Planning

Agenda for 15/09/26 @ 19:00

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Melksham
TOWN COUNCIL

Melksham
TOWN COUNCIL

Wednesday 9 September 2026

Dear Councillors S Rabey, C Stokes, P Alford, P Aves, A Griffin and J Oatley

Ref: Planning Committee Meeting, Tuesday 15 September 2026

You are summoned in accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) to a meeting of the Planning Committee of Melksham Town Council for the transaction of the business shown on the agenda below.

Tuesday 15 September 2026, to be held at 19.00 in the Council Chamber, Melksham Town Hall, Market Place, Melksham, SN12 6ES.

The quorum for the Planning Committee is 4.

Public Participation

Members of the public and the press may attend this meeting in person or join the meeting on Teams via the following link: https://tinyurl.com/k2whshfu . Public participation will take place near the start of the meeting.

Each speaker is limited to three minutes, with a total public session of 20 minutes. Members of the public are requested to send their questions to CEO@melksham-tc.gov.uk by noon on the working day before the meeting. You should still attend the meeting, in person or online, to ask your question.

No decisions will be made on matters not already on the agenda. The Council may ask the public and press to leave if confidential matters need to be discussed.

The Seven Principles of Public Life.

All members are reminded of their duty under the code of conduct to uphold the Seven Principles of Public Life: selflessness, integrity, objectivity, accountability, openness, honesty, and leadership.

Yours sincerely,

Miss Hayley Bell
CEO

Melksham
TOWN COUNCIL

Planning Committee Terms of Reference

The Committee will meet to consider all planning applications in the town.

Comments will be sent to Wiltshire Council as part of their consultation procedure. The aim is to use guidance contained in the National Planning Policy Framework, the Joint Melksham Neighbourhood Plan, planning legislation, Wiltshire Council's Core Strategy and Local Plan, Policy and Periodic Planning Guidance notes to preserve and enhance the town's character, whilst encouraging its commercial and social vitality. It will also consider the contents and desires laid out in the Neighbourhood Plan and Local Plan.

Where appropriate, planning applications submitted in the Parish of Melksham Without may also be discussed and commented on if relevant to the Town Council.

Highway issues raised for the Local Highways and Footpath Improvement Group (LHFIG), Emergency Planning and Flood Plans will also be managed by this Committee.

1. Membership – seven elected Members.

    1.1 Invited officers and volunteers to enable events to be run, who have will have no voting rights.

    1.2 No business may be transacted at a meeting unless at least 50% of the whole number of members of the committee, rounded up, are present.

    1.3 Substitution of Members - Substitutes should be nominated by the Member of the Committee planning to be absent and notified to the Proper Officer in writing by 3pm on the day of the meeting.

2. Delegated Business – The Committee has been delegated to deal with the following matters on an ongoing basis or to conclusion:

    Planning

    2.1 At meetings to consider all planning applications sent for consultation by Wiltshire Council.

    2.2 To comment on behalf of the Town Council on planning applications having due regard to Town Council policy.

    2.3 To delegate the power to the Town Clerk in discussion with the Town Mayor or Deputy Town Mayor, to make recommendations to Wiltshire Council on minor revisions to applications for which there is insufficient time to call a planning committee meeting. The exercise of this power should be consistent with established practice and policy of the committee, where defined, and shall be reported to the next planning committee meeting.

    2.4 To deal with requests for street naming.

Melksham
TOWN COUNCIL

2.5 To deal with consultation requests for street trading licences.

2.6 To deal with any matters pertaining to the Licensing Act 2003.

2.7 To refer all highway Issues through the relevant portal for the Local Highways and Footpaths Improvement Group (LHFIG).

2.8 To develop and manage all Emergency Plans.

2.9 To deal with Rights of Way, Bridle Ways, and Footpath matters.

2.10 To prepare draft comments for any consultations received by the Council.

2.11 To engage in pre-application consultations with developers.

2.12 To manage equipment within the area of its responsibilities and not under the control of any other committee.

2.13 To receive petitions and deputations from the public or any organisation.

Economic Development

2.14 To be responsible for recommending to Council key decisions and actions required in relation to the economic development of the town.

2.15 Approving and overseeing the delivery of any relevant service strategies which affect:

- economic development;
- investment in the town centre;
- to oversee and implement the Town Centre Master Plan;
- the establishment of external partnerships where they are relevant to the economic development of the town.

2.16 Approving and monitoring funding sources and mechanisms to assist with various initiatives, projects and actions within the remit of economic development.

Budget

2.17 To prepare, scrutinise and monitor the budget for the committee.

2.18 To approve expenditure within budget and to refer any requests for expenditure over budget to Full Council.

2.19 To approve expenditure within Ear Marked Reserves available to relevant projects for this committee.

Melksham
TOWN COUNCIL

3. Referred Business: To consider and make recommendations to the Town Council on the following matters:

   3.1 Any other matters referred to the Committee by the Town Council.

   3.2 All planning applications of a major strategic nature.

   3.3 Consultations on any strategic plans produced by the Principal Authority, Wiltshire Council, such as Boundary Reviews, Local Development Framework, Local Plans or any such documents relevant to the town.

   3.4 Budget estimates, to be prepared no later than October each year and submitted to the Finance, Administration and Performance Committee.

Melksham
TOWN COUNCIL

Agenda

Planning

1. Apologies

   To receive and consider acceptance for apologies and absences

   (Local Government Act, 1972 s.85)

2. **Declarations of Interest**

   To declare an interest relating to the business of the meeting.

   (Melksham Town Council Code of Conduct)

3. **Minutes**

   To approve the minutes of the previous meeting 25 August 2026.

   (Local Government Act 1972, s. 12)

4. **Public Participation**

   To allow public participation, 3 minutes per person; 20-minute allocation.

   (Local Government Act 1972, s. 12)

5. **Planning considerations**

   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/2026/04916** - Outline planning permission: Some matters reserved

   Address: Land west of Semington Road, Melksham

   Proposal: Outline application for up to 225 dwellings, with access from Semington Road, along with public open space and landscape buffers to incorporate existing rights of way and to accommodate the route of the proposed Melksham Link Canal (under separate application W/12/01080/FUL). Demolition and clearance of all existing buildings and structures on the site. All matters reserved other than vehicular access from Semington Road.

   Respond by: 1 October 2026

Melksham
TOWN COUNCIL

6.2 **PL/2026/04543** – householder planning permission

Address: 37 Brecon Close, Melksham, SN12 7RZ

Proposal: Single story extension and garage conversation.

Respond by: 23 September 2026

6.3 **PL/2025/07044** – full planning permission

Address: Former Countrywide Site, Bradford Road, Melksham

Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham

Respond by: 18 September 2026

6.4 **PL/2026/05037** – Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 25 Crescent Road, Melksham, SN12 7EU

Proposal: Prior Notification of Larger Home Extension - Single Storey Rear Extension with Similar Wall Finish and a EPDM Low Pitch Flat Roof (to Extend 4m Beyond the Rear Wall of the Original Dwellinghouse, a Maximum Height of 3.20m with an Eaves Height of 2.50m)

Respond by: 21 September 2026

6.5 **PL/2026/05437** – Prior approval Part 1 Class A.1(ea): Larger home extension

Address: Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Proposal: The proposed removal of hedgerow is anticipated following the Outline consent approved in 2025 (LPA Ref: PL/2023/11188), as demonstrated in the approved parameters plan, access and temporary construction access plans and ecology figures.

