

**Land at Blackmore Farm, Sandridge Common,
Melksham.**

Outline Planning Permission – PL/2023/11188.

**Phase 1 Reserved Matters
Planning Compliance Statement.**

January 2026

Turley

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Our reference
03493

January 2026

1. Introduction

1.1 This Planning Compliance Statement (“Statement”) has been prepared by Turley on behalf of BDW Trading Ltd (David Wilson Rerow South West) (“the Applicant”). This Statement has been prepared in support of an application for the approval of Reserved Matters (RM) pursuant to Outline Planning Permission ref: PL/2023/11188 on Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS which was granted on the 12th of May 2025.

1.2 The description of development is as follows:

“A reserved matters application (access, appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188”

1.3 This statement confirms details of the proposed submission and considers the scheme’s accordance with the relevant terms of the planning permission, including conditions attached to the Decision Notice and Section 106 Agreement.

Structure of this Statement

1.4 The remainder of this Planning Compliance Statement is structured as follows:

- Section 2 describes the site, and its surroundings.
- Section 3 summarises the relevant planning background.
- Section 4 explains the development proposals and details the components of the proposed phase 1 RM scheme.
- Section 5 sets out the planning policy context for the area.
- Section 6 provided an assessment of the Phase 1 scheme’s compliance with the terms of the outline planning permission and the principle of the development.
- Section 7 provides our conclusions.

2. Site and Surrounding Area

Site Description

- 2.1 The site is located immediately east of Melksham and comprises of agricultural land previously used for dairy farming and the reserved matters applications comprises 13.68ha.
- 2.2 The site's topography gently falls from the northern corner of the sit at approx. 50m Above Ordnance Datum (AOD) to approx. 38 AOD where the southern boundary joins the Clackers Brook.
- 2.3 The site lies outside of the current Melksham Settlement Boundary but is in close proximity to the existing urban area and is situated approximately 2.2km east of the Melksham Town centre which is considered to be a walkable and cyclable distance.
- 2.4 The site is bound to the north by the A3012 and existing dwellings along Sandridge Common Road. To the east of the site are further agricultural field, further open countryside is situated to the south of the site including Snarlton Farm and an existing Solar Farm. The wider settlement of Melksham lies immediately to the west.

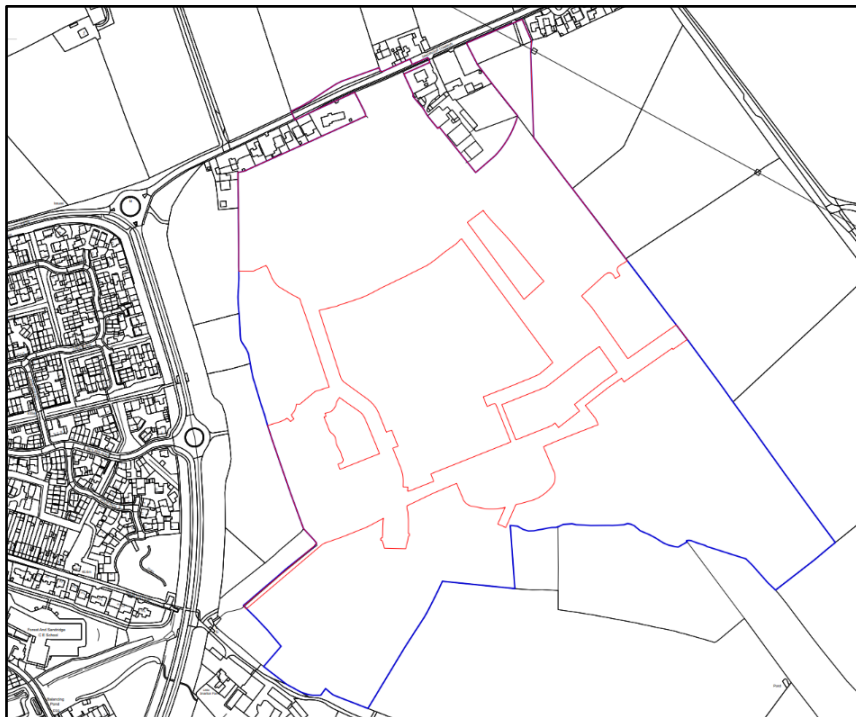


Figure 2.1 – Extract of the Site Location Plan.

Site Designations

- 2.5 The site is not subject to any landscape, heritage or ecological designations. The site is bound to the north by the A3102 with a linear ribbon of residential buildings included in which is Blackmore House, a Grade II Listed Building.

