



15th December 2025

Our ref: MJR/23.174

Ruaridh O'Donoghue
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN

Dear Ruaridh,

THE TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PLANNING APPLICATION ON LAND NORTH OF THE A3102, MELKSHAM

I herewith enclose, on behalf of my client, Bloor Homes South West, a planning application submitted on land to the north of the A3102, Melksham.

The submitted application seeks outline planning permission for:

"....residential development; public open space including formal play space and allotments; sustainable drainage systems and associated infrastructure; a 100 place nursery and access points for pedestrians and cyclists. All matters are reserved except for access, 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 and an emergency access onto the A3102".

As discussed at our recent meeting, the application is submitted alongside application ref. PL/2024/10345 which has been submitted in full and is nearing determination stage. The applicant is fully committed to ensuring a timely outcome to that application and appreciates the on going efforts of the Local Planning Authority in reaching a decision.

It is further noted that the applicant owns the site on a freehold basis and intends to develop the site as a priority in order to make a meaningful contribution to housing land supply over the next five year period.

THE APPLICATION SITE

The application site measures approximately 14.95 hectares. It comprises part of New Road Farm and is grazed modified grassland, divided by hedgerows and hedgerow trees into four entire field parcels and three partial field parcels.

It is located approximately 1.8km to the north east of Melksham town centre. The settlement's existing developed limits define the site's western boundary, whilst Sandridge Common (the A3102), is located to the south. Undeveloped land is located to the north, with built development associated with New Road Farm and open countryside being located further to the east.

THE PROPOSED DEVELOPMENT

The description of development is set out above. Summarily, the application seeks planning permission for:

- a) primarily residential development as shown on the illustrative master plan;

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive,
Clyst St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
lrmpanning.com

- b) a 100 place nursery on 0.4ha of land, which is proposed to be located centrally within the development and in close proximity to the primary movement route;
- c) a primary access from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction;
- d) an emergency access from the A3102 in the south western corner of the site which will include a pedestrian and cycle connection to the A3102;
- e) three pedestrian and cycling crossing points along the A3102;
- f) a pedestrian, cycle and vehicular connection to the northern boundary of the site;
- g) a street hierarchy, with a primary movement route that passes centrally through the development, from the proposed primary access;
- h) a multi-functional network of green and blue infrastructure of varying typologies, including recreation, food growing areas and attenuation. Together, these will result in an appropriate biodiversity net gain;
- i) play space, including two Locally Equipped Areas of Play (LEAPs) and two Local Areas of Play (LAPs); and
- j) the inclusion of green corridors, including along the existing watercourse that runs from the A3102 to the north, and through, where feasible, the retention of hedgerows and hedgerow trees.

An explanation of the proposed development is set out in detail in the submitted Design and Access Statement.

THE JUSTIFICATION FOR THE PROPOSED DEVELOPMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this instance, a number of important material considerations have been identified, which would suggest that there is a need to determine this planning application in an alternative way than in accordance with the current Development Plan. Key material considerations include:

- The allocations and settlement limits contained within the Development Plan result from an evidence base that is significantly dated and does not reflect existing and longer-term needs. Indeed, at Melksham, a significant amount of development has already occurred beyond the settlement limits as defined by the Development Plan. Consequently, the defined settlement limits within the existing Development Plan do not reflect Melksham's current settlement limits 'on the ground.'
- The Council's housing land supply is just 2.42 years, which is below the minimum required the NPPF.
- Monitoring evidence published by Wiltshire Council has indicated that the Core Strategy will fail to meet its housing requirement for the Local Planning Authority area and for the North and West Wiltshire Housing Market Area over the Plan period, within which Melksham (and the subject site) is located.
- The development being located on a site that is proposed for allocation for residential development and a nursery, at Policy 20 of the emerging Local Plan Review.

As a result of these material considerations, the application benefits from the presumption in favour of sustainable development as outlined in para. 11(d) of the NPPF. However, as the application site is not located in an area or is an asset that the NPPF seeks to protect, where development should be refused, only part (ii) of para. 11(d) of the NPPF is applicable.

The assessment work concludes that no adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the development. Indeed, the significant social, environmental and economic benefits that result from the development should weigh heavily in favour of granting planning permission for the proposed development.

ENVIRONMENTAL IMPACT ASSESSMENT

The Local Planning Authority has determined that the proposed development falls within Schedule 2, 10(b) of the Town and Country Planning (EIA) Regulations 2017 (as amended), but that ordinarily, the impact of the development would not have likely significant effects on the environment by virtue of factors such as its nature, size and location that would warrant an Environmental Impact Assessment. However, it was determined that due to the cumulative landscape impact of the proposed development alongside other committed developments on the eastern side of Melksham, an Environmental Impact Assessment (EIA) was required.

An Environmental Statement has therefore been prepared and is submitted with the application. This describes the potential environmental effects of the proposed development, alone and in combination with other projects in the surrounding environs.

PLANNING APPLICATION DOCUMENTS

The following documentation is submitted as part of this planning application:

APPLICATION FORM
Application form
CIL Form
Planning Statement
Location Plan
Illustrative layout
Land Uses Plan
Primary Access Plan
Emergency Access Plan
Green Infrastructure Plan
Draft Heads of Terms
Affordable Housing Statement
Air Quality Assessment
Arboricultural Impact Assessment
Archaeological Desk Based Assessment
Design and Access Statement

Environmental Statement Volume 1 Non-Technical Summary
Environmental Statement Volume 2 Main Body Text
Environmental Statement Volume 3 Technical Appendices
Heritage Statement
Flood Risk Assessment and Outline Drainage Strategy
Noise Assessment
Statement of Community Involvement
Energy Strategy Statement
Transport Assessment
Travel Plan
Utilities Assessment
Location Plan
Illustrative Layout
Affordable Housing Plan
Drainage Strategy including Drainage Layout Sheets (3) and Drainable Areas Sheets (3)

FUTURE WORKING ARRANGEMENTS

The Applicant wishes to work with the Local Planning Authority throughout the determination of this application and would be happy to attend meetings which the Local Planning Authority consider necessary.

Should you have any queries, please do not hesitate to contact me on either [REDACTED] or via email [REDACTED]

Yours sincerely,

[REDACTED]

Michael Rees
Director