Respond by: 21 September 2026

6.6 **PL/2026/04985** – Householder Planning Permission

Address: 3 Wardour Place, Melksham, SN12 6AY

Proposal: Retrospective permission for conversion of garage into a downstairs bedroom

Respond by: 30 September 2026

Melksham
TOWN COUNCIL

6.7 **PL/2026/03428** – Householder Planning Permission

Address: 15 Windsor Avenue, Melksham, SN12 6BE

Proposal: Demolition of the existing rear extension, side extension and front porch, followed by the construction of new replacement extensions.

Respond by: 1 October 2026

6.8 **PL/2026/05044** – Householder Planning Permission

Address: 104 Dunch Lane, Melksham, SN12 8DX

Proposal: Full width rear flat roof extension, attic conversion with proposed rear dormer and new Velux rooflight.

Respond by: 1 October 2026

6.9 **PL/2026/04912** - Notification under Part 15 Class B of GPDO-2015

Address: Land at Bradford Road, Melksham, SN12 8LQ

Proposal: The installation of a relocated substation

Respond by: Notification only

7. Planning Decisions

To note the following planning decisions

7.1 **PL/2026/04164** - Consent to display an advertisement

Address: Town Hall, Market Place, Melksham, SN12 6ES

Proposal: Attachment of double sided White Ribbon Flag, Holocaust Memorial Day Flag, Progress Flag and Emergency Services Flag individually to existing flagpoles on building front on specific days or periods throughout the year.

Decision date: 27 August 2026

Decision: Approve with Conditions

MTC decision: No objection.

Melksham
TOWN COUNCIL

7.2 **PL/2026/04004** – Full Planning Permission

Address: Melksham Adventure Centre, Lowbourne, Melksham, SN12 7QU

Proposal: An infill extension, refurbishment for improved facilities and PV panels fitted to the roof.

Decision date: 3 September 2026.

Decision: Approve with Conditions.

MTC decision: No objection.

7.3 **PL/2026/02295** – Full Planning Permission

Address: 3 St Margarets Gardens, Melksham,

Proposal: Construction of an extension to children's nursery and alteration to front boundary fence to provide additional parking provision

Decision date: 2 September 2026.

Decision: Approve with Conditions.

MTC decision: 23/6 – note Highways comments and unable to support. 4/8 – No objection.

7.4 **PL/2026/04682** – Notification of proposed works to trees in a conservation area.

Address: 5 Church Walk, Melksham, SN12 6LY.

Proposal: Birch tree – fell.

Decision date: 1 September 2026.

Decision: No objection.

MTC decision: No objection.

Melksham
TOWN COUNCIL

7.5 **PL/2026/02170**– Removal/variation of conditions.

Address: Land at Longleaze Lane, Melksham, SN12 6QJ

Proposal: Vary Conditions 2,3,4,5,7,8,9,10,11,12,13,14 and 15 on PL/2023/06725 - Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction.

Decision date: 3 September 2026

Decision: Approve with Conditions

MTC decision: No comment

8. Wiltshire Local Plan

The Wiltshire Local Plan was discussed by Melksham Without Parish Council at a Full Council meeting on Monday 7 September 2026. Agenda items 8.1 – 8.5 below mirror agenda items for that discussion.

For decision on Melksham Town Council position and response to the Wiltshire Local Plan.

For decision on aligning with the position of Melksham Without Parish Council.

8.1 To receive and consider a report on the current planning context at national, Wiltshire and local level, including professional planning advice received, ongoing engagement with Wiltshire Council regarding the emerging Local Plan, and the implications for Melksham Town and priorities moving forward.

8.2 To agree council representation at meetings relating to the emerging Wiltshire Local Plan, including meetings with Wiltshire Council's Spatial Planning Team, Wiltshire Councillors and professional advisers, and to nominate attendees where required and questions to ask.

8.3 To consider an initial response to Wiltshire Local Plan scoping consultation (2nd - 30th September)

8.4 To consider a response to Wiltshire Council's Call for Sites (deadline for parish council suggestions 11th Sept & for landowners 30th September

8.5 To consider submitting nomination for Melksham Neighbourhood Plan 2 to Community First Awards.

Melksham
TOWN COUNCIL

9. Freight Action Plan

To consider a response to Wiltshire Council's Freight Action Plan consultation (deadline 23 September 2026). https://wiltshirefreight.commonplace.is/en-GB/

10. Temporary Road Closure

To note.

10.1 C211 (Part), Holt

10.2 Western Way (part), Melksham

11. Provisional Tree Preservation Order

To note and for decision on whether to make objection or representation.

12. Parish Steward

To consider jobs for the Parish Steward and note work done.

Next in Melksham 12,13 & 14 October.

Melksham Town Council

Minutes of the Planning Committee

on Tuesday 25 August 2026

PRESENT:	Councillor S Rabey	Chair
	Councillor C Stokes	Vice Chair
	Councillor P Aves	
	Councillor A Griffin	
IN ATTENDANCE	Councillor J Westbrook	
OFFICERS	Amelie Huxtable	Accounts Administration Officer

PUBLIC one member of the public was present.

93/26 Apologies

Apologies were received from Councillor Alford.

94/26 Declaration of Interest

There were no declarations of interest.

95/26 Minutes

The minutes of 4 August 2026, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

96/26 Public Participation

A request was made to consider a seating area around the cherry blossom tree on the left as you approach Melksham Campus. It was suggested that this may be appropriate to include in the next round of Wiltshire Town Programme.

97/26 PL/2026/04796

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

UNANIMOUSLY RESOLVED not to object to the application.

98/26 PL/2026/04807

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

UNANIMOUSLY RESOLVED not to object to the application.

DRAFT

99/26 PL/2026/02205

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

UNANIMOUSLY RESOLVED not to object to the application.

100/26 PL/2026/04624

There were concerns that canopy No 3 would over shadow adjacent solar panels

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

UNANIMOUSLY RESOLVED not to object to the application, but to ask planning to note the concern of the solar panels.

101/26 PL/2026/04955

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

UNANIMOUSLY RESOLVED not to object to the application.

102/26 PL/2026/04747

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

UNANIMOUSLY RESOLVED not to object to the application.

103/26 PL/2026/02835

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

UNANIMOUSLY RESOLVED not to object to the application.

104/26 PL/2026/02889

The decision was noted.

105/26 PL/2026/03765

The decision was noted.

106/26 Union Street Parking

Councillor J Westbrook spoke to the item.

Strong representation from consultation that there is an issue with parking.

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

UNANIMOUSLY RESOLVED to suspend Standing Orders to allow a resident to talk.

Suggested that overnight parking the main issue and Waitrose rent out spaces.

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

UNANIMOUSLY RESOLVED to reinstate Standing Orders.

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

UNANIMOUSLY RESOLVED to

(i) issue a statement to LHFIG that, while acknowledging that the consultation had a less than 50% response rate, the replies that were received clearly show that residents feel there is a problem with parking. Melksham Town Council is fully supportive of action being taken to deal with this issue and is open to later discussions regarding a contribution to funding.

(ii) To request the CEO/Town Clerk to make initial approaches regarding the possible use of Waitrose's Car Park for residents parking outside of business hours.

107/26 Temporary Road Closures

The items were noted.

108/26 Blue Pool

The transfer was noted.

109/26 Gypsies and Travellers Development Plan

The item was noted.