- 2.6 The site is primarily within Flood Zone 1 on the Environment Agency's Flood Risk Map, which is deemed to have less than 0.1% flooding in a year. A small area to the south of the site is designated as Flood Zone 2 & 3 for risk of flooding from the river, see extract from the Government Agency Map for Flooding.

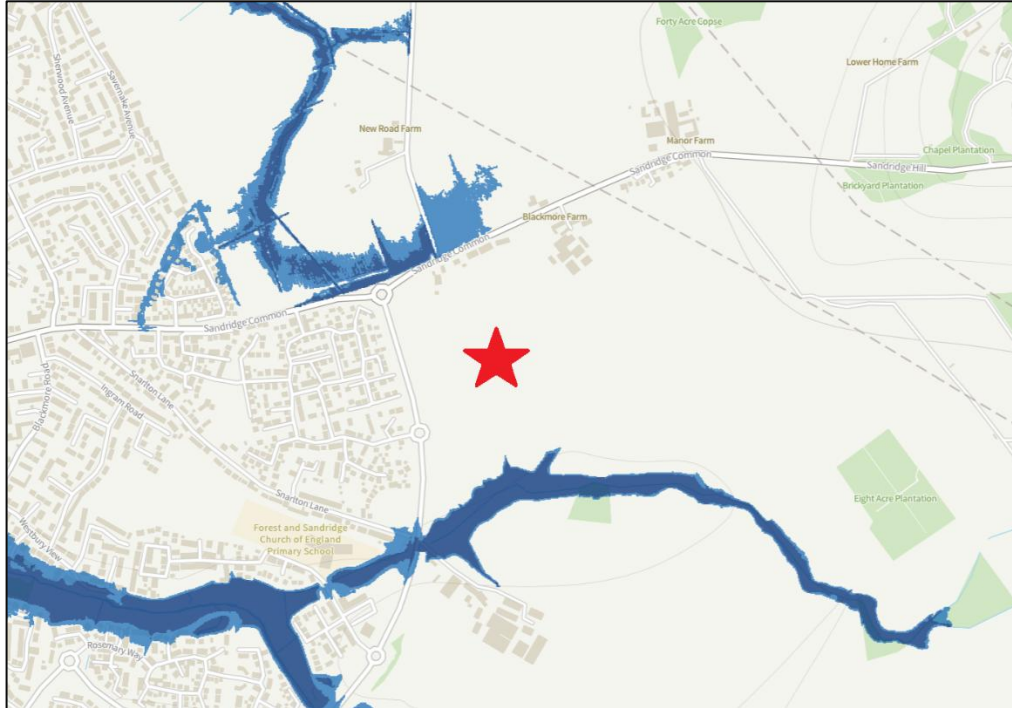


Figure 2.2 – Extract of the Government Agency Map for Flooding (site marked by red star).

- 2.7 The entire site is Subgrade 3b which falls outside of the best and most versatile agricultural land categories.

Emerging allocation

- 2.8 The site forms part of a wider draft allocation for mixed use development in the Wiltshire Council Emerging Local Plan (Regulation 19, September 2023) under Policy 18, Land East of Melksham. The allocation comprises approximately 425 dwellings, 5ha of employment land, a local centre and 2ha for a form entry primary school to include 60 early years places.

