlighting the following issues require investigation by Wiltshire Council:

- The houses being erected are at least one metre higher than the original plans indicated.
- There is considerable new flooding on site which will impact on local properties and may have an adverse impact on the Grade 2 listed wall.
- The watercourse and drainage system currently indicated does not show any run-off, any barrier to prevent blockage by leaves and debris and is not adequately sized to cope.
- Recent recorded deaths of great crested newts on site (reportedly but not yet confirmed as great crested newts) - the ecological survey carried out did not include the nearby pond in Berkeley House.

[21/00306/FUL](#)

27 Thyme Road Melksham Wiltshire SN12 7FX

It was proposed by Councillor Watts, seconded by Councillor Hubbard and

UNANIMOUSLY RESOLVED to object to the application as this was amenities land and to request that Councillor N Holder to call-in this application.

[21/00405/FUL](#)

1 Webbs Close, Melksham Wiltshire SN12 7PA
Proposed detached house adjacent to 1 Webbs Close.

It was proposed by Councillor Westbrook, seconded by Councillor Aves and

UNANIMOUSLY RESOLVED to object to the application as overdevelopment of the site, lack of amenities land and highways issues, and to request that Councillor H Illman to call-in this application.

25/21 Planning Decisions

Members noted the following planning decisions:

20/10626/TPO Land adj. 20 King Street Melksham SN12 6HE
Proposal: T1) Silver Birch - Crown lift to 5M, pruning primary branches back to the main stem. Low hanging

branches are hitting high sided vehicles from drive of number 20 King Street.

Decision: Approve with Conditions

MTC Consultee Response: No Objection

20/11243/CLP

14-18 Bank Street Melksham SN12 6LG

Certificate of lawfulness for change of use of first floor ancillary office/staff/storage space (associated with ground floor retail) to form a 1 bedroom (2 person) flat

Decision: Approve

20/07733/FUL

6 Webbs Close Union Street Melksham Wiltshire SN12 7PA
Proposed extension to existing garage forming new garden room

Decision: Approve with Conditions

MTC Consultee Response: No Objection

20/09353/VAR

Melksham House 27 Market Place Melksham SN12 6ES

Variation of Conditions 3 and 25 and removal of Conditions 9, 20 and 23 of 19/03329/DP3 (Construction of Community Campus Building, including Demolition of Curtilage Listed Outbuildings of Melksham House).

Decision: Approve with Conditions

MTC Consultee Response: No Objection with special condition request for restricted and enforced delivery times for heavy lorries and appropriate waiting areas on primary routes.

20/09689/CLP

35A Church Lane Melksham SN12 7EF

Certificate of lawfulness for proposed single storey rear extension.

Decision: Approve

26/21 Temporary Footpath Closure Order (Ref TTRO 7055)

The Committee noted the Temporary Footpath Closure Order (Ref TTRO 7055).

27/21 Melksham Town Council's Response to Local Plan Review

Councillor Westbrook confirmed the proposed response to the Local Plan Review would be submitted to Full Council on 1st March 2021 in order to agree a joint response with Melksham Without Parish Council. A Local Plan review meeting with the Neighbourhood Plan Steering Group would be facilitated by Place Studio on Thursday 18 February 2021 to formulate the proposed response to the Local Plan Review, to include recommendations for addressing distribution of growth and infrastructure across the Melksham Area.

It was noted that there had been developer interest in land on Beanacre Road and that a pre-application meeting with Charterhouse is scheduled for Wednesday 17 February 2021.

28/21 Neighbourhood Plan Update

Councillor Westbrook confirmed this plan is now at Regulation 16 and an inspector has been appointed to examine the plan. The Neighbourhood Plan Steering Group had received the inspector's initial comments. The questions raised by the Inspector will be responded to with guidance from Place Studios. The response will be approved by the Neighbourhood Plan Steering Group before submission to the Inspector.

29/21 Date and time of Next Meeting

The date and time of next meeting is on 9th March 2021 at 7.00 pm via Zoom

Meeting Closed at: 8.15 pm

Signed:

Dated:

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Notes of a meeting held on 17 February 2021 regarding a proposed development between Dunch Lane and Beanacre

Councillors:

Councillor Phil Alford (WC)

Councillor Pat Aves (MTC)

Councillor Alan Baines (MWPC)

Councillor David Pafford (MWPC)

Councillor Adrienne Westwood (MTC)

Councillor Richard Wood (MWPC)

Officers:

Linda Roberts (Town Clerk MTC)

Teresa Strange (Parish Clerk MWPC)

Patsy Clover (MTC)

David McKnight (MWPC)

Lorraine McRandle (MWPC)

In Attendance:

Dan Angell TFA

Callum Warren TFA

Olivia Glenn

James Millard Blue Fox Planning

Dan provided an introduction to Charterhouse and to the proposed development. The website for the proposed development is www.beanacreroad.co.uk. A virtual meeting will be held on 2 March 2021 at 7pm to answer questions. A 24/7 phone line has been created and questionnaires are available for completion.

