



# Melksham Town Council

Town Hall, Market Place, Melksham, Wiltshire, SN12 6ES

Tel: (01225) 704187

Acting CEO/Town Clerk Miss Hayley Bell

To: Councillor S Rabey (Chair)  
Councillor R Cleary (Vice Chair)  
Councillor P Alford  
Councillor P Aves  
Councillor G Elson  
Councillor A Griffin  
Councillor C Stokes

5<sup>th</sup> August 2025

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are summoned to attend the **Economic Development & Planning Committee** meeting of the Melksham Town Council.

The meeting will be held in the council chamber at the Town Hall, Market Place, Melksham, Wiltshire, SN12 6ES

Date: Tuesday 12<sup>th</sup> August 2025

Time: 19:00

Members of the public and press are welcome to attend the meeting in person or online and a period of public participation will take place during the meeting, limited to 3 minutes per person and no more than 30 minutes in total.

If you wish to ask a question online please join via Teams on this link <https://tinyurl.com/yc25cyu6>.

Yours sincerely

Miss Hayley Bell - Acting CEO/Town Clerk

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

**Tuesday 12<sup>th</sup> August 2025**

**At 19:00**

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, Equality Act 2010.

**AGENDA**

**1. Apologies**

To receive apologies for absence.

**2. Declaration 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. Public Participation**

Members of the public are invited to attend the meeting and address the council.

Members of the public are requested to send their question to [ceo@melksham-tc.g.uk](mailto:ceo@melksham-tc.g.uk) by noon on the working day before the meeting. This will make it more likely that we will be able to answer your question on the night. You should still attend the meeting, in person or online, to ask your question.

**4. Minutes**

To approve the Minutes of the Economic Development & Planning Committee meeting held on 22<sup>nd</sup> July 2025.

## 5. Planning Considerations

Members to note that when responding to planning applications consideration should be given to the Melksham Joint Neighbourhood Plan, the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

## 6. Planning Applications

To comment on the following planning applications

### 6.1 PL/2025/05388

[PL/2025/05388](#) - Householder Application

**Address:** Lavender House, 34 Church Walk, Melksham, SN12 6LY

**Proposal:** Proposed conversion of south side store to home office, new drain covers and connections, gutter replacement, tanking of walls, replacement of windows, new timber shutters, stone infilling, chimney repairs, internal bathroom extension, new timber gate in garden wall, lead flashing repairs

**Respond By:** 15 August 2025

### 6.2 PL/2025/05862

[PL/2025/05862](#) - Works to a Listed Building

**Address:** Lavender House, 34 Church Walk, Melksham, SN12 6LY

**Proposal:** Proposed conversion of south side store to home office, new drain covers and connections, gutter replacement, tanking of walls, replacement of windows, new timber shutters, stone infilling, chimney repairs, internal bathroom extension, new timber gate in garden wall, lead flashing repairs

**Respond By:** 15 August 2025

### 6.3 PL/2025/06042

[PL/2025/06042](#) - Full Planning Permission

**Address:** MELKSHAM HOUSE, 27 MARKET PLACE, MELKSHAM, SN12 6ES

**Proposal:** Clubhouse for tennis players and boundary fence as shown

**Respond By:** 15 August 2025

### 6.4 PL/2025/06085

[PL/2025/06085](#) - Works to a Listed Building

**Address:** MELKSHAM HOUSE, 27 MARKET PLACE, MELKSHAM, SN12 6ES

**Proposal:** Clubhouse for tennis players and boundary fence as shown

**Respond By:** 15 August 2025

### 6.5 PL/2025/05856

**PL/2025/05856** - Full Planning Permission

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

**Proposal:** Planning Application for the laying of underground electricity cables in association with Wick Solar Farm (LPA Reference: 20/06840/FUL) and Studley Solar Farm (LPA reference: PL/2021/08690).

**Respond By:** 14 August 2025

This application fall in the boundaries of Melksham Without Parish Council.

**6.6 PL/2024/10345**

**PL/2024/10345** – Full Planning Permission

**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

**Respond By:** 25 July 2025

See additional documents in agenda pack.

**6.7 PL/2025/06105**

**PL/2025/06105** - Outline Planning Permission

**Address:** Land at Bowerhill Lane, Bowerhill, Melksham

**Proposal:** Erection of up to 50 No. dwellings and associated works

**Respond By:** 29 August 2025

**7. Planning Decisions**

To note the following planning decisions

**7.1 PL/2025/03427**

**PL/2025/03427** - Householder Application

**Address:** 362A Snarlton Lane, Melksham, SN12 7QW

**Proposal:** Replacement of conservatory style lean-to with new cavity walls and replacement of garage flat roof with new lean-to roof extending over the front porch.

