

Land at Blackmore Farm, Melksham, Phase 1

Heritage Technical Note

edp9410_r001b

QA: EBR/RSk_GGi/LLI_120126

1 INTRODUCTION

- 1.1 This Technical Note has been produced by The Environmental Dimension Partnership Ltd (EDP) for David Wilson Redrow South West (hereafter referred to as 'the Applicant') to inform a Reserved Matters planning application for Land at Blackmore Farm, Melksham, Phase 1 (hereafter referred to as 'the Site').
- 1.2 An Outline application for the development of the Site (Application Ref: PL/2023/11188) was granted permission on 12 May 2025.
- 1.3 The Outline application comprised the following Proposed Development, and was depicted on an Illustrative Masterplan and Parameter Plans submitted with the application, included as **Appendix EDP 1**:

"Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site ".
- 1.4 The Reserved Matters Application follows the parameters detailed above, with detailed design provided.
- 1.5 An Archaeology and Heritage Assessment (AHA) (EDP, 2023) was submitted to inform the Outline application (ref PL/2023/11188), in accordance with the requirements of the National Planning Policy Framework (NPPF, 2025) and local planning policy. The aim of the AHA was to establish the Site's archaeological potential, as well as to determine whether the development would result in any changes to the significance of surrounding designated and non-designated heritage assets either directly, or indirectly as a result of changes to their setting.
- 1.6 The AHA concluded that only one designated heritage asset has the potential for its setting to be affected, this being the Grade II Listed Blackmore Farm located immediately north of the Site boundary. Mitigation by design was incorporated into the Outline Application scheme to reduce any impacts upon the listed building, which is discussed further below. No non-designated heritage assets were assessed to have the potential to be affected by the Proposed Development.

- 1.7 With regard to archaeology, the Site was subject to archaeological investigation to inform the outline planning application, comprising two phases of geophysical survey (undertaken by Headland Archaeology in 2022 and SUMO Services in 2023) and two phases of evaluation trial trenching (undertaken by Cotswold Archaeology in 2022 and 2024). The results of these investigations identified a focus of archaeology, characterised as features related to small scale Romano-British occupation, located at the south-east of the Site. Consultation with the Archaeological Advisor to Wiltshire Council established that these archaeological features could be suitably mitigated via preservation *in situ* or by record, with the Outline application seeking to preserve the features *in situ*. Condition 27 attached to the Outline Planning Permission established that an Archaeological Management Plan (AMP) would be required to detail this mitigation. As such, archaeological matters will be dealt with within the forthcoming AMP, and this Technical Note focuses solely on heritage matters.
- 1.8 This Technical Note is therefore produced to supplement the AHA, with regard to the impacts upon designated and non-designated heritage assets and will assess whether the Reserved Matters Application would result in any changes to the conclusions previously drawn.

2 BASELINE CONDITIONS

- 2.1 The following section outlines the heritage baseline conditions at the Site, with regard to heritage assets, as outlined within the AHA (EDP, 2023). The baseline conditions were established through a review of data gathered from:
- The Heritage List for England, curated by Historic England;
 - The Wiltshire Historic Environment Record (HER);
 - The Wiltshire and Swindon History Centre and online sources for historic mapping; and
 - A site walkover.
- 2.2 The assessment of the baseline conditions for the Site was therefore established at the Outline application stage through primary data gathered directly from the Site as well as statutory holding bodies and no additional data gathering was undertaken to inform this Technical Note.

Designated Heritage Assets

- 2.3 The Site does not contain any designated heritage assets, and the AHA identified seven Grade II listed buildings within a 1km search area of the Site.
- 2.4 Analysis of the designated assets within the 1km radius study area identified that only one designated asset has the potential to be affected by the Site's development; the Grade II Listed Blackmore House, located to the north of the Site, c.20m from its closest boundary (discussed in full below).

- 2.5 There is no intervisibility between the remaining assets and the land at the Site, nor is there any known historic association between any of them and the Site. as such, the Site is not considered to form a part of the setting of any of these assets and makes no contribution to their significance. It was therefore concluded at the Outline Application stage, that development of the Site would not result in any effect on the significance of any of these listed buildings, and as such, they are not discussed further within this Note.