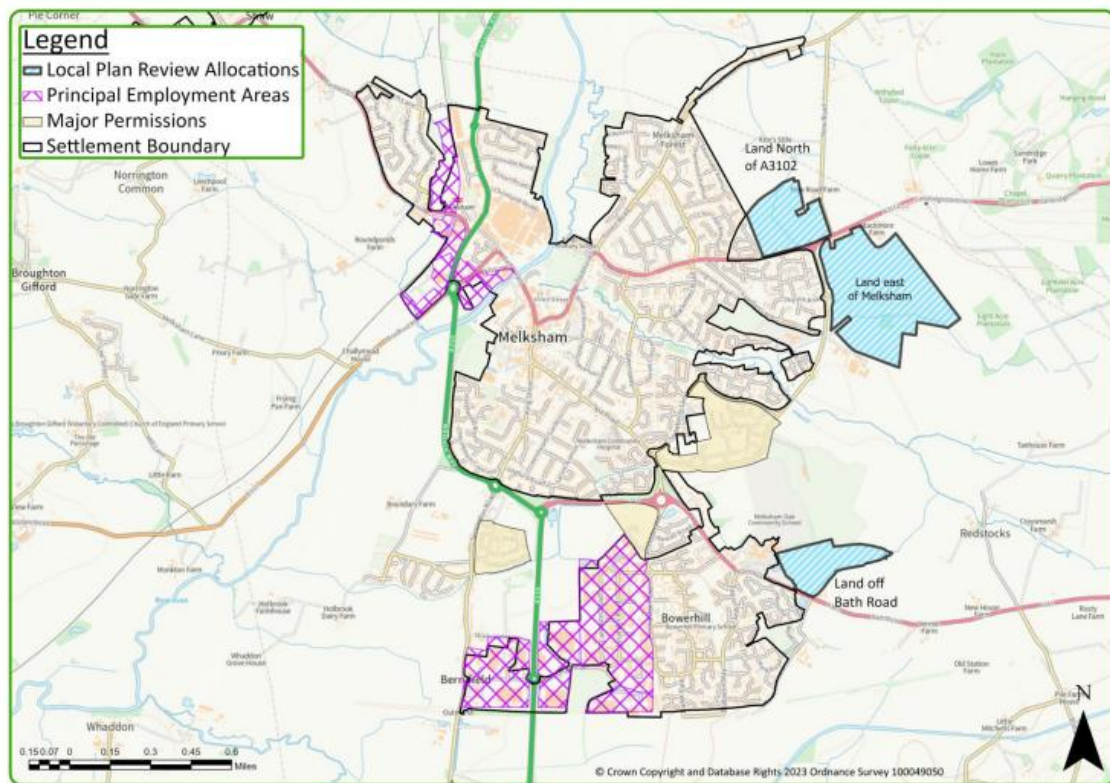


Figure 2.3 – Extract of Draft Site Allocation from the Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19).

3. Planning History

Outline Planning Permission

- 3.1 The outline application (ref: PL/2023/11188) for the wider site was approved on 12 May 2025 and comprised the following description of development:

“Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) and Class E(g)(ii); land for primary school (class F1); land for mixed-use hub (class E/Class F); open space; provision of accesses infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site.”

- 3.2 The Outline Planning Permission comprises:

- Demolition of agricultural buildings;
- Development of up to 500 dwellings;
- Up to 5,00 square meters of employment (Class E(g)(i) and Class E (g) (ii));
- Land for a primary school (Class F1);
- Land for mixed-use hub (Class F/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.

- 3.3 The outline application was submitted with all matters reserved except for access, as detailed on the following approved plans:

- Proposed Ghost Island Right Turn Lane (ref: ITB12069-GA-0);
- Proposed Pedestrian / Cycle / Emergency Access Plan (ref: ITB12069-GA-057);
- Proposed Temporary Construction access (ref: ITB12069-GA-054);

- 3.4 Development is to be carried out in accordance with the following documents cited on the decision notice for the outline permission:

- Site Location Plan (ref: 18-045 220);
- Demolition Plan (ref: 18-045 312);
- Illustrative Landscape Masterplan (ref: GLEEE24436 10B);
- Illustrative Masterplan (ref: 18-045 417);

- Parameter Plan – Composite (ref: 18-045 520);
- Parameter Plan – Density (ref: 18-045 523);
- Parameter Plan – Heights (18-045 522);
- Illustrative Concept Plan (ref: 18-045 430);
- Proposed Ghost Island Right Turn Lane (ref: ITB12069-GA-0);
- Proposed Pedestrian / Cycle / Emergency Access Plan (ref: ITB12069-GA-057);
- Proposed Temporary Construction access (ref: ITB12069-GA-054);
- Approved Section 106 (dated 9th May 2025) and;
- Decision Notice (dated 12/05/2025).

Compliance with Outline Conditions

- 3.5 The outline decision notice included 27 conditions, many of which require detail to be submitted as part of the first RM application (this application) and other conditions require details to be submitted prior to commencement of development and construction, above Slab level, prior to occupation and pre-installation.
- 3.6 Condition 2 of the outline application requires the approval of all the reserved matters before the expiration of three years from the date of outline permission being granted.
- 3.7 Condition 3 of the outline application requires no development to commence until details of the scale, layout, external appearance and landscaping have been submitted to, and approved in writing by, the Local Authority.
- 3.8 A discharge of condition application for Condition 5 (Phasing Plan: LPA Ref: PL/2025/07835) was validated on 8th October 2025 and is pending determination. This condition was required to be discharged before the submission of the first Reserved Matters application (this RM).
- 3.9 An application for the discharge of Conditions 25 and 26 was validated on 5th January and is pending determination (Ref: PL/2025/09869). The submission was supported by a Ground Investigation Report, Remediation Strategy, Water Specification, and Water Calculator for New Dwellings. These conditions were submitted in advance of the Reserved Matters application, as the conditions are pre-commencement in nature.
- 3.10 BDW are committed to working with the Council to achieve the relevant detailed approvals for development on this site in a timely manner. With this in mind it is envisaged that the following conditions will be submitted with or shortly after this RM submission. All of which are required to be discharged prior to commencement of the development:
- Condition 7 – Road details

