Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

391791

Northing (y)

162740

Description

Fields north of Melksham Oak school adjoining new development (Hunters Wood)

Applicant Details

Name/Company

Title

Mr

First name

Kingsley

Surname

Hampton

Company Name

Wiltshire Council

Address

Address line 1

Wiltshire Council

Address line 2

County Hall

Address line 3

Bythesea Road

Town/City

Trowbridge

County

Wiltshire

Country

United Kingdom

Postcode

BA14 8JN

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

9700.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Application is for a surfaced an lit shared use path (SUP) from new development at East Melksham (Hunters Wood) across adjacent fields that connects access to Melksham Oak school and joins the A365 via a route through Woolmore Farm.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Currently not used other than occasional use by school maintenance access for sports fields.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

As above

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Vehicle access and hard standing

Existing materials and finishes:
Dirt / grass track

Proposed materials and finishes:
Geotextile, 100 g/m2 50mm Binder course: AC20 dense bin 40/60 20mm Surface course: AC6 dense surf 100/1250 (machine laid) 225mm Type 1 granular material subbase

Type:
Lighting

Existing materials and finishes:

Proposed materials and finishes:
Lighting - As a Condition Recommendations / proposal Desirable height, style, and lumen levels Overhead lighting of a lower than standard height (3m-4m) where not in a sensitive location would be deemed practical and reduce the overall costs, cowls and shields can be fitted to reduce light spill to these. • LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. • A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component. • Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). • Where possible, no site boundary habitats (hedgerow and grassland) will be exposed to lighting levels that exceed 0.5 lux to ensure their continued functionality for all bats and hedgerow dwelling species, especially the light sensitive species. Unless bounded by hedges or opaque features, then spill light is not going to be 100% cut-off at edge of path and an agreed “buffer zone” or relaxation may be needed. Bollards / columns must be placed behind footpath where possible to not become a hazard for users, especially if lighting is to be switched off at night, or season. Recommend 0.5m minimum. All equipment must be downward facing reducing direct illumination. Any lighting that achieves 0.5lux maximum on a vertical or horizontal plane beyond the area of calculation is unlikely to achieve a recognised British Standard. Grids will need to be placed vertical / horizontal at edge of path, or buffer to prove compliance at 100% output, with no maintenance factors. Quantity of lighting • Lighting should be staggered along the pathway, only illuminating the areas needed, without excess. Reduced quantity of lighting will not only be economically cheaper but ensure minimum light spill onto surrounding habitat. Usage Lighting to be switched off after a defined time in the evening and be seasonally adjusted.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

⊘ Yes
◯ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [x] Yes
- [ ] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Drawing - 10813-WCC-MLK-DR V4.0
Southern section (Woolmore Farm) MELW18 - Cycle Conversion Order required.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [ ] Yes
- [x] No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [x] Yes
- [ ] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- [ ] Yes
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [ ] Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
⊘ Yes, on land adjacent to or near the proposed development
◯ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☑ Unknown

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

⊘ Yes
◯ No

If Yes, please provide details:

Standardised waste bins will be provided along the route.

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2022/01414

Date (must be pre-application submission)

13/10/2022

Details of the pre-application advice received

I completely understand the need for the connection to the school from the housing estate and note (although I have not checked) the s106 provision for a footpath connection and the £100k contribution. I therefore assume this is correct. I also note that the plans are not 100% clear on the proposed route of the proposed path. Whilst I am aware of the applications at Woolmore Farm, I don't know if the case officer (Steve Sims) is liaising with the PROW team in securing the diversion of MELK18 to the dotted red line? I also note from aerial photographs that this seems like an informal route already and that this proposal is seeking to lay that to a hard surface. Its also not clear in the submission as to which approved part of 18/04644/REM would link up with. I attach the approved plan for 18/04644/REM (which does show MELK18 connection) but I'm unaware if the red circled footpath has also been secured in the REM application to have a hard top or whether its been constructed on site yet.

Highways Officers have offered the following comments;

"I note the proposals seek to provide a new shared use footway/cycleway, linking the new development at Eastern Way with the Melksham Oak Community School. It is also noted that S.106 funding has been provided from the new development to contribute towards the provision of this link. These proposals are fully supported and will help to mitigate the highway safety issues associated with large numbers of pupils walking along the busy A365 Bath Road, amongst others. The proposals would also have a positive effect on sustainability, with a more direct, more attractive and safer route for pedestrians and cyclists to the school helping to encourage travel by sustainable modes of transport, as well as further mitigate the environmental and highway safety issues associated with pupils arriving to school in private vehicles.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED ******

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [ ] Yes
- [x] No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☑ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**

○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Wiltshire Council

Address Line 2:
County Hall

Town/City:
Trowbridge

Postcode:
BA14 8JN

Date notice served (DD/MM/YYYY):
29/11/2023

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Woolmore Manor

Number:

Suffix:

Address line 1:
Bath Road

Address Line 2:
Bowerhill

Town/City:
Melksham

Postcode:
SN12 6QZ

Date notice served (DD/MM/YYYY):
29/11/2023

Person Family Name:

Person Role

☑ The Applicant
○ The Agent

Title

Mr

First Name

Kingsley

Surname

Hampton

Declaration Date

29/11/2023

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Kingsley Hampton

Date

2023/12/05

Amendments Summary

Added Arboricultural Impact Statement