Blackmore House

- 2.6 A full assessment of the Grade II listed Blackmore House (1364118) considering its significance, as well as its setting in so much as it makes a positive contribution to significance, can be found within the AHA (EDP, 2024).
- 2.7 In summary, the significance of the listed buildings stems from:
1. Its historic interest which reflects its illustration of the post-medieval, agricultural history of the hinterland of Melksham, following the de-forestation and enclosure of the Manor of Blackmore, and through its connections with the historic local weaving industry;
 2. Its architectural interest, as a functional building in the post-medieval Wiltshire vernacular, with its window configuration and style, typical of the Georgian period in which it was built;
 3. Some limited archaeological interest inherent in its fabric, as a palimpsest of evolving use; and
 4. Some very limited artistic interest, as a functional building, with few decorative features.
- 2.8 In terms of its setting, this is defined by the following elements which make a positive contribution to its significance:
1. Its private garden, to the north, east and west, which has a strong historical and functional association with the house, and reflect a space from which the house can be experienced intimately;
 2. A group of farm buildings to the west which are mostly modern with few historic elements surviving, but continue to reflect the listed building's original setting within a working farm and allow a continued understanding of its former usage as a farmhouse; and
 3. The surrounding farmland to the east, west and south, with which it was historically associated. This association is no longer ongoing, the building can be experienced from the land located to the south, east and south-east such that the historic association can be appreciated still.

Contribution of the Site

- 2.9 Regarding the Site, the AHA established that there is a historic, functional connection between Blackmore House and the surrounding farmland, including the Site. However, these associations are most evident where the farmland provides the surroundings in which the listed building is experienced.
- 2.10 From within the Site, a view of Blackmore House, set adjacent to modern farm buildings, across a landscape of agricultural fields is achieved from the parcel at the north-east corner, albeit the view of the house is partially filtered by the vegetation to the east of it. A view is also possible from the two fields located south of Blackmore House, at the eastern edge of the Site.
- 2.11 Blackmore House cannot be experienced in views from the west, south and south-west, due to screening from intervening modern farm buildings, hedgerows, and the descending topography.
- 2.12 Considering the above, the north-east and the eastern parts of the Site comprise a part of the setting of Blackmore House that contributes in a positive way to the building's significance, such that it can be experienced as a farmhouse set within an agricultural landscape. However, this contribution is assessed to be minor for the following reasons:
1. Views from the east were likely filtered by the presence of orchards during the 19th and 20th centuries, so the present openness is a product of modern changes in the house's setting;
 2. The building was a functional farmhouse that was not designed to be seen in long views across the land to the south. Thus, it does not have any pronounced aesthetic features or qualities to its southern, visible elevation, that would suggest that it was designed to be noticeable in views across the landscape. Furthermore, the southern side of the building includes modern elements such as attic windows and an immediately adjacent modern shed, which detract from the historic character of its visible parts; and
 3. Views outwards to the east and south do not appear to be in any way designed, given the building's configuration of relatively small windows on its rear elevation.
- 2.13 The remaining parts of the Site also have an historic, functional relationship with Blackmore House, although, with no visual appreciation of the House, this is intangible, and the contribution made to the asset's significance by this land is very minor at most.

Mitigation By Design and Resultant Impacts

- 2.14 Mitigation was incorporated into the Illustrative Masterplan and Parameter Plans submitted alongside the Outline application (PL/2023/11188), as shown on **Appendix EDP 1**. This mitigation, and the resultant impacts upon the listed Blackmore House, are detailed in the AHA, as well as in a Technical Note (EDP, 2024), submitted as part of the application with specific reference to impacts upon the listed building.

