

The Council draws attention to another appeal on land at Snarlton Farm, Melksham (APP/Y3940/W/25/3373278) which also lies within the Melksham Community Area. It advises that prior to the determination of the original Permission in Principle (PiP) application an option was presented to await the outcome of two public inquiries affecting land within the same Community Area i.e. at Snarlton Farm and Woodrow Road, or proceed to a formal refusal. The Council did advise that a favourable recommendation may be forthcoming should the aforementioned appeals be allowed, however the Appellant is of the opinion that the current PiP appeal proposal should be considered on its own merits under the tilted balance as set out within the Appellant's Statement of Case. It is considered that the appeal proposal should not be delayed due to other larger developments within the same Community Area.

In terms of the Council's Housing Land Supply position and out of date Local Plan, it is recognised that the intention was for the new Wiltshire Local Plan to address these matters, however the examination of the Wiltshire Local Plan will no longer continue. The Planning Inspectorate wrote to the Council on the 27 February 2026 advising that the Council should either (i) withdraw the Local Plan from examination or (ii) request that the Inspectors draft a final report (which would recommend non-adoption). A copy of the Inspectors letter has been submitted alongside these comments. It demonstrates that the Council will not have an up-to-date Local Plan in place for many years to come therefore the necessary development required to meet the immediate local housing need will not be delivered in a plan led way. This appeal proposal will contribute towards meeting the current local housing need within a sustainable location.