The formal pre-app was made with Wiltshire Council in early 2020.

James explained that his role was to assist in preparation of the planning application and liaise with the planning department at Wiltshire Council and engage with the Local Plan Review.

James gave his presentation regarding the proposed development.

Opportunities and constraints slide:

The developer's understanding of the site evolves during the consultation period. However, the plan is the starting point. A summary of the constraints/ opportunities of the site is on the website. The main issues are:

The development is accommodated within woodland with a tree belt running through the centre.

Access will be gained via a right turn priority junction from the A350. The width and surface treatment of the internal roads will vary creating opportunities for cycling and walking. Exit sites will be created for cyclist and walkers at the southern end of the development to increase connectivity.

Heritage assets – Beanacre Manor, Beanacre Old Manor and Halfway Farmhouse – the significance of fabric and setting needs to be considered. However, the woodland to the north and boundary vegetation means that there will be a lack of visibility no negative impact.

A Visual Impact Assessment of the landscape has been carried out. The views are limited and boundaries and woodland will help to screen the site

The development is at minimal risk of flooding and drainage issues being in flood zone 1. However, recent site visits have revealed a significant amount of surface water on site meaning that drainage features will be required. Attenuation areas in south of site have been earmarked as the most suitable locations.

The presence of overhead pylons and a gas main have been recognised in the development plan.

A tree survey of the woodland to the north and the trees in the central spine and NW corner of the site has been carried out. Trees have been categorised A, B or C. Those in categories A and B are most significant and will be protected.

Ecology surveys have provided evidence of foraging bats, especially in the tree belt in the middle. There is no evidence of Great Crested Newts, apart from anecdotally, or of badgers.

The developers hope to achieve a net gain in biodiversity through strengthening established woodlands and developing attenuation areas.

A noise assessment identified noise from the A350 and railway. However, the levels of noise are below the thresholds for harm.

170 units are proposed based on current thinking, but this figure will evolve. No housing types have been presented at this stage. There will be a mix of housing types and sizes and 30% (40%?) affordable housing – rent and shared ownership with a 60/40 split.

Technical work is ongoing to understand responses to the features of the site.

A longer consultation process, until 15 March, is in place because of the limitations caused by the Coronavirus pandemic. A public virtual presentation will be held on 2 March. Fliers have been circulated to 1,413 households. A 24/7 phone line has been set up for questions and requests for hardcopy materials. The results will be reviewed after the consultation has closed. These can be shared with both councils. The planning application will be submitted in April.

Questions/Comments

1. Q - Richard Wood – requested clarification regarding access onto the A350.

A – There will be a right turn lane from the Chippenham direction. Ongoing discussions are taking place with Wiltshire Council. Access has to be safe and convenient. Wiltshire Council haven't raised any concerns about exiting the site at the moment. However, the plan can be developed. A roundabout structure was proposed initially but was discounted as this would be a significant development and have a significant impact on the A350.

2. Q- Alan Baines – Dunch Lane is a difficult junction. It is a single track road and access to the A365 will be difficult. Northbound trains sound their horn near the site.

A – The use of Dunch Lane was declined by the Highways Department at Wiltshire Council. Charterhouse are currently liaising with Network Rail regarding the frequency and types of trains.

3. Q- Linda Roberts – raised concerns about access and volume of queuing traffic on the A350 at peak times especially holiday times when traffic is often backed up to Lacock. Any surveys would have been skewed because of the effects of the pandemic.

A – The developers have been liaising with Wiltshire Council for some time. A scoping exercise will be required to understand the conditions. Wiltshire Council will try and ensure a realistic survey sample to reflect normal times rather than the current lockdown situation. Peak times are the optimum time to conduct surveys. However, Highways have to be satisfied with the quality and detail of the surveys.

4. Q- David Pafford – raised his concerns about the location in relation to existing schools and doctors' surgeries.

A – The Strategy for Movement is concerned with vehicular, pedestrian and cycle facilities with the aim of creating connectivity. Wiltshire Council haven't raised any concerns regarding distances, only that the site must be capable of being accessed in a convenient and safe manner.