**Decision Date:** 16 July 2025

**Decision:** Approve with Conditions

**MTC Decision:** No objection

**7.2 PL/2024/10674**

**PL/2024/10674** - Outline Planning Permission

**Address:** Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY

**Proposal:** 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.

**Decision Date:** 16 July 2025  
**Decision:** Refuse  
**MTC Decision:** Detailed objection

### **7.3 PL/2025/04454**

[PL/2025/04454](#) - Lawful Development Certificate for an Existing Use  
**Address:** Leekes Of Melksham, Beanacre Road, Melksham, SN12 8AG  
**Proposal:** Application to Certify that Planning Permission Ref. W/91/01291/FUL was Lawfully Implemented, and to Establish the Existing Use of the Premises for Class E (c)(iii) is Lawful Development  
**Decision Date:** 29 July 2025  
**Decision:** Withdrawn by Applicant  
**MTC Decision:** No objection

## **8. Gompels Warehouse Application**

For update

## **9. Street Trading Application.**

To discuss and make representations (if any) on an application for a street trading consent. Any objections must be within the framework of the Criteria for Determining Applications, any objections outside this cannot be taken into account.

**Trading Name:** Tasty T

**Articles for sale:** Authentic SriLankan food.

**Trading Location:** Outside Melksham Town Hall SN12 6ES

**Trading Times:** Monday – Sunday inclusive from 09:00 – 18:00 with the exception of days when events are held

**Description of Stall:** 3 metre gazebo

Respond via email by **21 August 2025** stating whether or not you wish to make any representations which must be relevant and specific.

## **10. Local Highways and Footpaths Improvement Group (LHFIG) Issues**

### **10.1 Sandridge Road Footpath Widening**

To note that work was now complete

### **10.2 Melksham Market Place**

## **11. Temporary Road Closure Notifications**

**11.1 A365 Bath Road**

**11.2 A3102 (part), Melksham**

**12. Parish Steward**

To consider jobs to be undertaken by the Parish Steward.

There are no scheduled days in August. Next scheduled days are 9<sup>th</sup>-11<sup>th</sup> September 2025.

**13. Emergency Plan**

To note any update.

**Melksham Town Council**

**Minutes of the Economic Development & Planning Committee**

**on Tuesday 22<sup>nd</sup> July 2025**

**PRESENT:** Councillor S Rabey Chair  
Councillor R Cleary Vice Chair  
Councillor P Alford  
Councillor P Aves  
Councillor E Calland, as sub for Councillor C Stokes  
Councillor G Elson  
Councillor A Griffin

**IN ATTENDANCE** Councillor J Crossley  
Councillor M Drewett  
Councillor A Westbrook  
Councillor J Westbrook

**OFFICERS** Hayley Bell Acting CEO/Town Clerk  
Andrew Meacham Committee Clerk

Councillor M Harris, Councillor D Pafford and Teresa Strange, Clerk, were present from Melksham Without Parish Council for the Place Studio Presentation

**PUBLIC:** No members of the public or press were present

**54/25 Apologies**

Apologies were received from Councillor Stokes

**55/25 Declaration of Interest**

There were no declarations of interest.

**56/25 Public Participation**

There was no public participation.

**57/25 Minutes**

The minutes of 1<sup>st</sup> July 2025, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey

**58/25 Place Studios Presentation**

Vaughan Thompson of Place Studios spoke about the contents and the effect of the Joint Melksham Neighbourhood Plan and answered members questions. Interest was expressed about the possibility of a training session for councillors in the practical use of the Joint Melksham Neighbourhood Plan

## **59/25 Fairtrade in Wiltshire**

Stan Woods of Wiltshire Fairtrade gave a presentation. Fairtrade would be overseen by a Steering Group with support from the Town Council.

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

**UNANIMOUSLY RESOLVED** to recommend to Full Council that Melksham Town Council, preferably in partnership with Melksham Without Parish Council, become a Fairtrade Town.

## **60/25 PL/2025/03269**

It was proposed by Councillor Cleary, seconded by Councillor Elson and

**UNANIMOUSLY RESOLVED** to record that Melksham Town Council has no objection to the application.

## **61/25 PL/2025/05589**

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

**UNANIMOUSLY RESOLVED** to record that Melksham Town Council has no objection to the application.

## **62/25 PL/2025/05429**

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

**UNANIMOUSLY RESOLVED** to record that Melksham Town Council has no objection to the application.

## **63/25 PL/2025/05841**

It was proposed by Councillor Alford, seconded by Councillor Rabey and

**UNANIMOUSLY RESOLVED** to record that Melksham Town Council has no objection to the application.

## **64/25 PL/2025/03705**

The decision was noted.

## **65/25 PL/2025/03671**

The decision was noted.

## **66/25 PL/2025/02440**

The decision was noted.

## **67/25 PL/2025/03222**

The decision was noted.



**68/25 PL/2024/11307**

The decision was noted.

**69/25 Local Highways and Footpaths Improvements Group (LHFIG) Issues.**

Councillor Griffin had no update. Matter had been discussed with traffic officer who planned a site visit.

Councillor Aves advised that work to widen the pavement at Maple Close has finished.

Councillor Alford advised that a 20mph limit had been imposed in the Dunch Lane/Addison Road area. Signs are up and roundels will be painted on road shortly.