110/26 Parish Steward

Weeds by the A350 subway.

Leaves.

Meeting closed at: 19:31

DRAFT

Signed …….. Dated ……

Emerging Wiltshire Local Plan and current planning context

Report from: Melksham Without Parish Council
Author: Teresa Strange, Clerk to Melksham Without Parish Council

Purpose of report

This report has been prepared by **Melksham Without Parish Council (MWPC)** following its consideration of the changed planning context and the emerging Wiltshire Local Plan, and following discussions with **Vaughan Thompson of Place Studio**, who was asked to advise on the next steps for the Joint Melksham Neighbourhood Plan area.

Its purpose is to advise Melksham Town Council (MTC) of the position agreed by MWPC on **7 September 2026** and to invite MTC to consider where it wishes to **support, echo or work jointly with MWPC** on the matters set out below.

The report reflects the two councils' shared role as the **Qualifying Bodies for JMNP2** and the benefit of continuing to work jointly wherever appropriate.

This report has also been shared with the **six Wiltshire Councillors representing the Melksham area** so that they are aware of MWPC's agreed position and, where possible, can help support a joined-up approach to the emerging Local Plan and current planning issues affecting the wider Melksham area.

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1. Background

MWPC considered a detailed report on the current planning context and the emerging Wiltshire Local Plan at its Full Council meeting on **7 September 2026**.

The report followed:

- recent appeal decisions at **Snarlton Farm and Woodrow**;
- publication of the **new National Planning Policy Framework (NPPF) on 17 August 2026**;
- consideration of the 58-dwelling Berryfield Lane application by Wiltshire Council's Western Area Planning Committee on 19 August;
- withdrawal of the previous draft Wiltshire Local Plan;
- professional planning advice from **Vaughan Thompson of Place Studio, who had been asked to advise on the next steps for the Joint Melksham Neighbourhood Plan area in light of the changed planning context**; and
- subsequent discussion by MWPC about how the two Qualifying Bodies for JMNP2 can best influence the new Wiltshire Local Plan **and how the**

councils should approach current and future planning applications in the changed planning context.

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2. Two priority areas

MWPC agreed that, in the changed planning context, the two councils need to focus on **two priority areas, progressing in parallel**:

1. **Influencing the emerging Wiltshire Local Plan** – working jointly and proactively to shape the spatial strategy for the wider Melksham area, including where growth should go, what infrastructure is needed, how settlements should be protected from coalescence, and how development should be planned over the longer term; and
2. **Responding to current and future planning applications** – continuing to identify where proposals are speculative and not plan-led, while recognising the present planning balance and focusing strongly on evidenced technical harms, cumulative impact, infrastructure requirements, robust parameter plans and mitigation, so that where development cannot reasonably be prevented the councils seek to **mitigate the worst impacts and secure the best possible outcome for the community**.

Both priority areas need to progress **in parallel**. Work to shape the new Local Plan is a medium- to long-term exercise, but major planning applications will continue to come forward in the meantime and will still require a coordinated local response.

As part of the second priority area, the **MWPC Planning Committee on Monday 14 September will be considering and agreeing a statement setting out MWPC's current planning position in the changed planning context**. This is intended to provide a consistent basis for MWPC's responses to **current major planning applications already in the system and new major applications as they come forward**. The agreed statement can then be shared with MTC for consideration as part of the two councils' continuing joint approach.

MTC is asked to consider

Whether it supports these two priority areas and wishes to work jointly with MWPC both in shaping the emerging Local Plan and in developing an effective and consistent approach to current and future major planning applications.

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3. Suggested background viewing

For members wishing to understand the current planning position without having to read through lots of reports and minutes, MWPC recommends watching **Kenny Green's planning update at the Western Area Planning Committee meeting on 19 August 2026**, starting at approximately **15 minutes** into the webcast.

This covers the implications of the recent appeal decisions, the National Planning Policy Framework, Wiltshire's housing land supply position and the current planning balance.

Cllrs Andrew Griffin and Charlie Stokes were both in attendance at the Western Area Planning Committee meeting in their roles as Wiltshire Councillors and are also members of the MTC Planning Committee, so will already be familiar with much of the wider planning context through their respective roles.

If members have additional time, the subsequent officer presentation and discussion on the **58-dwelling Berryfield Lane application** provides a useful practical example of how the changed planning context is now being applied to a major application in the Melksham area.

Webcast:
https://www.youtube.com/embed/ZIBYTV2H888

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4. Current planning position – agreed MWPC approach

MWPC agreed that:

1. the immediate strategic priority should be to **influence the emerging Wiltshire Local Plan at its formative stage**;
2. MWPC should work jointly with MTC to seek **meaningful early involvement in the development and testing of spatial options for the wider Melksham area before preferred growth areas or packages of sites are selected**;
3. MWPC should continue to request an **indicative housing requirement for the Melksham Neighbourhood Plan area**, while recognising the wider implications of Wiltshire's current housing supply position;
4. MWPC should continue to raise where development is **speculative and not plan-led**, while placing particular emphasis on **clearly evidenced technical planning harms, cumulative impact, robust parameter plans at outline stage and the best possible mitigation and community benefits where development cannot reasonably be prevented**;
5. it would be premature at this stage to commence a further programme of neighbourhood-plan housing site allocations;
6. the need for further JMNP review and/or site allocations should be reconsidered when greater clarity is available regarding the Local Plan spatial strategy and indicative housing requirement. **Wiltshire Council has advised that greater clarity is expected in spring/summer 2027**;
7. MWPC should continue to work jointly with MTC on strategic planning matters affecting the **Joint Melksham Neighbourhood Plan, the emerging Local Plan and current and future planning applications**;

8. press Wiltshire Council to **update its five-year housing land supply calculation quarterly**, rather than relying upon annual figures which may already be significantly out of date;
9. consider undertaking its **own monitoring/calculation of housing land supply** from publicly available information; and
10. investigate whether a methodology can be developed to calculate an indicative **housing requirement / housing road map for the Joint Melksham Neighbourhood Plan area**, to provide a local yardstick against which future growth can be monitored.

MTC is asked to consider

Whether it supports the above ten-point approach and wishes to work jointly with MWPC on these matters.

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5. Early joint involvement in the Wiltshire Local Plan

MWPC welcomed the proposal by **Cllr Ian Thorn, Leader of Wiltshire Council and the lead member for the new Local Plan**, for regular Local Plan round-table discussions in Melksham involving MWPC, MTC, **Wiltshire Council's spatial planning team**, local Wiltshire Councillors and other relevant participants, **such as Place Studio**.

The principal request is for **meaningful involvement before Wiltshire Council selects preferred growth locations or packages of sites**.

The previous Local Plan process presented Melksham with packages of sites at a relatively advanced stage. The two councils should seek involvement earlier this time so that local evidence and alternative spatial approaches can genuinely influence the options.

MWPC agreed that the starting point should be a **whole-area evidence base**, including mapping of:

- existing development;
- development under construction;
- permissions and commitments;
- JMNP2 allocations;
- sites from the withdrawn draft Wiltshire Local Plan now progressing;
- current major applications;
- pre-application proposals;
- transport and infrastructure;
- heritage;

- water and drainage capacity;
- cumulative impact;
- environmental constraints;
- settlement gaps; and
- other opportunities and constraints.