- 2.15 This mitigation incorporated within the Illustrative Masterplan included the following aspects:
1. Proposed orchard planting within the small area of the Site which falls to the east of Blackmore House;
 2. Proposed retention of open space within the remainder of the small area of the Site which falls to the east of Blackmore House, with the exception of a pedestrian/cycle route, which will also function as an emergency access route;
 3. Proposed retention of open space and proposed landscape planting to the south of Blackmore House, with the exception of a pedestrian/cycle route, which will also function as an emergency access route; and
 4. Proposed landscape planting immediately to the south of the open space described in (3).
- 2.16 With regard to (1) and (2) to the east of the listed building, the only elements that would be introduced into views of the building would therefore be an area of orchard planting to the east and a pedestrian/cycle route running alongside the orchard. With regard to the orchard planting, this is reflective of the historic land use of the field as seen on historic Ordnance Survey maps. As such, the proposals would reinstate a level of historic integrity to the setting of the farmhouse by re-establishing an element of the former landscape, and would thus be in keeping with the historic setting of the House. The pedestrian/cycle route would be at ground level and therefore would not have a notable presence within the view from the east towards the listed building.
- 2.17 With regard to (3), the retained open space and hedgerows would allow for the farmhouse to continue to be experienced in views northwards across a grassed field. The planting on the edge of the Site and within this open space would act to separate the development, and filter views of it, from the farmhouse and would allow for an experience of the house, looking northward with a grassed field and trees in the foreground from the proposed pedestrian/cycle route. Similarly, the proposed hedgerow planting immediately to the south of this (4) would further separate the development from the listed building and filter views of it from the farmhouse.
- 2.18 The AHA thus concluded that the farmhouse would still be experienced as a farmhouse within an agricultural landscape in views from the east and south. As such, this aspect of the listed building's setting would be preserved.
- 2.19 With regard to the wider development, whilst the proposed development would result in a loss of farmland to the west and south of the listed building, the land that would be developed now maintains only a historical, functional association with the listed building (such that the listed building is a private residence, not a farmhouse) and that, visually, much of the proposed development would be screened from the house due to the row of agricultural buildings located to the west and south-west of the farmhouse. As such, the proposals would result in only an extremely low degree of harm, at the very lowest end of the scale of less than substantial harm.

- 2.20 It was also proposed within the Outline Application (see EDP, 2024), that an information board could be provided, located along the pedestrian/cycle path, to deliver information on the heritage significance of the listed farmhouse and its historic context. Whilst such provision would not mitigate the harm derived from change within its setting, it would provide a minor heritage benefit to the scheme.

Non Designated Heritage Assets

- 2.21 The AHA established that the Site does not contain any non-designated heritage assets, nor were there any non-designated heritage assets identified within a 1km search area of the Site which would be adversely impacted by the Proposed Development.

3 REVIEW OF THE RESERVED MATTERS SCHEME

- 3.1 The Reserved Matters Application provides a detailed design for the parameters laid out within the Outline application (PL/2023/11188), with regard to residential development parcels, infrastructure and landscaping.
- 3.2 The Reserved Matters Application will come forward in phases, with Phase 0 and Phase 1 forming the first application. These phases will address the infrastructure across the entirety of the Site (Phase 0) as well as the first phase of residential development (Phase 1), including the residential development closest to Blackmore Farm. As such, this Technical Note addressing impacts on the listed building will be submitted alongside the first Reserved Matters Application.
- 3.3 The Fixed Masterplan for the Reserved Matters Application, Phase 0-1, is included as **Appendix EDP 2**.
- 3.4 With relevance to Blackmore Farm, the Fixed Masterplan shows that mitigation measures 1 to 3 identified above are incorporated into the Reserved Matters Application. These mitigation measures are (1) orchard planting to the east, (2) open space to the east except for the pedestrian/cycle route, and (3) open space to the south except for the pedestrian/cycle route.
- 3.5 The Fixed Masterplan shows the following details of the Proposed Development which are of relevance to Blackmore Farm:
1. Detailed layout of the residential development to the south of Blackmore Farm;
 2. Detailed landscaping layout of the open space and planting to the south of Blackmore Farm;
 3. Detailed landscaping layout of the orchard planting to the east of Blackmore Farm;
 4. Detailed layout of the pedestrian/cycle route (and emergency access route) to the south and east of Blackmore Farm; and
 5. The removal of the proposed hedgerow planting to the south of open space (3), discussed as mitigation measure (4) above.