**70/25 Traffic Survey**

Members discussed the request and measures that might be put in place to deal with traffic issues in the area. Officers advised that a vote today could only be taken on the traffic survey.

It was proposed by Councillor Rabey, seconded by Councillor Cleary and

**UNANIMOUSLY RESOLVED** to support the request for a traffic survey.

**71/25 Temporary Road Closure Notification**

The closure was noted.

**72/25 Proposed Developments**

Committee Clerk advised he had been unable to get a response regarding the proposed Aldi development but had arranged for presentation on the proposed Lowbourne development.

**73/25 Dead Dying or Dangerous Tree**

The decision was noted.

**74/25 Parish Steward**

Clear drains in Martigny Road blocked.

Usual general tidying, leaves, weeds etc.

Walkway beside The Factory Shop. Not Parish Steward but could Amenities Team tidy and trim if have capacity?

Meeting closed at: 20:35

Signed .....

Dated .....

## BLOOR HOMES SOUTH WEST

# Heads of Terms for Land North of the A3102, Melksham

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June 2025

In line with the 2010 Community Infrastructure Levy Regulations (as amended) and Section 106 of the Town and Country Planning Act 1990 (as amended), it is proposed that Bloor Homes South West, who are the freehold owners of the application site, would enter into a Section 106 Legal Agreement with Wiltshire Council. Such an agreement would be conditional upon the grant and implementation of a planning permission.

## THE PARTIES

### First Party

Bloor Homes South West  
Unit 7 Latham Road  
Swindon  
Wiltshire  
SN25 4DL

### Second Party

Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JN

## BLOOR HOMES SOUTH WEST'S SOLICITOR

Cairo Nickolls  
Freeths LLP  
80 Mount Street  
Nottingham  
NG1 6HH

Email: [Cairo.Nickolls@freeths.co.uk](mailto:Cairo.Nickolls@freeths.co.uk)

## LAND BOUND BY THE AGREEMENT

Land shown on the Site Location Plan provided at Appendix 1 of these Heads of Terms. It includes land within title WT468606.

## THE DEVELOPMENT

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

## COSTS OF THE AGREEMENT

Bloor Homes South West will be responsible for the reasonable costs of negotiating and completing the Legal Agreement.

## THE LEGAL FRAMEWORK

Section 106 of the Town and Country Planning Act 1990 (as amended) and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

## THE POLICY BASIS FOR THE AGREEMENT

- National Planning Policy Framework (paras. 56 and 58);
- National Planning Practice Guidance (Planning Obligations, paras. 001 Reference ID: 23b-001-20190315 and 002 Reference ID: 23b-002-20190901);
- Wiltshire Council Core Strategy (adopted January 2015), particularly Policy 3;
- Melksham Neighbourhood Plan (made July 2021), particularly Policy 8;
- the emerging Wiltshire Local Plan Review Regulation 19 Plan (published in September 2023), particularly Policies 5, 17 and 20;
- the emerging Melksham Neighbourhood Plan 2, particularly Policy 8; and
- other specific Development Plan policy, Supplementary Planning Documents or Interim Guidance referred to below.

## PLANNING OBLIGATIONS

Matters to be addressed in the agreement are set out below:

### Affordable housing

- **Affordable housing provision** – 40% affordable housing (118 dwellings), to be provided with nil public subsidy. This is a higher level of affordable housing than the minimum requirement of Core Policy 43 of the Core Strategy, but accords with Policy 76 of the emerging Local Plan Review.
- **Affordable housing tenure** - 64% affordable rent (75 homes), 13% shared ownership (15 homes) and 24% First Homes (28 homes).
- **Restriction on housing occupation** - no more than 50% of the open market dwellings should be occupied prior to the completion of 50% of the affordable homes and no more than 75% of the open market dwellings should be occupied prior to the completion of 100% of the affordable homes.
- **Affordable housing location** – as shown on Planning Layout SW164-PD-1001 J, unless otherwise agreed.
- **Affordable housing mix** – as set out in Appendix 2 of the Affordable Housing Scheme (June 2025). Summarily, it is:

#### Affordable rent:

- 1 bed – 31 homes;
- 2 bed – 28 homes;
- 3 bed – 13 homes; and
- 4 bed – 3 homes.

#### Shared ownership:

- 2 bed – 9 homes; and
- 3 bed – 6 homes.

#### First Homes:

- 1 bed – 18 homes; and
  - 2 bed – 10 homes.
- **Rent caps** – the affordable rented housing will be subject of rent controls which will require a rent of no more than 80% of the local open market rent at the time of the letting.
  - **Affordable rent and shared ownership eligibility** – the affordable rent and shared ownership housing will only be let to an individual that meets the requirements of Wiltshire Council's allocation policy<sup>1</sup> and who is unable to afford open market housing (rent or sale).
  - **First Homes discount and cost** - the First Homes units should be discounted by a minimum of 30% against market values, as set out within Wiltshire Council's Interim Position Statement concerning First Homes (June 2022). The first sale price, after the application of the discount, will not be more than £250,000. Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 in the tax year immediately preceding the year of purchase.
  - **First homes eligibility** – in line with Wiltshire Council's Interim Position Statement concerning First Homes (June 2022), the First Homes will be advertised and made exclusively available for the first three months for people meeting the Council's local connection criteria. If a suitable buyer is not found (i.e. the home is not reserved), the eligibility will revert to a national geography. The local connection criteria will be disapplied for the circumstances listed at para. 25 of the Interim Position Statement on First Homes.
  - **First Homes subsequent sales** - subsequent sales will be required to pass on a 30% discount of the market value of the home.