MWPC also agreed that the **wider Melksham area should not be treated as one uniform place**. The planning and infrastructure issues affecting the town/urban area, strategic growth areas and the rural villages are different and should be addressed through an appropriately nuanced place-based approach.

MTC is asked to consider

- whether it supports early joint engagement with Wiltshire Council and the development of a shared evidence base and spatial understanding for the wider Melksham area;
- whether it wishes to nominate members to attend the proposed **Local Plan round-table meetings**;
- whether it wishes to form a **joint working group with MWPC** to progress the detailed work, and which members it wishes to nominate to that group; and
- whether it is willing to contribute to the **shared cost of Place Studio support and any other specialist or technical advice jointly agreed as necessary**.

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6. Strategic masterplanning – the 20-year "end game"

MWPC agreed that the new Local Plan should establish **what the wider Melksham area is intended to become over the next 20 years**, rather than simply allocating individual housing sites.

MWPC wishes to explore whether the scale of growth now facing Melksham warrants an **Area Action Plan**; **strategic masterplan**; or equivalent **place-based planning framework**.

The principle is effectively to put a **"magnifying glass" over the wider Melksham area** and establish how housing, employment, transport, schools, health facilities, community infrastructure, green infrastructure, utilities, energy infrastructure and settlement separation fit together.

A useful example of this type of approach is the **Warminster West Urban Extension (WWUE)**, where growth has been planned through an overarching strategic framework rather than considering individual development parcels entirely in isolation. MWPC considers that a similarly joined-up approach should be explored for the wider Melksham area, **without suggesting that the Warminster model should simply be replicated**.

A zoned approach could also be considered so that particular growth areas have clearly identified infrastructure and delivery requirements.

The approach should recognise that a single form of development or infrastructure planning will not necessarily suit the whole area. The needs of the **town and urban area, strategic growth areas and the surrounding rural villages** should be considered appropriately within the overall place-based framework.

This should include a clear **20-year transport strategy for Melksham**, including safeguarding the proposed Eastern Bypass and ensuring that individual development decisions do not prejudice its future delivery.

It should also safeguard other strategic corridors, including the **Melksham Link Canal**.

MWPC also considers that the strategic masterplanning approach should be shared more widely with other parish and town councils across Wiltshire, both to encourage wider support for this approach through the new Local Plan and to press Wiltshire Council to take greater account of the considerable evidence, technical work and community-led planning already undertaken by neighbourhood plan groups across Wiltshire. This should include making full use of robust evidence already prepared through neighbourhood planning, including independently assessed site work, housing evidence and other technical studies, rather than unnecessarily duplicating work which has already been undertaken and tested through the neighbourhood plan process.

MTC is asked to consider

- whether it supports MWPC in requesting an **Area Action Plan, strategic masterplan or equivalent place-based planning framework** for the wider Melksham area;
- whether this approach should be shared with **other parish and town councils across Wiltshire** to encourage wider support; and
- whether the two councils should jointly press Wiltshire Council to take greater account of the considerable evidence, technical work and community-led planning already undertaken by **neighbourhood plan groups across Wiltshire**.

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7. Cumulative impact

MWPC agreed that **cumulative impact should be a central issue** both in individual planning decisions and in preparation of the Local Plan.

Rather than individual developments being considered largely in isolation, the combined effects of existing, approved and proposed development need to be understood across matters including:

- highways and traffic;

- public transport;
- education;
- health;
- drainage and water capacity;
- utilities;
- community infrastructure;
- landscape;
- heritage;
- green infrastructure;
- settlement identity;
- the impact on existing residents from construction activity, disruption and the cumulative effects of successive developments; and
- energy production and energy infrastructure schemes, including renewable energy, Battery Energy Storage Systems (BESS) and National Grid upgrades.

This is particularly important in an area where substantial development has already been built, permitted or allocated and where further major applications are currently in the planning system.

MTC is asked to consider

Whether it supports the principle that cumulative impact should be properly assessed through both the Local Plan and consideration of major development proposals in the Melksham area.

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8. Review of current major applications and potential growth areas

MWPC agreed that there may be value in the two councils jointly reviewing the **current pool of major applications, pre-application proposals, previously assessed sites and other known potential sites**.

The exercise would ask strategically:

- which locations have **fundamental constraints** which should make them strongly resisted;
- which have substantial issues that may potentially be capable of resolution through infrastructure and masterplanning; and
- which locations might comparatively warrant further investigation as part of a future Local Plan options pool.

This would be a **strategic and cumulative-impact assessment only** and would **not imply support for, endorsement of or acceptance of any individual planning application**.

MWPC and MTC would continue to consider and comment on live applications on their individual merits.

MTC is asked to consider

Whether it wishes to undertake this work jointly with MWPC, potentially through the joint working group and with technical support where necessary.

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9. Wiltshire Local Plan Scoping Consultation

The Wiltshire Local Plan Scoping Consultation runs until **30 September 2026**.

In summary, the consultation is asking two broad questions:

- **what the new Local Plan should cover and the issues it should address; and**
- **how Wiltshire Council should engage with communities and other stakeholders as the new Local Plan is prepared.**

Wiltshire Local Plan Scoping Consultation:
https://www.wiltshire.gov.uk/wiltshire-local-plan-scoping-consultation

MWPC agreed that its response should be based upon the strategic principles set out in this report, including:

- early involvement in spatial options;
- area-based placemaking and masterplanning;
- use of existing evidence, including JMNP2 and previous Local Plan work;
- transparent accounting for existing and committed development;
- cumulative impact;
- infrastructure-led growth;
- safeguarding the Eastern Bypass and Melksham Link Canal corridors;
- the cumulative impact of growth on key local transport corridors, including the A3102 and A365;
- settlement separation;
- sufficient and appropriately located employment land;
- brownfield and regeneration opportunities;
- energy opportunities and infrastructure, including wider energy and utility infrastructure;

- the appropriate location, type and accessibility of employment land, not simply the overall quantity of employment land provided.
- protection and effective use of JMNP2;
- meaningful community engagement; and
- a consistent and up-to-date approach to open space, recreation and play provision and developer contributions across Wiltshire, addressing the historic disparity affecting the former West Wiltshire area.

A **more detailed response to the Local Plan Scoping Consultation will continue to be developed during September**, including further consideration at the **MWPC Planning Committee meeting on Monday 14 September** and following the forthcoming **town and parish council briefings**.

There may therefore be additional matters arising from those discussions which MWPC will wish to include in its final consultation response before the 30 September deadline.

MWPC has also agreed an appropriate delegated process to enable its detailed consultation response to be finalised and submitted by the 30 September deadline, taking account of the principles agreed by Full Council and any further relevant information arising during September.

New settlement

The Scoping Consultation also raises the question of how Wiltshire should meet its development needs and where growth should be focused, including whether **new settlement(s)** should form part of the spatial strategy.

MWPC reaffirmed its previous broad position that Wiltshire should genuinely examine the option of a **new town/new settlement**, rather than relying indefinitely on successive outward extensions or the continuing **"donuting" of existing towns**.

MWPC also agreed that, if a new settlement is to provide a genuine strategic alternative, it would need to be **of sufficient scale to function as a proper settlement** rather than simply comprising a few hundred dwellings.

It should be comprehensively planned with the supporting infrastructure and services necessary to create a sustainable community, potentially including:

- a railway station or strong public transport hub;
- shops and a defined centre;
- schools;
- health and community facilities;
- employment opportunities;
- utilities; and

- sufficient housing to sustain those services.