- Condition 9 – Walking/cycling route along the alignment of Bridleway
- Condition 10 – Full details of signal-controlled Puffin crossing off Eastern Way
- Condition 11 – Full details of a widened footway along Sandridge Common Road
- Condition 13 – Phasing and specification plan for the delivery of two bus stops
- Condition 15 – Surface water drainage
- Condition 16 – Sewerage details
- Condition 17 – Ecological Mitigation and Management Plan
- Condition 18 – Construction Environmental Management Plan
- Condition 19 – LEMP
- Condition 20 – External lighting installation
- Condition 21 – Construction Method Statement
- Condition 23 – Sustainable Energy Strategy
- Condition 27 – Archaeological Management Plan

Compliance with Section 106 Conditions

- 3.11 Schedule 1, Paragraph 3 of the S106 states not to submit any RM applications for any phase without simultaneously submitting the Affordable Housing Plan and details of the Affordable Housing Mix to the Council for the Affordable Housing Units contained within the relevant Phases and RM applications and not to commence development of any phase until the Affordable Housing Plan and Affordable Housing Mix relating to that phase have been approved by the Council.
- 3.12 To comply with the above paragraph, an Affordable Housing Plan has been submitted in support of this application, and details of the affordable housing mix are included further below.

4. The Proposed Development

4.1 This application provides full details of the appearance, layout, scale and landscaping for 229 dwellings and the necessary associated infrastructure as Phase 1 of the scheme consented at outline.

4.2 Approval is sought for:

“A reserved matters application (access, appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188.”

4.3 The requirements of how development must be progressed are set out in the approved conditions and Section 106 Agreement pursuant to the outline permission. This statement sets out how Phase 1 accords with the relevant terms of the outline permission and explains the conditions that BDW are seeking to be discharged as part of (or alongside) this submission.

4.4 Full details of the scheme can be found within the submitted plans and technical information. This section seeks to provide a summary to assist in assessing the planning considerations.

Housing Mix and Tenure

4.5 The proposed layout includes the provision of 229 dwellings which comprises a mix of 1, 2, 3, 4 and 5-bedroom properties. The development will deliver 118 affordable dwellings.

4.6 The overall mix of the proposed development is set out within the table below.

Tenure	1 bed	2 bed	3 bed	4 bed	5 Bed	TOTAL
Private	-	13	68	28	2	111
Social / Affordable Rent	22	37	15	-	2	76
Shared Ownership	-	7	5	-	-	12
First Homes	-	17	13	-	-	30
TOTAL	22	74	99	29	5	229

4.7 A full breakdown of the accommodation schedule including the proposed location within the site and floorspace is shown on the accompanying plans submitted alongside this statement.

Layout

- 4.8 The site layout has been informed by the principles established through the outline planning permission.

Density

- 4.9 The proposed average density of the development is 37 dwellings per hectare, which is broadly in line with the approved Parameter Plan – Density which stipulated a gross site density of 38.9 dph.

Vehicular and cycle parking

- 4.10 The scheme proposes 486 vehicular spaces overall, as set out in the table below.

Parking	No. of spaces
Allocated spaces	434
Allocated garages	49
Visitor spaces	47

- 4.11 EV charging is also provided throughout the development with private wall mounted charging points and private and shared floor-mounted charging points.
- 4.12 Cycle parking is also provided, with room for bikes within garages and cycle storage and sheds also provided.
- 4.13 All details are presented on the parking strategy (dwg no. P25-2391-DE-02-01-7).

Scale

- 4.14 The development will be characterised by dwellings of primarily 2 and 2.5 storey with garages at a single storey. In addition, 3no. buildings will be 1 storey and 3no. 3 storeys.

Appearance

- 4.15 The proposed dwellings include a mixture of short terraced, semi-detached and detached housing of high-quality design to compliment the character of the area.
- 4.16 The detailed elevations and design have been submitted alongside this application.
- 4.17 The Materials Palette for the development is set out as follows:

Character Area	Proposed Material
Core Area	Roughcast White render

Edge Housing Area	Facing Brick – Red and Red/Multi Dark grey roof tile and brown russet roof tiles
Arrival Green	Re-Constituted stone Dark grey roof tiles
ALL	Natural Sand Mortar

- 4.18 The Materials Plan (dwg no. P25-2391-DE-02-01-14) submitted with this application demonstrates material composition of each house.