#### Custom build housing

- **Custom build housing quantum** - a total of 14 of the proposed homes will be made available as custom build housing, in accordance with Policy 80 of the emerging Local Plan Review.
- **Custom build housing location** - as shown on Planning Layout SW164-PD-1001 J, unless otherwise agreed.
- **Custom build services** – Bloor Homes South West will provide access, mains water, drainage, sewerage, electricity and digital connectivity to the boundary of each custom build plot.
- **Custom build marketing and pricing strategy** - prior to the occupation of the 25<sup>th</sup> open market dwelling, Bloor Homes South West will submit a marketing and pricing strategy for the custom build housing, which will be agreed with the Council. Marketing reports will be provided to the Council every

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<sup>1</sup> [https://www.homes4wiltshire.co.uk/Data/Pub/PublicWebsite/ImageLibrary/Allocation%20Policy\\_%20Jan2023\\_FINAL.pdf](https://www.homes4wiltshire.co.uk/Data/Pub/PublicWebsite/ImageLibrary/Allocation%20Policy_%20Jan2023_FINAL.pdf)

six months. As per Policy 80 of the emerging Local Plan Review, any plots that have not been sold after 12 months will be made available to the open market.

- **Custom build completion** – in accordance with Policy 80 of the emerging Local Plan, any plots subsequently developed for custom build housing must be completed within 3 years of purchase.

## Nursery

- **Nursery land** – in accordance with Policy 20 of the emerging Local Plan Review, 0.4ha of land has been safeguarded for a 100-place nursery. The location of the safeguarded land is shown on Planning Layout SW164-PD-1001 J.
- **Nursery services** - Bloor Homes South West will provide access, mains water, drainage, sewerage, electricity and digital connectivity to the boundary of the nursery land.
- **Nursery land marketing** - prior to the occupation of the first open market dwelling, Bloor Homes South West will submit a marketing and pricing strategy for the nursery land, which will be agreed with the Council. Marketing reports will be provided to the Council every six months. If the nursery land remains unsold after a period of 12 months, it can be brought forward for other uses (subject to the necessary consents).

## On-site public open space

- **Allotments** – by the occupation of the 25<sup>th</sup> dwelling, the applicant will submit for approval an allotment specification. It will need to accord with the framework provided by Planning Layout SW164-PD-1001 J and Landscape Plan SW164-LS-007e, as well as the standards outlined within the National Allotment Society's '21<sup>st</sup> Century allotments in new developments' guidance. The allotments will be completed and transferred to the managing body by the occupation of [trigger point to be agreed with the Local Planning Authority].
- **Management company** – The future management and maintenance arrangements of the open spaces will be secured within the Section 106 Legal Agreement. The future management and maintenance of the sustainable drainage systems (i.e. the attenuation basins, the inlet and outlet headwalls, flow controls, the outfall channels and the outfall to the watercourses) will be transferred to Wessex Water, or another approved water/sewerage undertaker, or a private management company with appropriate experience.

The remaining public open spaces will be transferred to one of either the Parish Council, the Town Council, or a private management company with appropriate experience, or a combination thereof.

Management of these spaces will accord with a Habitat Maintenance and Monitoring Plan and if necessary, a Landscape Ecological Management Plan, which will be secured by planning condition.

## Sport

- A financial contribution of £69,620 towards the development of a 3G artificial grass pitch within the Melksham Community Area and/or other sports pitch, or ancillary provision within the vicinity of the application site.

## Education

### Early years provision

- A financial contribution of £508,138 towards 29 early years places.

### Primary school provision

- A financial contribution of £1,313,060 towards 70 primary school places.

### **Secondary school provision**

- Whilst the applicant is aware of the Local Education Authority's request for a financial contribution towards secondary education provision, they are also aware that the most recent annual school capacity survey data (SCAP) shows a significant decline in secondary school pupils at Melksham and surplus places. The applicant's education consultant has requested a meeting with the Local Education Authority to discuss the validity of the data and its implications for the current financial contribution request.

### **Sustainable transport and highways improvements**

- Financial contributions will be provided to:
  - highways improvements to the Blackmore Road/Church Lane/Sandridge Common Road double mini roundabout, to convert it from a double mini roundabout into a left-right staggered priority junction (unless a further contribution to sustainable transport is preferable);
  - the implementation of the Travel Plan and a monitoring fee;
  - green travel vouchers;
  - a bus service contribution;
  - cycle maps contribution; and
  - rail accessibility improvements at Melksham Railway Station.

### **Public Rights of Way**

- A financial contribution of £25,000 to surface Public Right of Way MELK103.