Open space, recreation and play contributions

MWPC has previously raised concern that developments in the former **West Wiltshire area can attract lower recreation and play provision contributions than developments elsewhere in Wiltshire**, as a consequence of the historic policy and standards framework.

Wiltshire Council has advised that the withdrawal of the previous Local Plan Review has **delayed work on raising standards through the Wiltshire Open Space Assessment (WOSA)**, although officers are now considering the renewal of the WOSA and how this should feed into Strategic Planning.

MWPC considers that the preparation of the new Local Plan provides an opportunity to address this historic inconsistency so that **open space, recreation and play standards, and the associated developer contributions, are fair and consistent across Wiltshire and reflect current costs and expectations**.

MTC is asked to consider

Whether it agrees that the principles set out above should also be reflected in its response to the Wiltshire Local Plan Scoping Consultation, including:

- whether it supports the assessment of a **genuinely sustainable new settlement** as a strategic alternative to continued outward expansion around existing Wiltshire towns; and
- whether it supports addressing the historic disparity in **open space, recreation and play provision standards and developer contributions** affecting the former West Wiltshire area.

---

10. Meaningful engagement

MWPC agreed to raise concerns about **consultation timescales and the practical ability of town and parish councils and residents to participate meaningfully**.

The current consultation runs for four weeks and closes on 30 September, while a number of important public and parish/town council briefings take place relatively late in that period.

MWPC has considered Wiltshire Council's invitation for town and parish councils to run their own community engagement sessions on the Local Plan, but has decided **not to take this up at this stage**, particularly given the short consultation period and the limited time available to organise meaningful local engagement.

MWPC considers that future consultation should:

- provide adequate notice;
- recognise normal town/parish council meeting cycles;

- provide engagement toolkits well in advance of the start of consultations;
- avoid placing significant deadlines across principal holiday/recess periods where practicable;
- hold local briefings early enough to inform council decisions;
- provide reasonable opportunities for communities facing significant growth pressures to engage locally; and
- use established local media and community publications which residents actually read, including Melksham News and its sister publications in other parts of Wiltshire, alongside formal online consultation channels.

MTC is asked to consider

Whether it wishes to make similar representations about meaningful engagement, realistic consultation timescales and the use of established local communication channels.

---

11. Brownfield, previously developed and employment land

MWPC agreed that the current Call for Sites provides an opportunity to identify **brownfield, previously developed, underused and employment land**, including land which could become available during the Local Plan period.

The two councils could also use MTC's business contacts and communications to invite businesses and landowners to identify potential opportunities.

Individual councillors may also be aware of possible brownfield, previously developed or underused sites within their areas which could be investigated.

This should include not only land which is available now but also **sites which are anticipated to become available during the Local Plan period**, for example where existing businesses relocate and their current sites become available for alternative uses.

Identification at this stage would be an **evidence-gathering exercise only and would not amount to endorsement of development or allocation of a site**.

MTC is asked to consider

Whether it wishes to work jointly with MWPC to identify and promote brownfield, previously developed and employment-land opportunities, including sites which may not be available now but are anticipated to become available during the Local Plan period, such as land released through the future relocation of Aldi and Lidl.

---

12. Settlement hierarchy, settlement boundaries and strategic separation

MWPC considered the facilities information supplied by Wiltshire Council for settlements in Melksham Without as part of the Local Plan evidence-gathering work.

The discussion also raised a wider Local Plan question about **settlement boundaries**, particularly why some smaller settlements currently have no defined boundary, whether the new Local Plan intends to introduce or revise boundaries and whether these should be provided where appropriate.

MWPC also considered that **Shaw and Whitley should be considered separately**, reflecting their differing character, facilities and development pressures.

This links to the wider question of maintaining **strategic separation between settlements**, particularly where the relevant gap crosses neighbourhood plan boundaries and therefore cannot be dealt with comprehensively through JMNP2 alone.

MWPC considers that the new Local Plan should therefore explore appropriate mechanisms for protecting these strategic gaps, including the possible use of **green wedges similar in principle to Policy 19 of JMNP2**, but applied across a wider area where the gap extends into adjoining parishes or neighbourhood plan areas.

It may also be appropriate to consider whether a stronger form of strategic landscape protection is needed in some locations, drawing on examples such as the **Green Belt status of the open land currently separating Holt, Bradford on Avon and east Trowbridge**, where maintaining separation between settlements is a key strategic planning objective.

MTC is asked to consider

Whether it wishes to support a similar approach in its own Local Plan representations, including settlement boundaries, strategic settlement separation and the possible use of green wedges or other strategic gap policies across parish and neighbourhood plan boundaries where necessary to prevent coalescence between settlements.

---

13. Bath and Wiltshire Metro

A further matter arose following discussion with **Brian Mathew MP and his office, including Sam Blackwell**, regarding the proposed **Bath and Wiltshire Metro**.

MWPC considered that it was not necessary at this stage to endorse every detail of a particular scheme. The important Local Plan issue is the **principle of supporting and safeguarding improved strategic rail and public-transport connectivity serving Melksham and the wider area**.

MWPC resolved to **support the principle of the Bath and Wiltshire Metro and to seek its recognition through the emerging Wiltshire Local Plan**.

The discussion was expressly about supporting the **principle at this stage**, with detailed consideration of the scheme capable of following separately.

This also fits with the wider Local Plan request that development and transport should be planned together rather than housing growth being allocated before the long-term transport network is established.

Further information on the Bath and Wiltshire Metro:
https://www.metroisation.co.uk/bath-wilts-metro

MTC is asked to consider

Whether it also supports the principle of the Bath and Wiltshire Metro and agrees that the opportunity should be recognised and safeguarded through the emerging Wiltshire Local Plan.

---

14. Joint Melksham Neighbourhood Plan 2

MWPC agreed:

- to pursue nomination of **JMNP2 for the Community First Awards**, subject to MTC as the other Qualifying Body also being content; and
- to ask MTC whether it wishes to work jointly on communications explaining both the significant changes in the wider planning context and the **continuing validity, role and strengths of JMNP2**.

The intention is to explain clearly that JMNP2 remains a **powerful planning tool**, notwithstanding the significant changes in the national and Wiltshire planning context since it was prepared. Although the changed housing-land-supply position has reduced the weight which can presently be placed on arguments about housing numbers and speculative development alone, JMNP2's other policies remain important in shaping the form, design, infrastructure, green spaces, heritage and other requirements of development

External recognition through the Community First Awards could also provide useful independent recognition of the work undertaken jointly by the two councils and the wider community through JMNP2.

MTC is asked to consider

- whether it supports nomination of **JMNP2 for the Community First Awards**; and
- whether it wishes to work jointly with MWPC on communications explaining the continuing role and strengths of JMNP2, **including the use of paid information adverts in Melksham News**.

28

[redacted]

[redacted]

Subject: Bath & Wiltshire Metro - for the Freight Action Plan and the Local Plan scoping consultation

Hi Melksham Town Council
You may want to consider your support of this if you submit comments on these two consultations?
All the best, [redacted]

[redacted]

Subject: LATE PAPERS Bath & Wiltshire Metro - for the Freight Plan and the Local Plan on tonight's agenda

LATE PAPERS
Dear Councillors
Please see below.
You may want to consider adding in some comments about support for a Melksham railway line upgrade in the two consultations you are looking at tonight.
I visited the Brian Mathew MP tent at the Food & River Festival to raise the various things the parish council are looking for support on, and they raised this one in terms of looking for town and parish council support.
Kind regards, [redacted]

[redacted]

Subject: RE: Wiltshire Council Freight Action Plan

Hi [redacted]

[redacted]

Yes, it would be great to get your support for Melksham line upgrade in both freight strategy and MWPC's input into LP scoping consultation.