Landscaping

- 4.19 The proposed scheme includes the following features:
- Planting of 115 trees within the orchard.
 - Delivery of a play space comprising 455 sqm.
 - Meadow grassland planting of approximately 30, 246 sqm.
 - Amenity grassland and turfed areas throughout the site and adjacent to roads/footpaths.
 - Planting of 304 trees within the public open space.
 - Planting of new native hedgerow comprising 359 linear metres (of which 104 linear metres of instant native hedge).
- 4.20 Full details of the proposals, including hard and soft landscaping details are provided in the accompanying detailed pack.

Engagement

- 4.21 The Applicant and Turley met with Melksham Town Council in December 2025 to discuss the emerging scheme and to enable the Town Council to provide input into the developing design. Where possible, comments have been, or will be, addressed through this application and the associated discharge of condition submissions.

5. Planning Policy Context

- 5.1 This section identifies the relevant national and local planning policies and guidance which are of relevance to the consideration of the proposals and assesses the application submission within this context.

The Development Plan

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

“Regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 5.3 The site is located within the administrative boundary of Wiltshire Council. The Development Plan for the site comprises:

- Wiltshire Core Strategy Development Plan (adopted 20th January 2015)
- Wiltshire Housing Site Allocations Plan (adopted February 2020)
- Joint Melksham Neighbourhood Plan 2 (JMNP2) 2020 – 2038 (made August 2025)

- 5.4 Other material considerations include:

- National Planning Policy Framework 2024 ('NPPF')
- Planning Practice Guidance ('PPG')
- Relevant adopted Supplementary Planning Documents ('SDPs')
- Emerging Wiltshire Local Development Plan.

Wiltshire Core Strategy Development Plan

- 5.5 The Wiltshire Core Strategy was adopted in January 2015 and sets out the strategic planning policy for Wiltshire covering the period up to 2026. Therefore, the plan is wholly out-of-date and the Core Strategy housing requirement is not compliant with the NPPF due to the age of the housing need evidence base, and given the approach taken to its formulation.
- 5.6 Nevertheless, the Core Strategy remains the starting point for the determination of the application. The following policies are considered to be the most relevant for the determination of the application:
- **Core Policy 1** – Settlement Strategy
 - **Core Policy 2** – Delivery Strategy

- **Core Policy 3** – Infrastructure Requirements
- **Core Policy 15** – Spatial Strategy for the Melksham Community Area
- **Core Policy 41** – Sustainable Construction and Low Carbon Energy
- **Core Policy 43** – Providing Affordable Housing
- **Core Policy 45** – Meeting Wiltshire’s Housing Needs
- **Core Policy 50** – Biodiversity and Geodiversity
- **Core Policy 51** – Landscape
- **Core Policy 52** – Green Infrastructure
- **Core Policy 57** – Ensuring High Quality Design and Place Shaping
- **Core Policy 58** – Ensuring the Conservation of the Historic Environment
- **Core Policy 60** – Sustainable Transport
- **Core Policy 61** – Transport and Development
- **Core Policy 62** – Development Impact on the Transport Network
- **Core Policy 67** – Flood Risk

Joint Melksham Neighbourhood Plan 2 2020 - 2038

5.7 The Joint Melksham Neighbourhood Plan 2 (“JMNP2”) was made in August 2025 and sets out policies specifically relating to Melksham which balances growth with the communities aims and aspirations for the future. The following policies are considered to be relevant to this application:

- **Policy 1** – Sustainable Design and Construction
- **Policy 2** – Local Renewable and Low Carbon Energy and Associated Infrastructure
- **Policy 3** – Flood Risk and Natural Flood Management
- **Policy 4** – Ultra Low Emission Vehicle Charging
- **Policy 5** – Pre-application Community Engagement
- **Policy 6** – Housing at Defined Settlements
- **Policy 8** – Infrastructure Phasing and Priorities
- **Policy 11** – Sustainable Transport and Active Travel

- **Policy 12** – Green and Blue Infrastructure
- **Policy 13** – Biodiversity
- **Policy 17** – Trees and Hedgerows
- **Policy 18** – Landscape Character
- **Policy 20** – Locally Distinctive, High Quality Design
- **Policy 21** – Local Heritage

Material Considerations

The Emerging Wiltshire Local Plan

5.8 The emerging Local Plan was submitted to the Secretary of State for examination on 28 November 2024 and hearings were recently held in November 2025. However, an update from the Inspector on 19 November highlighted that significant work is required and the remaining hearings have been postponed until the new year. Progress to a potential adoption is now clearly uncertain.