### **Community hub contribution**

- A sum of £740 per dwelling (£218,300) towards the provision of a community hub, which is to be delivered on the Blackmore Farm site (ref: PL/2023/11188).

### **Health**

- If necessary and not provided via the Community Infrastructure Levy contributions, a financial contribution towards off-site healthcare capacity will be provided, in accordance with Policy 20 of the emerging Local Plan.

### **Waste**

- In accordance with Wiltshire Council's Revised Wiltshire Planning Obligations Supplementary Planning Document (2016), a financial contribution of £110 for each proposed home will be provided (£32,450 in total) to waste and recycling containers.

### **Public art**

- A contribution of £300 per home towards public art (£88,500 in total).

### **Section 106 monitoring fee**

- The following contributions will be provided for the purposes of monitoring compliance with the planning obligations contained within the Section 106 Legal Agreement:
  - 1% of any financial obligations; and
  - £300 for any planning obligation that is not a financial obligation.

## MATTERS TO BE ADDRESSED BY CONDITION

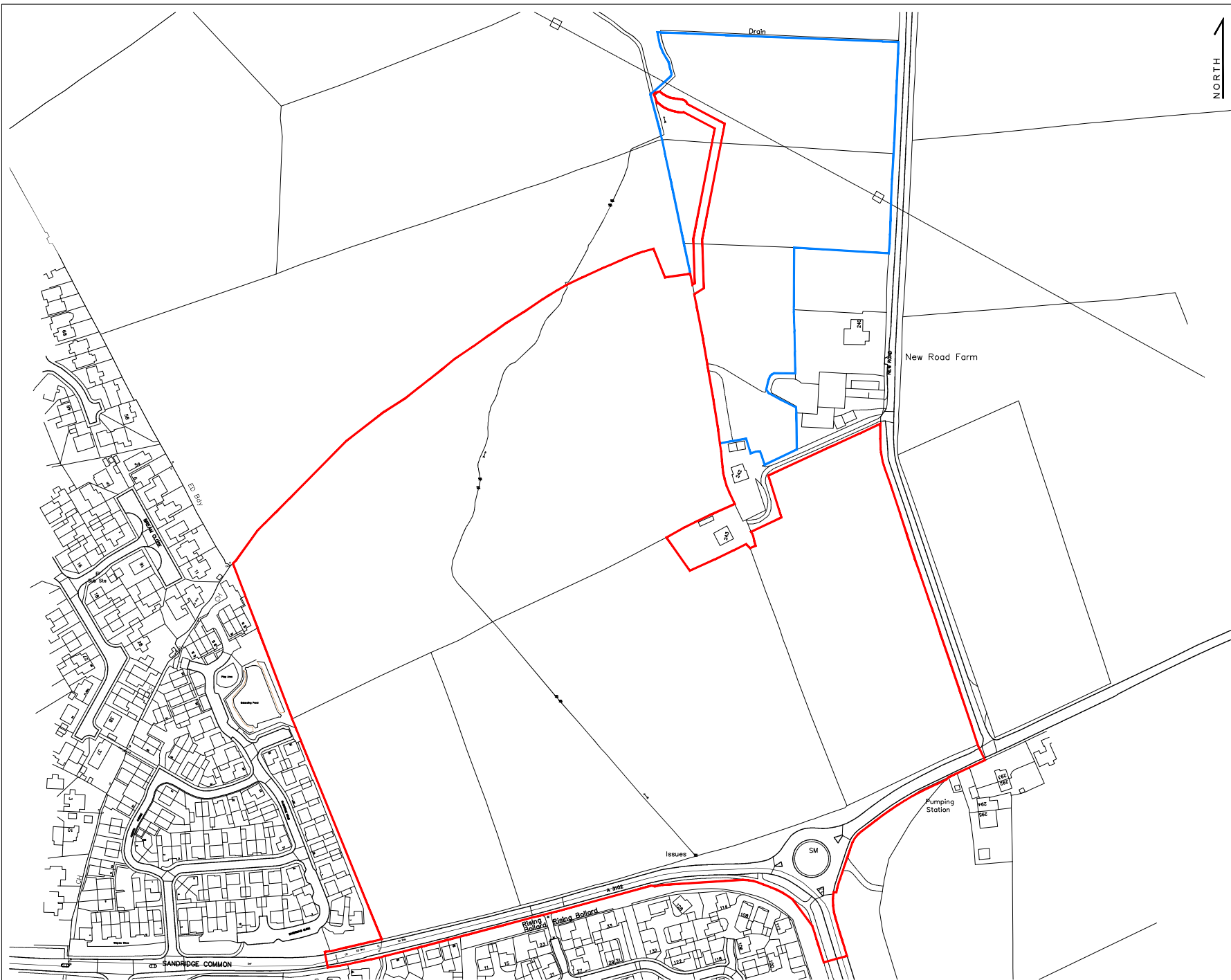
- the location and specification of cycle parking;
- securing the implementation of the proposed electric vehicle charging points (295 in total);
- securing the implementation of 475kWp of photovoltaic panels;
- securing the acoustic mitigation set out in Section 5 and Appendix A of the Noise Assessment (ref: 23-0031-R2);
- the implementation of the archaeological written scheme of investigation;
- the submission, approval and implementation of a Construction Environment Management Plan;
- the submission, approval and implementation of an Arboricultural Method Statement;
- the submission, approval and implementation of a Habitat Maintenance and Monitoring Plan and if necessary, a Landscape Ecological Management Plan;
- the implementation of the proposed bat and bird boxes;
- the implementation of the proposed hibernacula;
- the implementation of four hedgehog domes;
- the requirement to obtain a Licence from Natural England, prior to the commencement of development;
- a detailed lighting strategy; and
- a construction and operational phase waste management plan.