In terms of the **freight plan**, Network Rail has been working closely with the working group for Bath & Wiltshire Metro. They have presented a passing loop on the single line between Melksham station and Thingley Junction (where the line meets the GWR mainline between Bath and Chippenham) as the most efficient solution to growing capacity for both freight and passenger services through Melksham, allowing trains to pass and reducing single-line congestion. Network Rail assesses the Melksham line is a good candidate for improvements and seeks to build stakeholder support. Signals of support from town/parish councils to Wiltshire Council as Local Transport Authority will be helpful.

Specially for the **Local Plan**, it would be great to have support for MWPC for Bath & Wiltshire Metro proposal. The Bath & Wiltshire Metro proposal aims to address both transport problems and housing growth in and around Melksham by linking future development much more closely to the rail network. This would reduce the need for housing to be built in car-dependent locations, and focus on "gentle-density" housing around stations (including ex-Cooper Tires site and Upside Yard), creating more walkable communities.

For Melksham specifically, the vision is that better rail links would come first – enabled by the passing loop - allowing future housing growth to be served by trains, buses, walking and cycling routes rather than generating even more road traffic. Another core aim is town-centre regeneration through brownfield development which becomes much more viable in the vicinity of frequent and reliable public transport options.

The Metro centres on “vision-led planning” principles, which should be at the centre of Wiltshire’s new LP.

Very happy to provide more details – the Parish Council’s support of the proposals in the scoping consultation would be much appreciated.

Best wishes,
[redacted]

[redacted]

You can follow Brian on Facebook here, and sign up for his regular email newsletter here.

If you would like to speak with Brian at a surgery please email and we will book you in for the next available session you can attend. You can also call Brian’s constituency office on 01225 434216.

[redacted]

Subject: FW: Wiltshire Council Freight Action Plan

H[redacted]
Good to see you on Saturday.

Please see below [redacted] thoughts....on my draft prepared so far, for review by Melksham Without Parish Council tonight. Its about freight but [redacted] talks about the latest train movements at the station too.

This is my draft so far, and from talking to the councillor in Shaw & Whitley they have seen an increase in the HGV traffic on the A365 at Shaw Hill (narrow pavement/kids walking to school etc) since the Cleveland Bridge in Bath shut to HGV traffic – it’s the next closest place to cross the river.
All good reasons for an A350 eastern bypass!

Can you let me know what you would like emphasised on the Metro link project for Melksham station – and its proper name! and we can respond perhaps on this Freight Action Plan but also on the Local Plan scoping consultation which they are also considering this evening.

Many thanks, [redacted]

[redacted]

Subject: Re: Wiltshire Council Freight Action Plan

Hi, [redacted] ... thoughts for this evening ...

It's the "Melksham Transport USER group" and so freight really fits into that only tangentially. Mr White or Mrs King who use the local public transport or who want to really don't care about freight getting around as they travel. We are not in Wiltshire in a rural "post bus" environment where passengers and light goods share a vehicle. HOWEVER, it does affect their lives tangentially.

Having made that proviso, excellent draft response from a more personal viewpoint, also with my wider TravelWatch SouthWest hat on. Wiltshire, and Melksham, are in the heart of England and very much in a county where both freight and passengers flow through and Melksham, on both the A350 and TransWilts railway line, are on major north-south arteries from the south coast / Solent and BCP areas to the Midlands and north. NOT the only arteries - the A34 to the east and the A46/A36 through Bath (though throttled by the disjoint) for road, and the rail route Oxford - Reading area - Basingstoke - Winchester route both carry the lions's share of traffic, but are, perhaps, closer to capacity than is comfortable.

Slightly more locally, road traffic of the M4 / M5 and beyond funnelling to Trowbridge / Westbury / Warminster / Frome has to pass near or close and with planned growth of those towns, freight provision past Melksham makes sense avoiding the current pinchpoints - such as the proposed new bypass, It makes me sad as someone with an environmental concern to admit that, but indeed I will go further and suggest that the outcome would best be a straight connection into other roads and not a 90 degree turn between Berryfield, Bowerhill and Semington as seems to be the favour.

The very provision of a quality bypass will help alleviate - provide a carrot rather than wield a stick - heavy freight off the more local (perhaps A, but not trunk) roads. So from the southern sector of Melksham Without, it would encourage east, west and northbound traffic up to the M4 corridor north of Chippenham. Southbound traffic - ah, you hit the thorny issue of getting past Westbury and then further bottlenecks if you carry on to Southampton or Poole.

On rail - there is more local traffic too with heavy freight from the Somerset quarries and works trains as well. The capacity of the single line through Melksham is limited and at times the line is bursting at the seams. Laat Friday morning, for example, 12 trains passed through Melksham between 1 a.m. and 6 a.m. as logged by a member of our forum at https://www.firstgreatwestern.info/coffeeshop/index.php?topic=32455.0 . That's an average of 1 train every 25 minutes, and we normally recon that 3 an hour (20 minute headway) is the best achievable on current setup. Trains do not present themselves in a nice, timely fashion and the result the other day was a jam - some delayed by well over an hour while they waited for a slot, waiting on the main lines at

each end. Without loops to sidetrack trains, the effect on the main lines is then significant. I agree that the line needs additional capacity - probably through passing loops or redoubling for the most part - and that is already very much a part of Network Rail's forward look. Electric haulage of the heavy freight would make sense too, from both an environmental and a performance envelope perspective; at present, rail freight is diesel in this area, and even across the UK is predominantly so with an ugly match of perverse electricity pricing and a need to be able to get loads on and off freight vehicles when there are high voltage overhead wires in the way. "Final Mile" batteries - a modern technology - can solve the latter, but there's a huge capital investment in diesel locos.

Please feel free to share these musings as appropriate

[redacted]

On 3 Sep 2026, at 20:06, [redacted] wrote:

H[redacted]
This may be of interest to you and MTUG to comment on.
I have had a quick look and attached are my suggested comments for MWPC to consider when they meet on Monday evening at Full Council – it covers rail freight amongst other things.
Please let me know if you have any further thoughts?!

https://wiltshirefreight.commonplace.is/en-GB/
Here is the link to all the docs as probably too big to email.
Deadline is 23rd September, but MWPC considering Monday 7th September evening.

All the best, [redacted]

[redacted]

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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<AGENDA ITEM 11g Suggested response to Freight Action Plan consultation.docx><AGENDA ITEM 11j 26-16_Freight_Action_Plan_Consultation.pdf>

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Wiltshire Council

Section 14(1) of the Road Traffic Regulation Act 1984

Temporary Closure of: C211 (Part), Holt (Ref: TTRO 11921)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

C211 (Part), Holt; from its junction with B3107 for a distance of approximately 70m in a north easterly direction.

To enable: Openreach to carry out cabling and other associated works.