5.9 The key emerging policies relating to the principle of residential development are provided below:

- **Draft Policy 1** – Settlement Strategy
- **Draft Policy 2** – Delivery Strategy
- **Draft Policy 17** – Melksham Market Town
- **Draft Policy 18** – Land East of Melksham
- **Draft Policy 76** – Providing Affordable Homes
- **Draft Policy 78** – Meeting Wiltshire’s Housing Needs

5.10 **Draft Policy 18, Land East of Melksham** comprises a larger allocation to the east of Melksham, of which the site is included. The wording of the draft policy seeks to deliver approximately 425 dwellings, 5ha of employment uses, a local centre and a 2ha sites for a two form entry primary school.

National Planning Policy Framework (December 2024)

5.11 The revised National Planning Policy Framework (the ‘Framework’) was published in December 2024, revised 2025. The Framework covers a range of issues to promote sustainable growth and protect the environment. The following paragraphs of the Framework are considered of particular relevance in the determination of this application.

- 5.12 **Paragraph 7** of the Framework highlights that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.13 **Paragraph 11** identifies the NPPF's presumption in favour of sustainable development. For decision-taking, this presumption means approving development proposals which accord with the development plan without delay and where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination; or
 - Specific policies within the NPPF provide a strong reason for why development should be restricted.
- 5.14 **Paragraph 48** sets out that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 5.15 **Paragraph 61** confirms that the Government's objective of significantly boosting the supply of homes, requiring a sufficient amount and variety of land can come forward where it is needed. The paragraph confirms that the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community. The requirement to meet an areas housing need is a change from the December 2024 NPPF where the requirement was to meet as much of an areas housing need as possible. This emphasises that full housing needs must be met.
- 5.16 **Paragraph 96** states that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. For example, through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.
- 5.17 **Chapter 12** of the Framework sets out the Government's requirements for achieving well-designed places.
- 5.18 **Paragraph 131** states *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

5.19 **Paragraph 135** states that planning decisions should ensure developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where *crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*”

5.20 **Paragraph 137** states that *“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*

Planning Practice Guidance (PPG)

5.21 The Planning Practice Guidance sets out guidance on a wide range of planning related topics. The PPG was first launched in 2014 and expands on the high-level policy framework of the NPPF by setting out detailed guidance. This includes guidance on flood risk, historic environment, housing supply and delivery, natural environment. Due regard should be given to the guidance which is applicable to the development proposals.

Supplementary Planning Documents (SPDs)

5.22 The Wiltshire Design Guide (adopted 25th March 2024) is of relevance to the proposed development. The Design Guide sets out the approach towards design and place-shaping to ensure future development makes a positive contribution to the physical character and heritage of Wiltshire.

6. Assessment of Reserved Matters Proposals

- 6.1 This section considers the reserved matters proposal against policies contained within the Development Plan and other relevant material considerations.

Principle of Development

- 6.2 The principle of development for the site was established through the grant of Outline Planning Permission in May 2025. This consent confirmed that the site is suitable for residential development and associated infrastructure, subject to compliance with the approved parameters, conditions and any associated planning obligations.
- 6.3 The outline planning permission established the acceptability of residential development and associated infrastructure on the site. This reserved matters application seeks approval of landscape, appearance, layout and scale in accordance with condition 3 of the outline consent. The proposals adhere to the parameters established at the outline stage, demonstrating that the principle of development remains acceptable and that the detailed scheme is consistent with the approved planning framework.
- 6.4 For each reserved matter, the relevant policy context is set out in the following sections to assess the detailed proposals.

Design Considerations

- 6.5 The proposed development is in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping) and The JMNP2 Policy 20 (Locally Distinctive, High-Quality Design).
- 6.6 A Design Compliance Statement has been produced by Pegasus Group in support of this RM application. The Statement provides detail in the design evolution of the site, utilising the design principles and parameters that were approved at the outline stage. Due to technical constraints and opportunities on the site, the submitted layout has slightly amended the approved masterplan in the following areas:
- Widened ecological corridors;
 - Updated 'Hub' area to 0.4ha;
 - Regained residential development to mitigate losses elsewhere due to ecology and flooding constraints; and
 - A re-design of the road to better protect existing vegetation and enhance ecological and Public Open Space strategy.

Layout

- 6.7 The outline permission approved parameter plans relating to land use (composite), density, height, and transport, including highway improvements. These approved parameters have informed the detailed layout of the development and established the

broad location of residential development, landscaping and access routes across the site.

- 6.8 The proposals have been prepared in accordance with the parameters established at outline stage, and have been informed by the illustrative material provided to the Council for the outline application. It is noted that the latter is *illustrative* only and further detailed technical work and site assessments have been undertaken since outline stage to result in a detailed design that is in broad accordance with the outline principles but specifically designed to address the on site constraints and optimise the opportunities on the site.
- 6.9 Whilst further details around the design of the site are set out the Design Compliance Statement, an overview of key elements of the detailed layout is provided below.

