



ENGAGE

COMMUNITY
CONSULTANTS

Land East of Calne Road, Lyneham

Statement of Community Engagement

December 2025

Prepared for Ashflame Properties
Limited



Contents

1. Summary
2. The Consultation Process
3. Public Consultation Feedback
4. Ashflame Properties Limited Response to Issues Raised

Appendices

- i. Consultation Leaflet
- ii. Feedback Form
- iii. Website PDF

1. Summary

Ashflame Properties Limited is preparing an outline planning application (with all matters reserved except for access) for residential development (Use Class C3), provision of public open space, and associated infrastructure on land east of the Calne Road, Lyneham.

Prior to the submission of the planning application, Ashflame Properties Limited undertook pre-application consultation with local councillors and the wider community. This Statement of Community Engagement details the consultation process, the feedback received and the applicant's response.

2. The Consultation Process

Parish Council

A meeting was held with Lyneham Parish Council on 3rd December 2025, during the public consultation period, attended by Frank Ball (Chair), Elizabeth Martin, David Leuty, Cllr Allison Bucknell, Gareth Wilson (Twenty5), and Russell Crow (Ashflame Properties).

The Council expressed concerns about the principle of further development in the village, particularly at this location beyond the MOD base, which they felt could hinder social cohesion. They noted that Lyneham has undergone rapid change with several recent developments and raised issues about cumulative disruption during the construction phase, including years of mud on roads and heavy lorry traffic.

Access constraints to the MOD base, especially during peak times, were highlighted, alongside inadequate cycle infrastructure.

The Council requested renewable energy measures such as solar panels, additional off-street parking for each home, and raised concerns about the capacity of utilities—particularly power and water—to support new housing.

The Council suggested a pedestrian/cycle crossing at the site's northwestern corner and acknowledged the inclusion of biodiversity net gain (BNG) and public open space (POS) in the layout as being positive.

Further points included the need for homes that are genuinely affordable, limited GP and school capacity and the lack of local employment nearby. The Council expressed a preference for some bungalows to be included in the mix.

Community Engagement

A consultation pack was prepared which contained a project leaflet with feedback form and freepost envelope. This was sent via Royal Mail to 656 addresses within the vicinity of the site. The consultation materials were also sent to the ward councillor for the site and Lyneham and

Bradenstoke Parish Council. Further information, together with the opportunity to provide feedback online was available through the consultation website: www.gallagherdevelopments-lyneham.co.uk.

3. Community Feedback

On the feedback form, respondents were invited to leave their comments on the proposals. 36 feedback forms have been received, 20 via the website and 16 responses have been received through the post.

The key issues raised were:

Housing Need

Some respondents questioned the need for additional housing, commenting that there had recently been other developments in the area. Others said that the Lyneham and Bradenstoke Neighbourhood Development Plan states that residents would prefer much smaller developments including brownfield or infill developments. One respondent said they did not object to the new homes but wanted to know what the plan was for infrastructure with the increased number of residents.

Concern was expressed over how Lyneham had grown in the last few years with some respondents concerned over the narrowing of the gap between Lyneham and Goatacre. There was concern raised over the loss of village feel/atmosphere.

Some respondents said that the development proposals conflicted with planning policy, being outside the village envelope.

Comments received included;

"I oppose this new build for the following reasons. Lyneham over recent years has grown from a small village to a large village now heading for a town status. New build on Green Farm and Pound Farm is more than enough for Lyneham."

"The site lies outside the defined settlement boundary, breaching Wiltshire Core Strategy Core Policy 2, which limits development in such areas unless exceptional circumstances apply—none of which are evident here."

Local Infrastructure

Local infrastructure was mentioned as a concern by respondents with residents mentioning a lack of dentists and GP surgeries in the village, with some mentioning the need for a larger hospital in the wider area. A new chemist was also mentioned as being required, as was a need for children's nurseries, a small shop and community space. Assurance was sought that local schools could assimilate additional students. It was asked if additional funding could be made available for the scout and guide hut in Lyneham.

Comments received included;

“No problem with the number of houses. However, with 200 homes influx of 450-500 people. What is the plan for infrastructure? Schools, surgeries, nurseries, parking, electric charging points, general amenities – community space/hall? Kindergarten/crèche facilities. What kind of affordable housing is planned/anticipated? Shared ownership, retirement houses, council houses, sheltered housing?”