The development will also be the subject of the statutory biodiversity net gain condition.

***LRM Planning***  
***June 2025***

# Appendix 1. Site location plan





BLOOR HOMES LIMITED  
UNIT 7, LATHAM ROAD, SWINDON, SN25 4DL  
TELEPHONE: 01793 835600

THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF J.S.BLOOR (SERVICES) LIMITED AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

**Key**

Application Boundary

Extent of land within applicants ownership

REVISION.			
A	Land within applicants ownership added to layout.	17/10/24	MW
B	Updated in line with planning layout (1001 C).	22/10/24	MW
C	Updated in line with planning layout (1001 D).	25/10/24	MW

Land off Sandridge Common  
Melksham

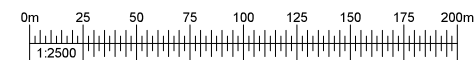
**Location Plan**

DATE: 11/09/24  
SCALE: 1:2500 @ A3  
DRAWN: MW  
CHECKED:

**BLOOR HOMES**

DRAWING NO. SW164-PD-1000C












# Melksham, Land off Sandridge Common



# Appendix 2. Planning layout



First Homes		0.0%	
	Type	Beds	Storage
	W35M11P00 Subvan GP	3	2
	W35B11P00 Subvan PP	1	2
	W35M11P00 Sackler GP	2	3
	W35M11P00 Sackler PP	2	3

- Key:**
-  Application boundary
  -  Extent of land within applicants ownership
  -  Bin collection points
  -  Visitor spaces (57no.)
  -  Proposed trees
  -  Custom build (14no.)
  -  Main river / Bank top
  -  Existing highway boundary
- Affordable units:**
-  Rent
  -  Shared ownership
  -  First homes

**Notes.**



Revision	Description	Date	By
A	Annotations updated.	16/10/04	MM
B	Red line extended to include surface water discharge route to the north. Land within area to be reformed added to the drawing.	17/10/04	MM
C	Water supply and sewerage details updated. Paper size changed.	22/10/04	MM
D	Order of plots within schedule updated (see order).	25/10/04	MM
E	North of SW outlet route and line repositioned.	26/03/05	MM
F	Main water detail added. central line section. Main sewer for above surface water, footpath layout taken as per UD 19/04/04. 25/78 design details added. Detail added for watercourse crossings, flood defence and land parcels (as per UD) accordingly to remove secondary access, 25/78 design taken as per UD. 25/78 central sewer amended survey points 162-167.	26/03/05	MM
G	UD 19/04-08 distribution updated. raised above ground access added to frontage plots 120-191, plot 255 painted.	10/04/05	AB / MM
H	UD 19/04-08 distribution updated to raise 7 trees updated to account reconfigured landscaping, plots 262-299 notified, 25/78 156 157 planting corridor added. Resurfaced for MGC4 (4m <sup>2</sup> ).	26/05/05	MM
I	Roundabout design updated. Existing watercourse removed. New watercourse, roundabout design, highway boundary and drainage details 16/05-16/06, 24/06-24/08. 25/78 connected to highway drawing SU 16/06/05 updated.	26/05/05	MM

**BLOOR HOMES®**

Drawing No. SW/164-PD-1001 I

# Melksham, Land off Sandridge Common

Dear Melksham Town Council

As you will hopefully be aware, there has been further consultation on the revised plans for the Planning Application PL/2024/10345 Land north of the A3102, Melksham <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000AkBxBIAV/pl202410345>

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.

As part of the new documentation, they have included an updated draft Heads of Terms for the S106 agreement.

Included in that is the following statements which we wanted to bring to the attention of the Town Council for their consideration (and to the relevant Wiltshire Councillor). The application is in Cllr Holder's ward, but the statement is about the double roundabout at the Forester Arms/"Big" Co-op which seems to be on the boundary of Cllr J Westbrook and Cllr Stokes; and the Right of Way MELK103..

The statement in the draft S106 HoT is not something that the parish council have asked for, so just checking in that you are aware of it in the draft HoT, and that is what you would like to see happen there? There are requests for the following:

1. Financial contribution for highways improvements to the Blackmore Road/Church Lane/Sandridge Common Road double mini roundabout, to convert it from a double mini roundabout into a left-right staggered priority junction (unless a further contribution to sustainable transport is preferable)
2. A financial contribution of £25,000 to surface public Right of Way MELK103 (again, this is in the town, and looks to be a straggly overgrown footpath – is this something that should be upgraded?)