5. Q - Pat Aves - provision of playgrounds

A – Open space and an area for play will be included. Whether this will be a LEAP (Local Area of Equipped Play) or NEAP (Neighbourhood Area of Equipped Play) will depend on the population of the development. Contributions to enhance the existing provision could also be discussed. Improved connectivity to the Beanacre play area could also be considered.

6. Q - Teresa Strange – Consideration to equipment for teenagers such as a MUGA or a teen shelter should be given. A connection is shown to the existing Right of Way that connects to Shurnhold Fields which is good. Will the large green space to the north of the site be managed or left?

A – The importance of protecting high value trees for ecological and screening purposes was recognised.

7. Q - David McKnight –The existence of a Forestry Commission scheme with managed status for the woodland to the north of the site was mentioned.

A – Any new or existing schemes would be maintained and enhanced using the most effective and appropriate strategy.

8. Q - Alan Baines – Beanacre has no mains foul drainage. The proposed site is, therefore, between Melksham with its drainage scheme and a village with no foul drainage. Any storm drains and attenuation schemes would need to drain east towards the river and south, but not west. Southbrook, which is to the west, creates a significant flooding problem at Shurnhold.

A – The developer's drainage consultant will examine the impact of the flow of surface water. This will be managed to the satisfaction of Wiltshire Council ensuring that existing situations aren't exacerbated. Their utilities consultant is liaising with utility providers. However, they have to concentrate on serving their own site and can't focus on Beanacre.

9. Q - Teresa Strange – will vegetative areas be open to the public?

A – The vegetative areas are part of the place shaping strategy and access will be made available to them.

10. Q - Richard Wood – the possibility of a circular dog walking route around the estate was raised together with connectivity and access to Dunch Lane.

A – A link from the southern boundary of the site into Melksham with access across Dunch Lane would be created. However, this is neither attractive nor safe at the moment. The most appropriate point for a crossing would have to be determined. The aim is to create connectivity that people want to use, rather than the path beside the A350.

11. Q -Teresa Strange – have they looked at the policies contained within the Melksham Neighbourhood Plan?

A – The developers are aware of the stage that the Neighbourhood Plan is at. However, it is important at this stage to understand how the site will operate and function, as far as the proposed development is concerned and also to be consistent with the Neighbourhood Plan's policies.

12. Q - Adrienne Westbrook – Assumed that the development would be a 20 mph area? Would there be electric charging points?

A – Electric charging points are a more regular feature in planning policies. However, what is being proposed at present is an outline planning application incorporating the principle of the development and access. The requirement for all sorts of other features will be included in the detail.

The Government's Environment Bill requires different methods for heating houses in future.

13. Q - Teresa Strange – suggested that contact be made with Melksham Independent News for publicity purposes.

14. Q - Richard Wood – is electricity supply to be above ground?

A - Yes.

It was agreed that it would be more appropriate for discussion regarding S106 contributions and community benefit to take place at council level.

15. Q - Teresa Strange – the proposed development is outside the settlement boundary and so doesn't meet the current Core Strategy even though it is one of the sites per the Local Plan Review. She had noticed that the developer's website put forward the notion that they were assisting Wiltshire Council as part of the five year land supply.

16. Q - Alan Baines – there are a number of possible areas for S106 contributions to be utilised – a possible one way scheme for Dunch Lane – a footway or cycleway from Aldi providing easier access to the railway station.

A – The developers will discuss mitigating the impact arising from the development at the appropriate stage.

17. Q - Richard Wood – raised concerns that this would be an isolated estate. He had noticed that connectivity to Beanacre could be achieved by the path skirting the wood to the north and wondered if this could emerge safely into the old Beanacre Road? Which would give access to the community facilities at St Barnabas Church and the adjoining play area, and public access field

A – The plan takes some existing public rights of way and enhances them. It also works on connectivity to Melksham. The point regarding access to Beanacre was noted and would be passed on.

It was important to recognise that the current plan reflects initial concepts regarding access and links to public rights of way. Concerns raised about the A350 and access to the site were recognised. Useful comments had been received about how this might be facilitated and where. The challenge was to conceive and design the most appropriate access.

It was noted that both councils would consider their response to the pre-app consultation at future planning meetings.

Charterhouse expressed their willingness to talk to both councils in a public forum after 15 March, once the responses to the consultation had been collated and before the actual planning application was submitted.