“The proposal includes some positive elements such as affordable housing, open space and wildlife protection. However, I am concerned about the impact on local infrastructure, especially traffic, school, and healthcare. A full traffic assessment, stronger commitments to infrastructure improvement, and clear plans for safe pedestrian and cycle links are essential. The development should also respect the village character and ensure high-quality green spaces.”

Traffic and Transport

Additional traffic on the A3102 was raised as a concern with some worried about the impact on road safety. It was commented that the road network, including single track roads, were not designed to accommodate additional traffic associated with new developments. Concerns were raised by residents in Goatacre about an increase in traffic through their village.

It was mentioned that there is a lack of jobs in Lyneham and that many people commute out to jobs elsewhere, creating more traffic on the roads. It was commented that parking in the village was limited and assurance was sought that the new development would include enough parking.

Assurances were sought over suitable visibility spays at the entrance to the site and that the access would not conflict with the access to Melsome Road. Extending the 40mph further down Calne Road away from Lyneham was suggested. Safe walking and cycling routes were also considered important.

Comments received included;

“The surrounding road network is not designed to accommodate the additional traffic relating to building and new residents. There are many surrounding single track roads; these would become more dangerous.”

“There are very few jobs, in Lyneham, so yet more cars on already clogged roads. “

“Increased Traffic Through Goatacre

- With access from Calne Road, drivers may divert through Goatacre to avoid congestion on the A3102.

- Our narrow lanes and lack of pavements make the village unsuitable for increased traffic, posing serious safety risks to pedestrians, cyclists, and children.”

Public Transport

It was commented that public transport is limited in Lyneham and may not serve the needs of an increase in residents.

Comments received included;

“...Lyneham lacks the infrastructure to absorb such a sudden influx — public transport is limited and will not reliably serve a demographic that may depend on it.”

Housing Type

Several respondents said that the new development should include affordable and social housing and some asked for more detail on housing types: affordable/shared ownership/retirement/council housing/sheltered housing. Four-bedroom, family housing was requested - alongside a concern that it wouldn't be affordable for many families. Another respondent asked whether there could be affordable, accessible bungalows. Another respondent suggested that unused MOD housing could be repurposed to affordable housing.

Comments received included;

“What kind of affordable housing is planned/anticipated? Shared ownership, retirement houses, council houses, sheltered housing?”

Wildlife/Ecology

Concern was raised by some respondents that the development would disrupt wildlife habitats and adversely affect rural character and wildlife corridors. It was asked if swift boxes would be included and more information regarding biodiversity net gain was requested.

Comments received included:

“The proposed site supports local wildlife. Development would disrupt habitats, and cause long-term environmental degradation.”

Construction Phase Impact

It was asked how pedestrians will be kept safe during construction. There was also an enquiry as to how disruption to the scout and guide hut will be minimised.

“How can you ensure pedestrian safety during building?”

“How can disruption to the scout and guide hut be minimised so that they can continue to do their good work for the children and young people in the community? Can they be supported by some of the local financial help mentioned?”

Surface Water Drainage

Assurances were sought that surface water drainage would be dealt with appropriately.

Comments received included;

“Recent housing developments in Lyneham have largely contributed to flash flooding in the village and surrounding hamlets over the last 3 years. Further (unnecessary) development will continue to exacerbate this costly issue.”

Utilities/Water

There were several comments made about water supply in the area with residents commenting that there are water supply/pressure problems and questioning how the system would cope with an increase in housing.

Comments received included;

“We have constant ongoing issues with Thames Water supply.”

“We have water pressure issues when Wootton Bassett have a leak let alone if more houses are being built...”

4. Ashflame Properties Limited’s Response to Issues Raised

Ashflame Properties Limited would like to thank those who responded to the public consultation for the thoughtful and considered feedback received.

Key issues that emerged were the amount of recent development in the area and how the new proposals would adhere to planning policy for the area, the need for local infrastructure, increased traffic on the roads and parking, housing types including need for affordable and accessible housing, public transport, impact on wildlife, construction phase impact and water supply issues.

Feedback has been considered and the design response is set out in the submitted Design and Access Statement.

Please see the table below for the response to main issues raised and where further information can be found within the planning application documents.