Alternative route: via C211 (unaffected length) – C212 – B3107 and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

This Order will come into operation on 11 November 2026 and the closure will be required between the hours of 08:00 and 18:00 for 3 days. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

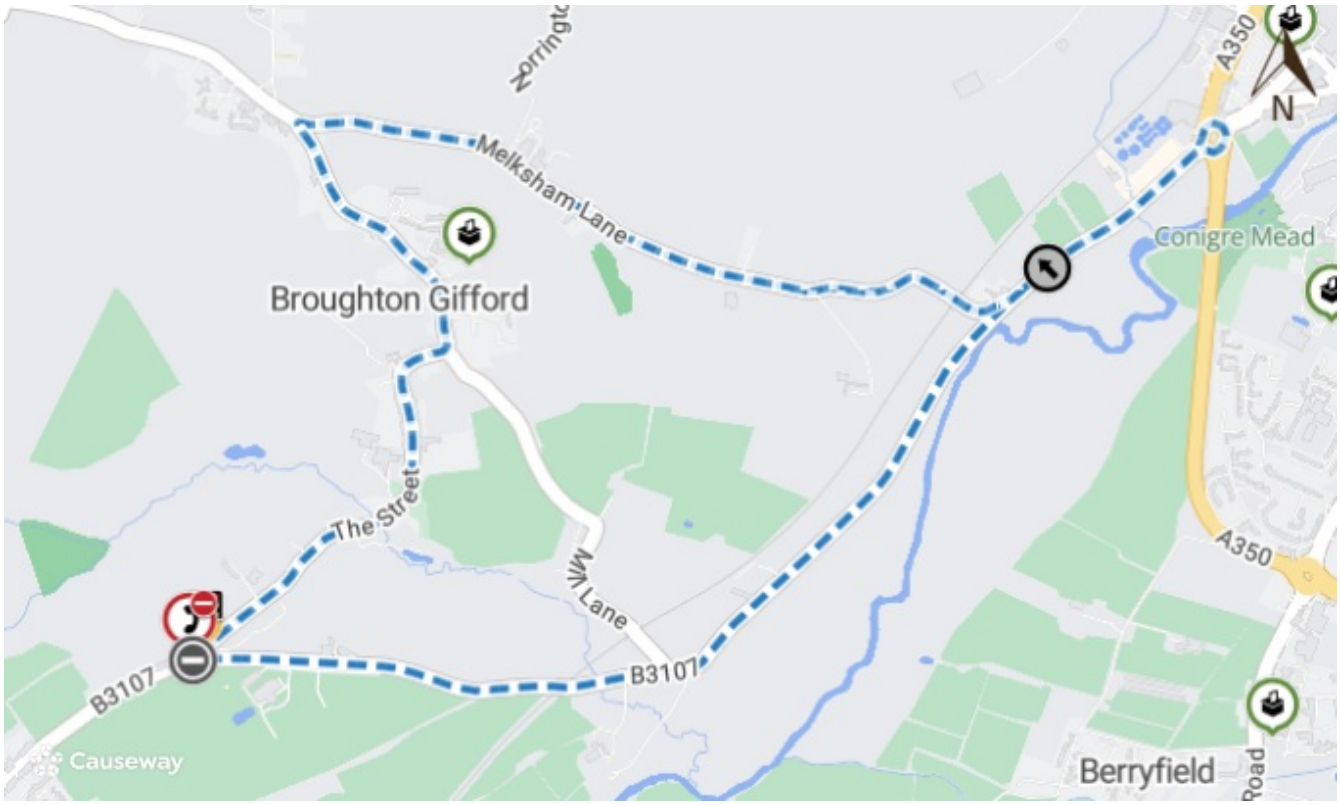
For further information please contact Circet on behalf of Openreach on 07971 142611.

Highways Assets and Commissioning, County Hall, Bythesea Road, Trowbridge BA14 8JN

06 November 2026

Wiltshire Council

Indicative Plan : C211 (Part) Holt



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Section 14 of the Road Traffic Regulation Act 1984

Urgent Closure of: Western Way, (part) Melksham (Northbound)

WILTSHIRE COUNCIL HEREBY GIVE NOTICE that on 23rd September 2026, 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.

Western Way, (part) Melksham (Northbound); from its junction with Farmers Roundabout to its junction with Shurnhold (Southbound)

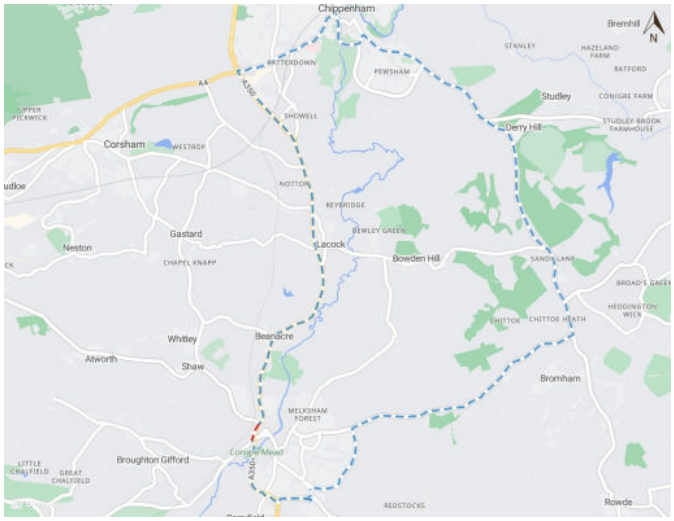
Alternative route: via A350 (unaffected length), A4, A342, A3102, Eastern Way, Spa Road, A365, A350 (unaffected length)

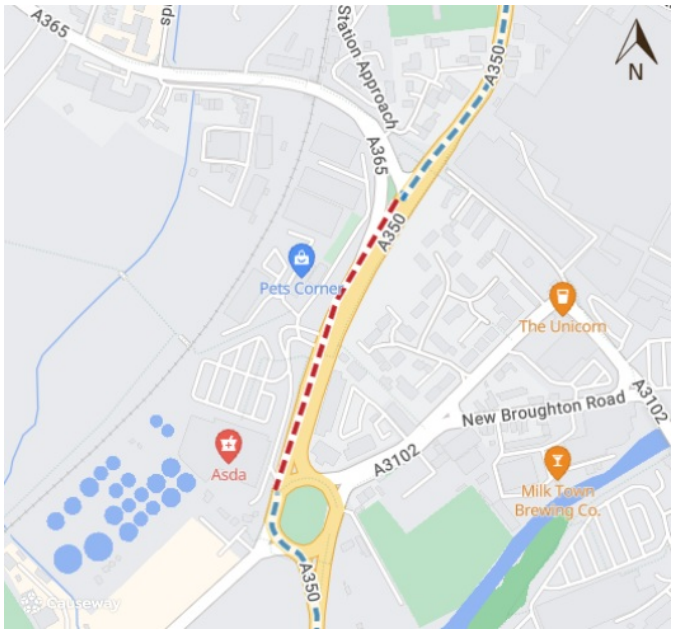
The closure and diversion route will be clearly indicated by traffic signs. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.

These works will commence on 23rd September 2026 and are anticipated to be required for 2 days between the hours of 22:00 and 06:00. This Notice will have a maximum duration of 5 days.