- 3.6 With regard to (1), the layout of the residential housing to the south of Blackmore Farm conforms to the parameters set out within the Outline Application (see **Appendix EDP 1**). This is with the exception that the block of housing to the south-west of Blackmore Farm, (immediately south of the modern farm buildings) and on the western edge of the proposed open space, extends marginally further to the east (approximately 5m). As such, there is a less than c.5m reduction to the open space proposed to the south of Blackmore Farm.
- 3.7 However, this block of residential development is still in line with the agricultural buildings located immediately south-west of Blackmore Farm. Views towards Blackmore House from this location are therefore already filtered by, and in the context of modern farm buildings, and so this location does not provide clear, appreciable views of the listed building at present.
- 3.8 Therefore, this minor encroachment is considered to be negligible when considering the views towards the listed building from the parcel of open space, given that these are best experienced from the remaining area of the open space which is located to the east of the modern farm buildings, such that views of the listed building are not obstructed. Similarly, these buildings are in the foreground of any views outwards from the building looking to the south-west, and the proposed development would thus likely be partially screened by these buildings (and the proposed planting to the north of the development described in (2)). As such, no additional level of harm upon the listed building is assessed in this regard.
- 3.9 The landscape plan submitted with this Reserved Matters Application illustrates a proposed hedgerow, with tree planting, running along the site boundary to the south of Blackmore Farm, as well as meadow grassland and amenity grassland, along with tree planting within the open space to the south of Blackmore Farm (2) and orchard planting to the east (3). This landscaping remains in line with that depicted on the Illustrative Masterplan submitted with the Outline Application, with the listed building visible across grassland, with views filtered by trees from the south, and visible amongst fruit trees from the east. As such, there are no changes to the conclusions drawn by the AHA in this regard.
- 3.10 The layout of the pedestrian/cycle (emergency access) route (3) which runs across the open space to the south and east of Blackmore House has been marginally altered from that shown on the Illustrative Masterplan. The southern connecting point of the route, located within the open space south of Blackmore House, has been moved c.50m to the east, joining to a turning point in the road, before continuing on the previously mapped trajectory. This minor alteration to the road layout still allows for public access across the field, from where the listed building can be appreciated across the grassed fields, alongside an information board to provide additional information. Indeed, this slight movement to the east provides a wider area of unbroken open space to the south, which is in keeping with the building's original setting.
- 3.11 With regard to the information board itself, this is anticipated to provide information on the listed building and its historic context, with supporting images and plans, however specific details on its design are anticipated to come forward as a condition of the Reserved Matters Application.
- 3.12 With regard to the emergency access route (3), the AHA assumed that this road would require lighting along it, but that any lighting required would be of low height that would

intrude minimally into the view. The detailed layout, however, shows that no lighting is required along this route, as it is a pedestrian/cycle route which functions as emergency access. As such, the route will simply be a ground level surface. Should any lighting be required at a future date, it could be designed to comprise low-height bollards as discussed above and would therefore conform to the conclusions drawn by the AHA. If required at a later date, this lighting could be subject to a reserved matters condition and its detailed design agreed at that stage.

- 3.13 The proposed hedgerow to the south of the open space and north of the development located to the south of Blackmore Farm (4) is no longer proposed within the Fixed Masterplan for the Reserved Matters Application. However, it is assessed that the fundamental way this area of the Site contributes to the significance of the listed building, is through allowing an experience of the farmhouse, looking north across green fields, rather than views from the farmhouse itself. As such, the loss of this hedgerow does not prevent the achievability of these views to the farmhouse and, regardless, any views from the farmhouse towards the development to the south would already be filtered by the landscaping within the open space (2). As such, the loss of this hedgerow is not considered to result in any additional level of harm upon the listed building.

4 CONCLUSIONS

- 4.1 This Technical Note has reviewed the Proposed Development with regard to the details provided by the Reserved Matters Application.
- 4.2 It has concluded that only one designated heritage asset has the potential for impacts, this being the Grade II listed Blackmore House.
- 4.3 The mitigation measures identified within the Outline application PL/2023/11188 continue to remain in place where possible, these being the proposed open space to the east and south of Blackmore Farm, along with proposed orchard planting and tree planting respectively. This evidences that the Reserved Matter application continues to give regard to the sensitive treatment of the listed building and its setting.
- 4.4 There have been minor alterations to the layout submitted alongside the Outline Application, namely the very marginal reduction of the southern open space, the marginal reorientation of the pedestrian/cycle route, and the loss of the proposed hedgerow planting south of the southern open space, with detailed design provided for the landscaping of the open space and lighting of the access route. However, none of these changes are considered to alter the conclusions drawn by the AHA.
- 4.5 As such, the Proposed Development would result in only an extremely low degree of harm to the Grade II listed building, which would be at the very lowest end of the scale of less than substantial harm, and which was previously deemed acceptable by Wiltshire Council when determining the Outline Application (PL/2023/11188). A heritage benefit is also proposed by the inclusion of an information board.
- 4.6 The impacts upon the Grade II listed Blackmore Farm require a judgement within the planning process, as per paragraph 215 of the NPPF, which requires that “where a

development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”.