Perhaps you could copy in the parish council, for their info, when/if you have considered and responded to WC's development management.

With kind regards,  
Teresa

## **Criteria for determining applications**

The Authorised officer will assess applications for Street Trading Consents against the following criteria:

- **Site safety.** The location should not present a substantial risk to the public in terms of road safety, obstruction or fire hazard. Observations from council officers will be taken into consideration.
- **Public order.** The street trading activity should not present a risk to public order in the locality in which it is situated. Observations from Wiltshire police and council officers will be taken into consideration.
- **Avoidance of nuisance.** The street trading activity should not present a substantial risk of nuisance from noise, smells, fumes, litter or the discharge of fluids to households or businesses in the vicinity of the proposed street trading site. Observations from council officers, residents and businesses will be taken into consideration.
- **Consultees' observations.** Consideration will be given to written objections from consultees. Objections and recommendations will be assessed by the Authorised officer for reasonableness and appropriateness before they are taken into consideration.
- **Permitted trading hours.** In town centres street trading hours will normally mirror those of shops in the immediate vicinity. However, the council will consider each application on its merits before agreeing permitted trading times. The council retains the right to specify permitted trading hours that are less than those applied for. Any trading involving hot food between 11pm and 5 am will also require a separate application under the Licensing Act 2003.
- **Suitability of the applicant.** The council may take relevant unspent convictions, complaints received about the applicant's previous street trading activity and any previous revocation or surrender of a Street Trading Consent into account.
- **Proximity to schools and colleges.** No Street Trading Consents will be granted for trading at locations within a 200 metre walk using the public highway of a school or sixth form college, unless otherwise agreed in writing by Wiltshire Council.
- **Proximity to existing consent holders.** Consideration will be given to the number of existing consent holders in the area.

## **Objections**

The consultees listed will be asked to respond in writing **within 30 days**.

Officers will assess the reasonableness and appropriateness of all objections before they are taken into consideration.



# tasty by T



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Metres



Plan Produced for: Street Food Trading Approval

Date Produced: 13 Jul 2025

Plan Reference Number: TQRQM25194234635220

Scale: 1:1250 @ A4

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# Highways Improvement Request Form

## Contact Details

Name:		Date:	23/07/2025
Address:			
Telephone No:			
Email Address:			

## Issue Details

Location of Issue:	Market Place
Community Area:	Melksham
Parish or Town Council:	Melksham
<b>Nature of Issue:</b> (max 600 characters)	
<p>The market place in Melksham is a lovely area often used for events such as the Christmas Lights switch on and various markets as well as people enjoying it for leisure time however we are finding an increasing amount of delivery vehicles and maintenance vehicles using it to park on. With Martin's law now in place I feel it would be prudent to have additional removable bollards to close the gaps with the ones we currently have.</p>	
How long has it been an issue?	Ongoing
<b>What would you like done to resolve this issue?</b> (max 600 characters)	
<p>Removable bollards to fill in the gaps around the right hand side edge if you were standing with the town hall behind you. Probably 3 or 4 would be needed.</p>	
Have you been in touch with your local Wiltshire Councillor? (Yes/No)	Yes

***This form needs to be completed and e-mailed or sent to your local Town or Parish Council.  
Town and Parish contact details are available via the link below:***

<https://cms.wiltshire.gov.uk/mgParishCouncilDetails.aspx>

<b>Town or Parish Council Comments:</b> (To be completed by Town or Parish Council only. Max 600 characters)



Our Ref: B18481

Date: 16/07/2025

Dear Customer

### **Water supply improvements, Bath Road Seend**

We are planning to replace two sections of ageing cast iron water main at **Sells Green** and **Bath Road, near Seend (A365)** ensuring you have improved water quality and a more reliable source for years to come.

This investment of nearly £500,000 will start on **Monday 1 September 2025** and continue for approximately **17 weeks**.

#### **How will the work affect you?**

This project will be completed under temporary traffic lights which, at certain locations, will be manually controlled to reduce congestion and delays.

- **Monday 8 - Friday 19 September 2025 - Two-way traffic lights** will be in place on a short section of Bath Road at Sells Green (A365), just east of Spout Lane for water main replacement. Nearby bus stops will be suspended. For details of bus services please contact your local bus provider.
- **Monday 22 September - Friday 19 December 2025** - Two, three and four-way signals will be in place on Bath Road (A365) at different times as water main replacement moves east to west from Sells Green to just east of Carnation Lane.

Access will be maintained for residents, but it may be delayed at times. Please speak to our on-site team with any specific access requirements. Access will be maintained for emergency vehicles and refuse collections.

You can continue to use your water supply as normal unless we tell you otherwise.

#### **What should you do?**

You don't need to do anything, but if you have any questions about our work, please call **0345 600 4 600** or visit **[wessexwater.co.uk/contact-us](https://www.wessexwater.co.uk/contact-us)**

If you are a **business or other non-household property**, you will need to contact your water retailer with any enquiries. You can find their contact details on your most recent water bill.