Density and Mix

- 6.10 The Density and Mix of the proposed development have been informed by the Melksham Neighbourhood Plan Area Neighbourhood Needs Assessment and Policy 6 of the JMNP2 which sets out that development should positively respond to delivering homes in a tenure-blind mix and increase the supply of affordable housing in conformity with Core Policy 43 of the Wiltshire Local Plan. In addition, paragraph 4.7.7 of the MNP2 notes that future housing delivery should focus on the delivery of 2-bed, 3-bed, 4-bed dwellings.
- 6.11 The outline consent granted permission for the provision of 40% affordable housing across the site (up to 200 affordable dwellings). The proposed scheme accords with the parameters established at the outline stage and proposes the delivery of 118 affordable units, representing 52% of the dwellings within Phase 1. The remaining affordable units (up to 82 dwellings) are anticipated to be delivered as part of Phase 2 of the development.
- 6.12 The affordable units will comprise a mix of Social/Affordable Rented, Shared Ownership, and First Homes. The proposed tenure breakdown is set out below:

Units	Affordable Rent	Shared Ownership	First Homes	Total
1 Bed Units	22	-	-	22
2 Bed Units	37	7	17	61
3 Bed Units	15	5	13	33
4 Bed Units	-	-	-	0
5 bed Units	2	-	-	2

- 6.13 The development will achieve an average net density of 37dph, in line with the outline planning permission as set out on parameter plan ref: 523 - Density. Allowing for

higher density within the designated core area character area, a medium density in the arrival green while the landscaped edge housing areas will consist of lower density in a more broken format. The overall density ensures efficient use of the site and retention and enhancement of landscaping, where possible.

Residential Amenity

- 6.14 Paragraph 135 of the NPPF requires developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.15 The site layout has been developed in accordance with the requirements of the outline consent and relevant Council and technical guidance. Consideration has been given to ensuring appropriate separation distances between dwellings and the provision of sufficient private amenity space within the proposed layout.
- 6.16 In terms of creating a safe environment, the scheme is designed to be highly permeable, allowing natural surveillance throughout the development and enhancing overall safety.
- 6.17 Appropriate provision for recycling and waste storage has been included for each dwelling to meet design standards. Further details are illustrated in the Refuse Strategy dwg no. P25-2391-DE-02-01-7.

Vehicular and Cycle Parking

- 6.18 Vehicular parking within the site has been designed in accordance with the Wiltshire Parking Standards. A total of 486 vehicular spaces is proposed, with 47 of these comprising visitor spaces.
- 6.19 EV charging is also provided throughout the development with private wall mounted charging points and private and shared floor-mounted charging points.
- 6.20 Long term cycle storage will be within garages where they are provided and within covered/secure stores in gardens for plots without garages, in accordance with Wiltshire's cycle parking standards.

Scale

- 6.21 The scale of the development has been informed by the parameters set out in the outline planning permission i.e. up to 500 homes across the wider site as a whole. The building heights and massing are predominantly 2 storeys, consistent with the building heights parameters plan. Dwellings of 2.5-3 storeys are located along the main streets and within the core areas, serving as key focal buildings. Further details are provided in the accompanying layout drawings and Design Compliance Statement submitted in support of this application.

Appearance

- 6.22 Appearance was a matter fully reserved at the outline stage of the project. Chapter 12 of the NPPF emphasises the importance of achieving well-designed places, particularly those that respond to local character and history, and are visually attractive through high-quality architecture and appropriate landscaping.

- 6.23 The Design Compliance Statement submitted in support of this application utilises the two character areas set out in the outline application including: CA 1: Core Areas and CA 2: Edge Housing Areas and seeks to introduce an additional character area, CA3: Arrival Green to mark the entrance to the site. The DCS sets out the further detail regarding how these character areas have informed the scale of built form in the areas and the materials proposed.

Access

- 6.24 Primary vehicular access was approved in detail at outline stage. In line with this, the site will be accessed via two new connections from Sandridge Common. The connections are situated to the west and east of the existing Blackmore Farm. The Western junction is a priority junction while the eastern is a pedestrian, cycle and emergency vehicle access.
- 6.25 The scheme seeks to provide multiple opportunities for movement throughout the site, linking to existing facilities by walking and cycling, as well as creating connections to nearby Public Rights of Way (PRoW). This will enable future occupiers and existing residents to access and utilise the development and surrounding walking routes.
- 6.26 This phase will deliver the emergency, cycle, and pedestrian access to the north-east onto Sandridge Common, as agreed within the illustrative masterplan and detailed in the approved plan: ITB12069-GA-057A.