Table of Responses

Main Issue	Issue	Response	For further information, please see the following document
Housing requirement and planning policy	Question the need for new homes especially as there have been recent developments in Lyneham	Wiltshire Council has 2.42 years of housing land supply. This engages the presumption in favour of sustainable development. The applicant considers the site unconstrained and suitable for accommodating 200 new sustainable homes.	Please see the planning application submission pack, and in particular the Planning Statement.
	Conflicts with recommendations in the Lyneham and Bradenstoke Neighbourhood Development Plan for much smaller developments including on brownfield/infill land	The NDP does not allocate specific housing sites; instead, it sets out strategic aims and criteria-based policies for small-scale development, favouring brownfield land and schemes of fewer than 10 dwellings. While it remains part of the statutory development plan, its evidence base predates the 2023 Wiltshire Local Plan review and the 2024 NPPF update, meaning it is not fully up to date against current national policy requirements. Notwithstanding this, the proposals seek to fulfil the design criteria set out by the NDP.	See Planning Statement and Design and Access Statement.
	Concern over encroachment on Goatacre and loss of rural character	The site is with the Lyneham and Bradenstoke parish and on the edge of the Lyneham settlement limits surrounded by residential development, the MOD Base and a poultry farm. The site is therefore considered to be well contained and does not adversely affect the rural landscape character.	See submitted Landscape and Visual Appraisal.
	Development proposals are outside village envelope.	See above.	
Local Infrastructure	Concern over capacity of local schools	We understand the local primary school has capacity, however if deemed necessary the applicant would make financial contributions to primary and secondary school provision as directed by Wiltshire Council.	
	Concern over capacity of local GPs/dentists	Health bodies (ICBs/NHS England) are consulted on major developments to ensure sufficient primary care capacity. Wiltshire Council may request funding for new or expanded GP provision should the proposal create sufficient demand.	
	Need for a new small shop and chemist	There is existing convenience retail close to the site (Tesco Express and Coop on the Calne Road).	
	Additional community space/children's nursery requested	The proposal incorporates new publicly access open space including informal and formal areas for walking and children's play.	See the submitted Design and Access Statement.

	Request for contributions towards local scout/guide hut	The applicant is willing to receive information from the Parish Council relating to a particular local need that is relevant to the proposed development where a financial contribution can be secured via s106 agreement.	
Transport	Concern over additional traffic on A3102 and through Goatacre, including because of out commuting	The development is forecast to generate a maximum of 92 two-way vehicular trips during each peak period, which includes cars and servicing vehicles. All junctions assessed have been shown to operate within capacity within all scenarios tested.	See Transport Assessment.
	Concern over road safety	The submitted Transport Assessment confirms that the proposal would not cause any safety issues on the highway network.	See Transport Assessment.
	Ensure access point has suitable visibility and considered Melsome Road access	Suitable and compliant visibility sprays have been incorporated into the design of the access proposals which are submitted in detail.	See Transport Assessment.
	Public transport improvements required	Lyneham is well served by the 55 bus service. Proposed improvements will provide better pedestrian and cycle access towards services and facilities to the north of the Site, including the primary school. Wiltshire Council can request contributions for improvements if deemed necessary.	See Transport Assessment.
	Ensure sufficient parking on the site	Parking on site is not defined at the outline planning stage, although the submitted Illustrative Masterplan assumes policy compliant levels of car parking. Parking will be addressed at the Reserved Matters stage.	
	Ensure safe walking and cycling routes	Proposed improvements will provide better pedestrian and cycle access towards services and facilities to the north of the Site, including the primary school.	
	Extend the 40mph area	The existing speed limit change from 50 to 40mph is to be relocated to a point just south (150m) of the proposed right turn lane.	See Transport Assessment.
House Types	Welcome affordable homes, more details requested	The development will deliver up to 80 units (40%) as affordable housing in accordance with Core Policy 43. Affordable housing will be integrated throughout the Site and designed to a high standard, ensuring that it is indistinguishable from market housing. This approach promotes mixed, balanced, and inclusive communities. A tenure and dwelling mix will be agreed	See Planning Statement.