- 4.7 However, the granting of the Outline application PL/2023/11188 has established the precedent that these very minor impacts are outweighed by the public benefits of the proposals. As such, there is no reason, on heritage grounds, why the Reserved Matters Application should not be viewed favourably and granted permission.

5 REFERENCES

EDP, 2023. Land South of Blackmore Farm, Melksham: Archaeological and Heritage Assessment

EDP, 2024. Land South of Blackmore Farm, Melksham: Response to Consultee Comments

Appendix EDP 1

Outline Application: Illustrative Masterplan and Parameter Plan



A - Proposed All Modes Access from Sandridge Common

B - Proposed Pedestrian / Cycle and emergency access connection to Sandridge Common

C - Existing PRoW connections

D - New links to PRoW

Land for Primary School (2.0ha)

Land for Mixed-Use Hub (400sqm)

Land for Employment (2.07ha)

500 homes @ 38.9dph average

Site Area

Indicative Residential Blocks

Indicative Employment Land Site (inc parking)

Indicative Primary School Site

Indicative Mixed-Use Hub (inc parking)

Amenity POS (Accessible Greenspace) inc Urban Park with Destination Equipped Play Area

Allotments & Orchards

Natural Landscape (inc Accessible Greenspace, stream corridor, SUDs basins / drainage infrastructure, hedgerows and habitat areas) (indicative SUDs basins)

Urban Spaces & Highway Areas

New highway connections

Existing PRoWs / Existing Bridleways

Proposed key pedestrian routes on-site

Proposed Foot/Cycle routes on-site

Proposed Foot/Cycle connections

Existing trees & hedgerows

Existing deciduous woodland

Proposed trees & hedgerows

Proposed orchard tree groups

- Off Site Connections :
- Existing highway which could be cycled along to reach the town centre
 - Existing quiet residential roads which could be cycled along to reach the town centre
 - Existing stretches of car-free cycle / footpaths which link towards the town centre
 - Existing stretches of highway footpaths which link towards the town centre
 - Existing PRoWs (footpaths) which link towards the town centre or to countryside
 - Existing PRoWs (bridleways) which link within countryside
 - Stretch of existing bridleway within public highway subject to proposed upgrade
- BS Existing Bus Stops

Land south of Blackmore Farm

Illustrative Masterplan

Gleeson Land

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- Application Site Boundary

Ⓐ - Proposed All Modes Access from Sandridge Common

Ⓑ - Proposed Pedestrian / Cycle and Emergency Access from Sandridge Common

Areas of Orchard Planting

ⓧ & Ⓨ - Boundary through which link to PRow MELW41 can be taken

Residential Development Land
inc. highways and incidental spaces / verges / parking
- Land Reserved for Primary School ¹

Land Reserved for Mixed-Use Hub ²

Land Reserved for Employment Land Uses ²

¹ Provisions for delivery to be secured through planning obligations.

² Provisions for delivery to be secured through planning condition.

Highway access areas
(where adjacent to non-residential uses)

Green Infrastructure - *inc POS, natural landscape, hedgerows, allotments, orchards, woodland, SUDS/Existing watercourse, drainage infrastructure & short highway connections across GI corridors*

Key Highway Infrastructure links across larger GI corridors between development areas (other links will occur across narrower GI corridors - see above)

Structural landscape buffers

proj: 18-045 drg: 520 date: 22/11/24 rev: E

ORIGIN3
Tyndall House
17 Whiteladies Road,
Clifton, Bristol,
BS8 1PB

0117 980 4900
www.origin3.co.uk
info@origin3.co.uk



Blackmore Farm, Melksham
Parameter Plan - COMPOSITE
Gleeson Land

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Appendix EDP 2

Reserved Matters Application: Fixed Masterplan

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Issue:



KEY: SITE LAYOUT

APPLICATION BOUNDARY

SURFACE MATERIALS:

GARDEN/POS/HIGHWAY VERGE
(LANDSCAPING TO FOLLOW)

