

From: Dolman
Sent: 19 August 2025 14:39
To: lucy.turner@wiltshire.gov.uk; Developmentmanagement
<Developmentmanagement@wiltshire.gov.uk>
Subject: RE: PL/2025/06078

211, Woodrow Road, Melksham, SN12 7RD

Lucie,

I am writing to address the concerns raised on the Wiltshire Council Planning Portal by some of the neighbours. Please see below my comments to the objections raised in red:

1. "I do not think it is necessary or appropriate to change the use from agricultural to community use."

The proposed community use reflects the current low-impact activities taking place on the site, such as wellbeing sessions and volunteering - all of which go beyond typical agricultural use. The land remains rural in character, but a Change of Use ensures compliance as recommended in the pre-application advice letter.

2. "Use Class F2... includes facilities such as sports facilities, community halls and local shops. We do not believe such developments are appropriate for this site."

We are not proposing any such development. The F2 classification is simply the most accurate way to define the existing low impact use. The land is used for community engagement and is minor in scale.

3. "There are existing community facilities within the surrounding area."

While indoor venues exist, this site offers something unique - outdoor, land-based activities that support mental health, education, and sustainable growing, which are not available in local halls or recreation centres.

4. "The location plan incorrectly implies ownership of the driveway."

We acknowledge that the main section of the driveway is owned by No. 209 and confirm that No. 211 holds a right of access. The application does not seek to increase traffic beyond what is currently typical - which is minimal.

5. "Increased traffic will create safety and access concerns."

The site has operated in a small-scale community capacity for some time without issue. Visitor numbers are modest, and there is sufficient on-site parking. We do not anticipate any noticeable increase in traffic or on-road parking.

6. "The site is at risk of flooding."

The site, as in the area of the proposed development, itself lies outside a designated flood zone. We are aware of seasonal water issues. The proposed structures are non-permanent and will not increase the flood risk.

7. "Visibility when exiting the driveway onto Woodrow Road is already poor, making the area unsuitable for increased vehicular activity"

This is simply not the case. The exit to the highway is on a straight road in a 30mph zone. The site offers clear visibility along the road - approximately 200 metres to the east and 275 metres to the west, allowing for safe access.

I see that the Parish Council has supported the application, whilst Highways are yet to comment. Perhaps you could forward the Highways Department this email, particularly my comments regarding traffic concerns, which I believe is a non-issue.

Would you mind also letting me know your thoughts on the application in light of the comments received and my response to them and please let me know when you believe a decision will be made.

I look forward to hearing your response.

Kind regards,

James

Dolman Building Surveyors Limited Liability Partnership
Sussex House
Bath Road
Devizes
Wiltshire SN10 2AF