Landscaping

- 6.27 Landscaping was a matter reserved in full at the outline stage of the project. Detailed landscaping proposals have been provided with this submission. These are in broad accordance with the principles shown on the illustrative Landscape Masterplan that was approved at the outline stage.
- 6.28 The landscape strategy responds to the site's constraints and opportunities. Existing landscape features, including hedgerows and trees, are being retained to create a strong green network and maintain wildlife corridors throughout the site. A traditional orchard is proposed in the north-eastern corner, complemented by open parkland that together, provides a sensitive boundary to the setting of the Listed Building of Blackmore House & Farm.
- 6.29 The proposed play space forms a key part of the community facilities and has direct access to The Hub at the centre of the development. It is well connected through the network of footpaths and benefits from natural surveillance from the surrounding properties and road connections, promoting safety and accessibility.
- 6.30 Overall, the proposals seek to deliver landscaping in accordance with core policy 51 and 52 of the Local Plan and the approved Landscape Masterplan.

Other considerations

Biodiversity

- 6.31 The Environmental Statement submitted as part of the outline application included a chapter on Biodiversity (prepared by EAD Ecology) which assessed the ecological impacts of the application site.
- 6.32 As set out in Chapter 10 of the ES submitted in support of the outline permission, the proposal aims to deliver a 10% Biodiversity Net Gain on site.
- 6.33 In line with the Outline permission, a Ecology Parameters Plan and Landscape and Ecological Management Plan will be discharged via condition.

Energy and Sustainability Statement

- 6.34 Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development. Core Policy 42 requires all new builds to incorporate design measures to reduce energy demand.
- 6.35 An Energy and Sustainability Statement has been produced by Darren Evans in support of this reserved matter application. This confirms that the Applicant is committed to utilise sustainable building methods by minimising the use of non-renewable resources and making prudent use of natural resources. The use of Photovoltaic panels will be utilised across the site with PV arrays projected to be between 0.8 kWp and 1.2 kWp per housetype. The exact detailed design of the PV arrays are yet to be determined and the Applicant would welcome a condition on this.

Lighting

- 6.36 A Lighting Impact Assessment, prepared by M-EC, has been submitted as part of this application.
- 6.37 The proposed development has been designed to ensure that lighting does not result in any negative impacts. The assessment confirms that lighting levels on the site will not exceed the recommended thresholds, with lux levels along ecologically sensitive areas kept below 0.5 lux or below. As a result, it is concluded that the lighting will not significantly impact any light-sensitive species on the site.
- 6.38 The proposed development complies with all relevant British Standards and the Institution of Lighting Professionals' lighting guidelines and is considered acceptable.

Heritage

- 6.39 The Outline Application was accompanied by a full Archaeological and Heritage Assessment, which concluded that only one designated heritage asset (the Grade II listed Blackmore Farm) could potentially be affected by changes to its setting. Mitigation measures were incorporated into the outline scheme to minimise any impact on the building.

- 6.40 This application is supported by a Heritage Technical Note (prepared by EDP), which confirms that the mitigation measures identified in the outline application have been carried forward into the proposed development. These include the proposed open space to the east and south of Blackmore Farm, as well as the orchard and tree planting. The note concludes that the proposed development would cause only a minimal degree of harm to the Grade II listed building, placing it at the very lowest end of the “less than substantial harm” scale. The note also identifies a heritage benefit in the form of an information board, which is included as part of the proposals.
- 6.41 The note concludes that there are no heritage-based reasons to prevent the application from being determined favourably.

7. Summary and Conclusions

- 7.1 This Compliance Statement confirms that this application for the approval of reserved matters on Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS fully complies with the terms of the Outline Planning Permission.
- 7.2 This application seeks reserved matters approval in respect of layout, scale, appearance and landscaping for 229 dwellings, landscaping and parking. The proposed development will deliver 118 affordable dwellings.
- 7.3 The submission of this application for the approval of reserved matters is made pursuant to the outline planning permission (ref: PL/2023/11188) for:
- “Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) and Class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E/Class F); open space; provision of accesses infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site.”*
- 7.4 This Planning Compliance Statement has demonstrated that the proposals comply with the outline planning permission and the relevant adopted planning policies. A separate application will be submitted after this RM application that includes all of the necessary details to discharge a range of other conditions of the outline permission.
- 7.5 This Compliance Statement also confirms that the proposals are of a high-quality design and will comply with detailed development management policies in the Local Plan.
- 7.6 Based on the above and the principle of development having been established through the outline permission, it is respectfully considered that planning permission should be granted for this proposal.

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