TARMACADUM

BLOCK PAVING

ENCLOSURE DETAILS:

1.8M HIGH BRICK WALL

1.2/1.8M HIGH FENCING
(SEE EXTERNAL WORKS)

LOW LEVEL HEDGEROW
(LANDSCAPING TO FOLLOW)

LANDSCAPING:

INDICATIVE TREE PLANTING
(LANDSCAPING TO FOLLOW)

OTHER:

BIN COLLECTION POINT

GATE/PERSONNEL DOOR

AFFORDABLE HOUSING
(SHARED OWNERSHIP)

AFFORDABLE HOUSING
(RENTED)

Housetype	Sq.ft	Sq.m	St.	Beds	No's	Total Sqft	Total Sqm
BARRATT HOMES							
2B Denford	624	58.0	2	2	4	2,496	232
Kenley	624	58.0	2	2	9	5,616	522
3B Maldstone	830	77.1	2	3	16	13,280	1,234
Ellerton	830	77.1	2	3	14	11,620	1,080
Moreaby	854	79.3	2	3	5	4,270	397
Ennerdale	917	85.2	2	3	4	3,668	341
Bewdley	978	90.9	2	3	8	7,824	727
Norbury	1,107	102.8	2.5	3	8	8,856	823
Sub Total (Open Market)					68	57,630	5,354
AFFORDABLE HOUSING							
SOCIAL/AFFORDABLE RENTED							
Loughton*	484	45.0	3	1	9	4,356	405
Loughton 2	484	45.0	3	1	9	4,356	405
Horsea	721	67.0	3	2	9	6,489	603
YB58*	538	50.0	2	1	2	1,076	100
YB59*	584	54.3	2	1	2	1,168	109
YB60	866	80.5	2	2	21	18,186	1,690
2B WHDG 2B	1,130	105.0	2	2	2	2,260	210
3B YB52	1,025	95.2	2	3	11	11,275	1,047
YB55	1,049	97.5	2	3	4	4,196	390
5B TYPE A5A	1,342	124.7	2.5	5	2	2,684	249
*stretched/bespoke type to meet affordable mix					71		
SHARED OWNERSHIP							
2B YB50	866	80.5	2	2	7	6,062	563
3B YB55	1,049	97.5	2	3	2	2,098	195
FIRST HOMES					9		
2B Kenley	624	58.0	2	2	8	4,992	464
3B Maldstone	830	77.1	2	3	7	5,810	540
Moreaby	854	79.3	2	3	1	854	79
Sub Total (Affordable)					45%	96	75,862 7,048
BARRATT TOTAL						164	133,492 12,402
REDROW							
3B Letchworth	983	91.3	2	3	4	3,932	365
Warwick	1,075	99.9	2	3	7	7,525	699
Amberley	1,144	106.3	2	3	2	2,288	213
Stratford	1,211	112.5	2	4	5	6,055	563
Marlow	1,288	119.7	2.5	4	7	9,016	838
Oxford	1,316	122.3	2	4	8	10,528	978
Overton	1,410	131.0	2	4	3	4,230	393
Shaftesbury (toolkit)	1,423	132.2	2	4	1	1,423	132
Harrogate	1,553	144.3	2	4	4	6,212	577
Hampstead	1,842	171.1	2	5	2	3,684	342
Sub Total (Open Market)					43	54,893	5,100
AFFORDABLE HOUSING							
SOCIAL/AFFORDABLE RENTED							
2B Hadleigh	801	74.4	1	2	3	2,403	223
Trent	868	80.6	2	2	2	1,736	161
SHARED OWNERSHIP					5		
3B Stour	1,017	94.5	2	3	3	3,051	283
FIRST HOMES					3		
2B Trent	868	80.6	2	2	9	7,812	726
3B Stour	1,017	94.5	2	3	5	5,085	472
Sub Total (Affordable)					29%	22	20,087 1,866
REDROW TOTAL						65	74,980 6,966

PHASE 1, LAND AT BLACKMORE FARM, MELKSHAM – SITE LAYOUT (SHEET 1 OF 2)

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: JBY | APPROVED BY: STH | DATE: 14/01/2026 | SCALE: 1-500@A0 | DRWG: P25-2391_DE_O2_C-01-1 | CLIENT: BARRATT REDROW |

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