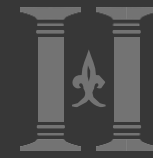
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CHARTERHOUSE

STRATEGIC LAND

Beanacre Road



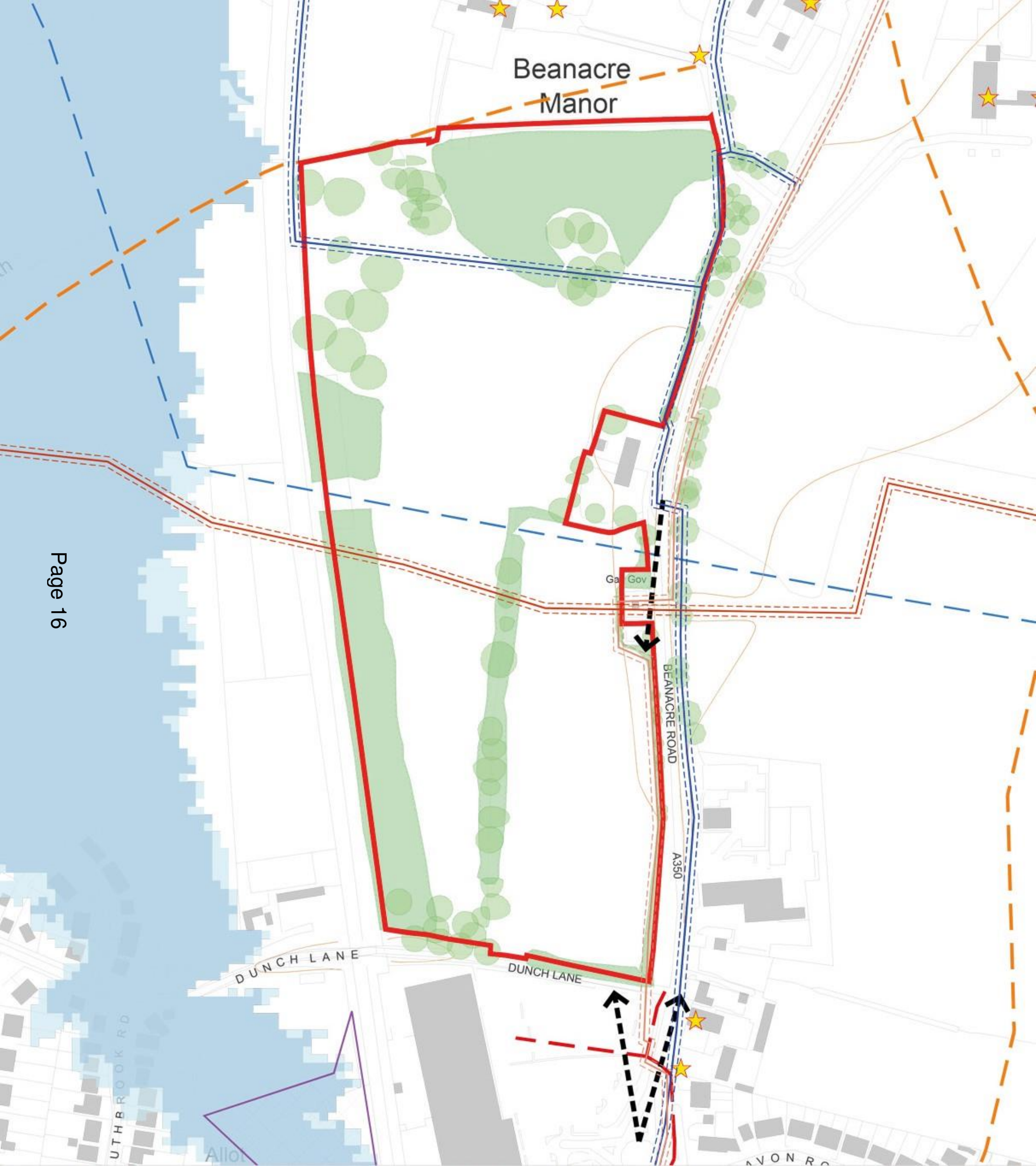
Charterhouse Strategic Land is the strategic land promotion arm of Charterhouse Property Group, an established property investment and development company founded in 1994. Since the group's inception, it has invested in a diverse range of property, with a bias towards residential and employment development. Charterhouse has been acquiring, promoting, trading and developing strategic land since 2006, when they acquired several land parcels as part of a property. Consequentially they now operate across England with strategic landholding interests from Kent to Bristol and up into the Midlands.

The site

The site comprises two agricultural fields and is approximately 10 hectares (24 acres).