		with WC prior to determination, informed by local housing needs evidence. Provision is expected to include a combination of affordable rent, shared ownership, and other intermediate products, with flexibility to accommodate changes in market conditions and viability considerations.	
	4-bed homes required	Tenure and dwelling mix will be agreed with WC prior to determination, informed by local housing needs evidence.	
	Bungalows required	See above.	
	Accessible homes required	The mix of homes will be agreed with WC prior to determination including accessible.	
	Use vacant MOD housing for affordable housing	See above.	
Ecology	Concern over impact on wildlife	The site will deliver ecological enhancements and 10% biodiversity net gain.	See Ecology Impact Assessment.
	Request for swift boxes	See above.	See Ecology Assessment
	Request for more information on biodiversity net gain	See above.	
Construction Impact	Assurances sought over how the construction period would be managed to minimise disruption	A Construction Environmental Management Plan will be prepared prior to commencement on site, which will be secured by planning condition. This will set out the measures required by the contractor to maintain clean roads and manage construction related effects.	
Surface Water Drainage	Assurance sought over surface water drainage	Surface water drainage is addressed through the use of SUDS and attenuation basins.	See Flood Risk Assessment and Drainage Strategy.
Water supply	Concern raised over impact on water supply and pressure	Water supply will be discussed with the relevant statutory consultees during the determination of the planning application.	

GALLAGHER
DEVELOPMENTS

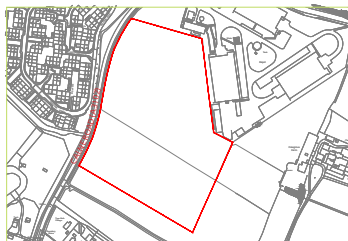
Land East of A3102 (Calne Road) Lyneham

Public Consultation

www.gallagherdevelopments-lyneham.co.uk

Gallagher Developments is undertaking pre-application consultation on plans for a residential development (Use Class C3), open space and associated infrastructure on land east of Calne Road, Lyneham. The site lies in the south-east of Lyneham with a military facility to the north and Melsome Road, beyond the A3102, to the west. The southern boundary comprises a small section of agricultural land with a managed hedge and poultry farm beyond.

We value local knowledge and welcome your input. Please take your time to review these proposals and to fill in the feedback form. You can also visit the project website for further information and the opportunity to provide feedback online.



Our proposals include:

1. A residential development of up to 200 new homes;
2. A variety of house-types to reflect the council's housing requirement mix;
3. 40% of the new homes provided as affordable housing;
4. Vehicle access from A3102 (Calne Road);
5. Pedestrian and cycle links;
6. Areas of public open space and walking and cycling routes through the site;
7. Children's play area;
8. Sustainable Drainage Systems and new wildlife habitat creation;
9. Retention of existing hedgerows and trees where appropriate and 10% Biodiversity Net Gain;
10. Infrastructure to support electric vehicle charging, with all new buildings provided with an EV point;
11. Financial contributions to support local infrastructure, which may include education, healthcare, and leisure.

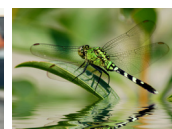
HER



Next Steps

An outline planning application is expected to be submitted to Wiltshire Council during Winter 2025/2026 after comments from this consultation have been considered.

Following the submission of the planning application, Wiltshire Council will undertake a period of statutory consultation on the application. At this stage you will have the opportunity to submit your comments on the application to the Council before a decision is made. It is expected that the application will be determined later in 2026.



About Gallagher Developments

Gallagher Developments is an experienced promoter and master developer specialising in delivering planning permissions for high quality developments that respond to local and community requirements.

Further Information

Please contact:

Engage Planning Ltd
Warwick Innovation Centre
Warwick Technology Park
Warwick CV34 6UW

Telephone: 01926 623095

Email: info@engageplanning.co.uk



ENGAGE
COMMUNITY
CONSULTANTS

Feedback form

Land East of Calne Road, Lyneham

www.gallagherdevelopments-lyneham.co.uk

Thank you for taking the time to review the proposals.

Your feedback is important to us and forms part of the public consultation process.

Please let us know if you have any comments on the proposals.