#### **Need some extra support?**

We know that some customers need extra help due to age, ill health, a disability, mental illness or additional needs. This may include easy access to water during a leak or outage, help reading your meter, or setting up a password for when we visit. You can register for Priority Services on our website at **[wessexwater.co.uk/priorityservices](https://www.wessexwater.co.uk/priorityservices)** or call us on **0345 600 4 600**.

We apologise for any inconvenience caused by our work.

Yours faithfully

Zandhe

# Bath Road water main replacement

September - December 2025

**Monday 22 September -  
Friday 19 December 2025**

## Traffic lights

Two, three and four-way signals on A365 Bath Road at different times as water main replacement moves east to west from Sells Green to just east of Carnation Lane

Bath Road (A365)

Bus stops suspended while work continues in this area

**Monday 8 - Friday 19 September 2025**

## Traffic lights

Two-way signals on short section of A365 Bath at Sells Green, just east of Spout Lane for water main replacement; Suspension of nearby bus stops

To  
Bowerhill  
and  
Melksham

Sells Green

### **Wessex Water media advisory – Main event on A365 in Wiltshire**

Road users in Wiltshire have been to consider the time needed for their journeys when a £500,000 investment to improve the water supply network near Melksham gets under way in September.

A 17-week project to replace two sections of ageing water main on the A365 Bath Road, east of Bowerhill and within Sells Green, will begin on Monday 8 September.

An initial phase of two-way traffic lights will be in place on a short section of the road at Sells Green, just east of Spout Lane, until Friday 19 September, with nearby bus stops suspended.

Then from Monday 22 September, two, three and four-way signals will be in place on the A365 at different times as the main replacement moves east to west from Sells Green to near the junction with Carnation Lane, just east of Bowerhill, until mid-December.

A Wessex Water spokesperson said: “This is an essential investment to improve water supply in the area and we’re carrying out to try and reduce disruption as much as possible.

“The project will be completed under temporary traffic lights which, at certain locations, will be manually controlled to help reduce congestion and delays.

We have written to customers, businesses and schools in the area to inform them about the work and apologise for any inconvenience caused. The project is expected to be completed by Friday 19 December.”

ENDS

### **NOTES FOR EDITORS**

- Wessex Water is part of the YTL UK Group – which includes YTL Developments currently developing Brabazon new town on the former Filton Airfield in north Bristol, the Brabazon Hangars also at Filton, which will be transformed into a live music and entertainment venue, YTL Construction, GENeco, EnTrade, Water2Business, Wessex Searches, and Turnbull.

## Section 14 of the Road Traffic Regulation Act 1984

### Urgent Closure of: A3102 (part), Melksham -

WILTSHIRE COUNCIL HEREBY GIVE NOTICE that on 1st September 2025, the following length of road shall be closed to all traffic in the interests of public safety to enable Wiltshire Council to carry out Carriageway resurfacing and associated works..

A3102 (part), Melksham -; from the property known as Blackmore Farm to its junction with Brick Hill

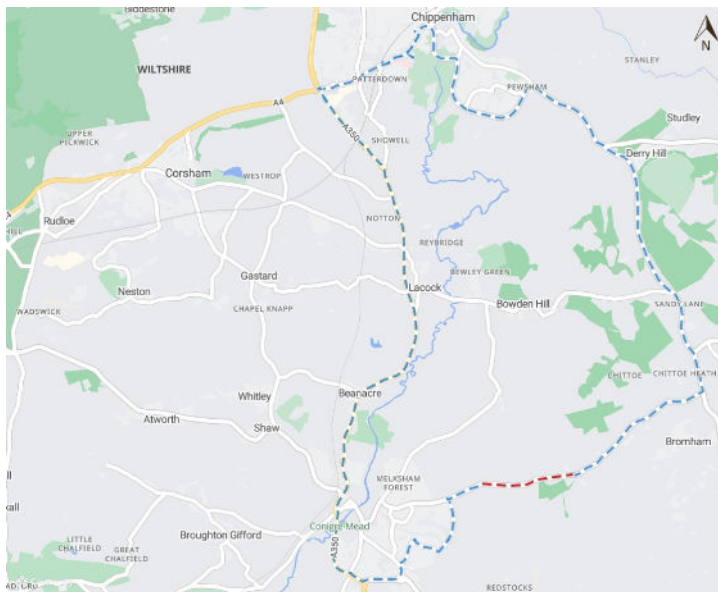
**Alternative route:** via A3102 (unaffected length), A342, A4, A350, A365, C50 and vice versa.

**The closure and diversion route will be clearly indicated by traffic signs. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.**

These works will commence on 1st September 2025 and are anticipated to be required for 1 day between the hours of 19:00 and 23:59. This Notice will have a maximum duration of 5 days.

For further information regarding these works please contact Milestone on on behalf of Wiltshire Council

**Sustainable Transport Group, County Hall, Bythesea Road, Trowbridge BA14 8JN**



**REF:26W332**