The site lies at the northern edge of Melksham, west of the A350 (Beanacre Road) and north of Dunch Lane. The site is well located to access the range of services and facilities within Melksham.





Constraints and Opportunities Plan

- Site Boundary
- key Views
- Public Rights of Way
- Cycle Routes
- High Voltage Overhead Lines
- Contours
- Water Main (Incl. 3m offset) *
- Intermediate Pressure Gas Main (Incl. 3m offset) *
- Medium Pressure Gas Main (Incl. 3m offset) *
- Listed Buildings
- Flood Zone 2
- Flood Zone 3
- Principal Employment Area **
- Trees and Hedgerows ***

Notes:
* Alignment is Approximate and based on aligned PDF
** Taken from Wiltshire Core Strategy 2015
*** Taken from drawing "PRI23078-01-ext" tree survey

Project

Land West of Beanacre Road
Melksham

Drawing Title

Site Boundary Plan
Zoomed

Date

05.02.21

Scale

1:2,500 @ A3

Drawn by

SM

Check by

BW

Project No

31911

Drawing No

BM-M-03-01

Revision

-

0 20 40 60 80 100m

N



Technical Work



Access

The development will be accessed via a new priority T-junction incorporating a right-turn lane on the A350 to ensure any delay to through traffic is minimised and and we envisage landscaping will be provided around the junction to help create a sense of arrival to the development.



Trees

Once the layout is finalised, an Arboricultural Impact Assessment will be produced to demonstrate that the proposed development will not have an adverse impact on trees. Before works start on site, a Tree Protection Plan will be produced to ensure that the retained trees are protected throughout the development.



Noise

Noise measurements have been undertaken at this site to determine the level of road traffic and railway noise.



Flood Risk And Drainage

The site falls entirely within Flood Zone 1 at low risk of river flooding. A surface water drainage strategy is being prepared that will include the use of features such as attenuation areas within the site.



Heritage

Through a sensitive approach to the layout of the proposed development, our assessments are confident that new homes at this location will not result in harm to those heritage assets within the vicinity of the site.



Ecology & Biodiversity

Our strategy is to identify, understand and then respond appropriately to ecological and biodiversity features. This will be achieved through protection and enhancement and appropriate mitigation strategies, delivered as a comprehensive approach to ecology and biodiversity.



Landscape

The site comprises two field pastures which are fringed by hedges and mature tree lines. The proposals will maintain and enhance existing boundary trees and woodland, with new native planting and strengthened existing trees and hedgerows.

Proposals





The proposed development will include:

- Around 170 new homes, including affordable homes (30%).
- New access arrangement on to the A350.
- Pedestrian and cycle routes connecting the site with the town centre and railway station.
- Net Biodiversity gain through strengthening of existing hedgerows and planting of additional trees.
- Sustainable Urban Drainage (SUDs).
- Public open space and areas of play.





Concept Plan

 Site Boundary - 9.78Ha	 Key Views
 Development Area - 4.29Ha	 Ped/cycle links
 Key Buildings	 PRow
 Frontages	 Existing Trees
 Main Road	 New planting
 Internal Connections	 Potential Drainage Attenuation
 Existing Woodland	 Access to Site



PROJECT

Land West of Beanacre Road
Melksham

DRAWING TITLE

Concept Masterplan - Option 2

Next Steps

1

Project Team
technical Work –

ONGOING

2

Consultation with
local community

ONGOING

3

Project team review of
Public Consultation
comments

MID MARCH

4

Final Technical
Review

LATE MARCH

5

Planning Application
Submitted

APRIL



Q&A

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09 March 2021

Beanacre Road Pre-application Consultation

To help inform discussions, we are advised that MWPC have agreed to the following:

- To improve the pavement/footway in both the north and south direction along the Beanacre Road;
- To fund the “Melksham Metro” bus, this was funded by Asda and possibly Sainsburys and will cease presumably when the funding ends, so could fund this;
- To fund the community facilities at St Barnabas church and adjoining land – the play area, the School Room which is the de facto community centre, and the community field which currently has a wildflower meadow plan, boules court plan and a large field which the church are struggling to keep maintained. MWPC members think that residents of the proposed new development will gravitate towards Beanacre rather than town;
- To make provision for a connection for mains drainage for the existing settlement of Beanacre (MWPC are in touch with Wessex Water on this) as they will be putting in a sewerage system for the new houses anyway;
- To fund the pedestrian link to the Railway station via Foundry Close so that residents from the new development could walk to the station.

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