Contact details (optional)

Name:

Email:

Telephone:

Address:

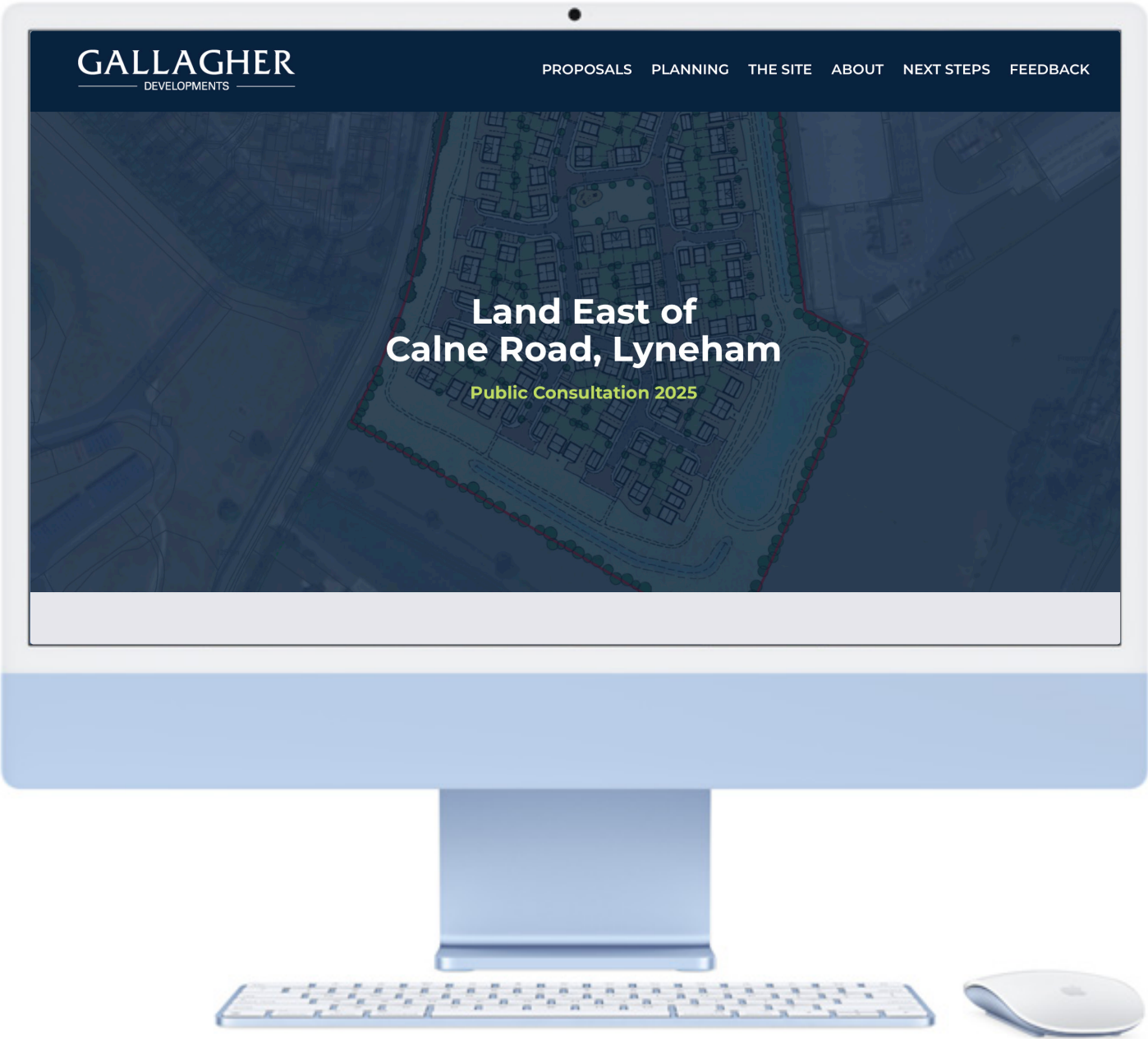
Postcode:

Please return this form to us by 8 December 2025 at ‘freepost ENGAGE PLANNING’.

No other information or stamp needed, but please note that you must use the correct upper-case and lower-case lettering.

Your details will not be passed to any third-party organisations and will only be used internally by Engage Planning Ltd and Gallagher Developments, for the purposes of understanding your views on the proposals. Comments made on this form may be used to provide an example of the feedback received, although not attributed, as part of the report of this consultation and the Statement of Community Engagement. For the full privacy statement please see www.engageplanning.co.uk.

Engage Planning Ltd, Warwick Innovation Centre, Warwick Technology Park, Warwick CV34 6UW





ENGAGE
COMMUNITY
CONSULTANTS

Warwick Innovation Centre : Warwick Technology Park : Warwick : CV34 6UW
01926 623095 : www.engageplanning.co.uk : info@engageplanning.co.uk