For further information regarding these works please contact Tarmac on behalf of Wiltshire Council 07803 953739

Highways Assets and Commissioning, County Hall, Bythesea Road, Trowbridge BA14 8JN





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REF 27SW552

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

Development Services
Wiltshire Council
www.wiltshire.gov.uk
Tel: 0300 456 0114

planningtrees@wiltshire.gov.uk

20 August 2026

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

Wiltshire Council – Land North of Bath Road (A365), Melksham
Tree Preservation Order – TPO/2026/00018

Under the terms of the Town & Country Planning (Trees) Regulations 2012, this is a formal notice to let you know that the Council made the above Tree Preservation Order which took effect, on a provisional basis, on **20 August 2026.**

I am writing to you because the requirement states that we must notify the owner and occupier of any land adjoining the land on which the trees are situated, or other interested party.

A copy of the Tree Preservation Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given in the leaflet, Protected Trees: A Guide to Tree Preservation Procedures, produced by the Department for Communities and Local Government, and is available on the Wiltshire Council website: http://www.wiltshire.gov.uk/planning-trees-hedges . If you would like a printed copy of the guidance notes please contact the planning office on 0300 456 0114.

The reason the Council has made this Order: **To preserve and protect the characteristics and values provided by veteran and significant trees.** The Council will consider whether the Order should be confirmed within 6 months from the date of being made, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **17 September 2026.** Your comments must comply with Part 2, Section 6 of the Town and Country Planning (Tree Preservation Order) (England) Regulations 2012, a copy of which is printed overleaf. Send your comments to myself at planningtrees@wiltshire.gov.uk . All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please do not hesitate to contact me.

Yours faithfully

[redacted]

PART 2 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) (ENGLAND) REGULATIONS 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations –

(a) shall be made in writing and -

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

6(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – Land North of Bath Road (A365), Melksham

Provisional Tree Preservation Order TPO/2026/00018 Wiltshire Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, as amended in the Town and Country Planning (Tree Preservation)(England) Regulations 2012, make the following Order:

Citation
This Order may be cited as **Land North of Bath Road (A365), Melksham**

Tree Preservation Order: **TPO Reference TPO/2026/00018**

Interpretation

(1) In this Order "the authority" means the Wiltshire Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

(1) Subject to article 4, this Order takes effect provision on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter 'C' being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 20 day of August 2026.

Kate Tate

Signed on behalf of the Wiltshire Council
Authorised by the Council to sign in that behalf

SCHEDULE

SPECIFICATION OF TREES

Wiltshire Council – Land North of Bath Road (A365), Melksham Tree Preservation Order TPO/2026/00018

TREES SPECIFIED INDIVIDUALLY

(encircled in green on the map)

Reference on map	*Description*	*Situation**
T1	Oak	Land North of Bath Road (A365), Melksham
T2	Oak	Land North of Bath Road (A365), Melksham
T3	Oak	Land North of Bath Road (A365), Melksham
T4	Oak	Land North of Bath Road (A365), Melksham
T5	Oak	Land North of Bath Road (A365), Melksham
T6	Oak	Land North of Bath Road (A365), Melksham
T7	Oak	Land North of Bath Road (A365), Melksham
T8	Oak	Land North of Bath Road (A365), Melksham
T9	Oak	Land North of Bath Road (A365), Melksham
T10	Oak	Land North of Bath Road (A365), Melksham
T11	Oak	Land North of Bath Road (A365), Melksham
T12	Oak	Land North of Bath Road (A365), Melksham
T13	Oak	Land North of Bath Road (A365), Melksham

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

Reference on map	*Description*	*Situation**

GROUP OF TREES

(within a broken black line on the map)

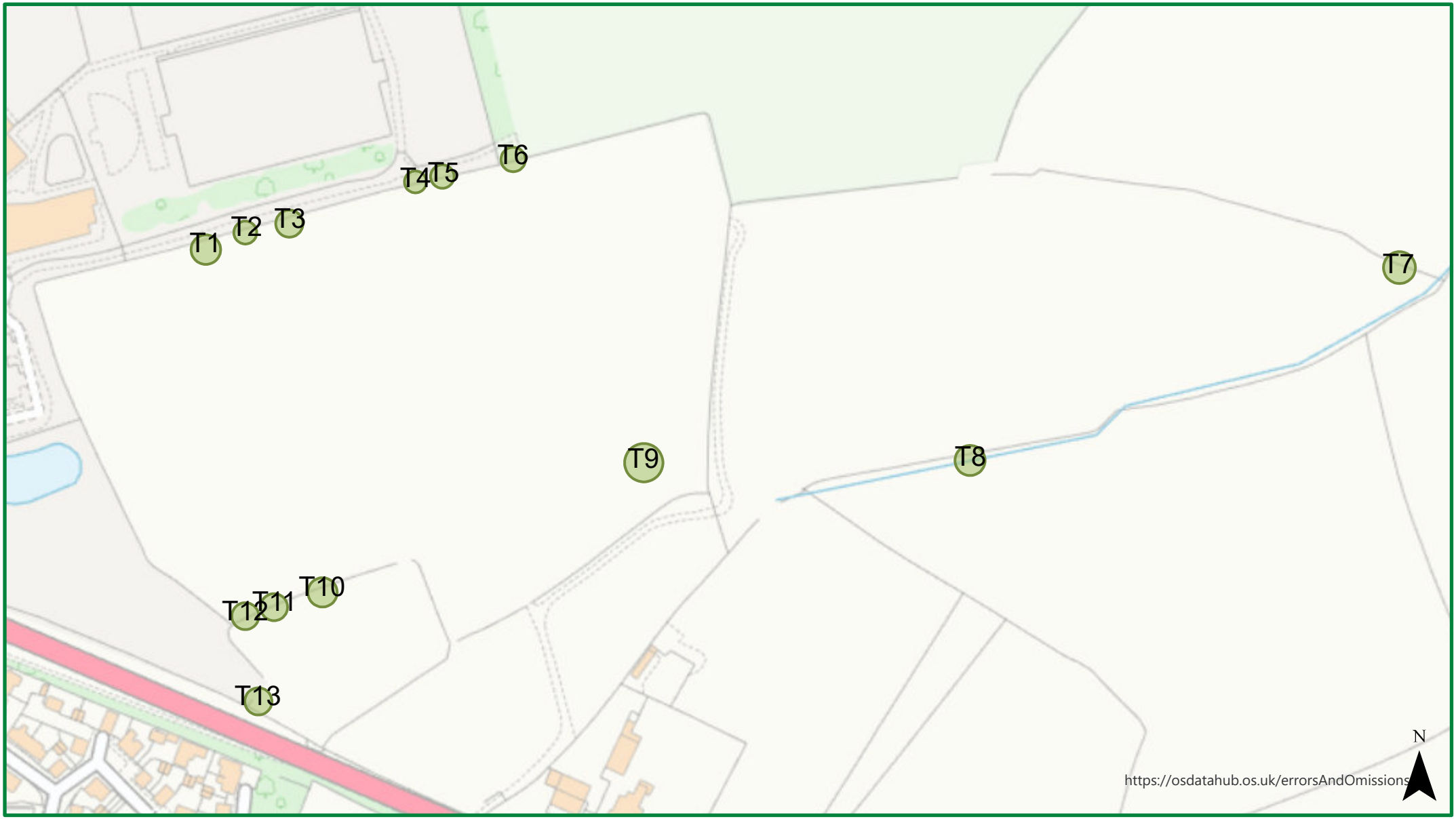
Reference on map	*Description*	*Situation**

WOODLANDS

(within a continuous black line on the map)

Reference on map	*Description*	*Situation**

*complete if necessary to specify more precisely the position of the trees.



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