

**NOTES OF MEETING WITH DAVID WILSON HOMES
ON WEDNESDAY 10th DECEMBER 2025 AT 2:00PM
RE: BLACKMORE FARM**

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor Mark Harris (Planning Committee Member)
Wiltshire Councillor Charlie Stokes (Melksham East)
Wiltshire Councillor Nick Holder (Bowerhill)
Teresa Strange (Parish Clerk, Melksham Without)
Fiona Dey (Parish Officer, Melksham Without)

Callum Warren (TFA Ltd)
Peter Lawson (Barrat Redrow)
Cecelia Hughes (David Wilson Redrow)

Outline planning for the Blackmore Farm site (PL/2023/11188) was approved in May 2025. Site has since been sold onto David Wilson Homes.

David Wilson Homes expect to submit a reserved matters application in early January 2026. They are in the very early stages of pre-application discussion with Wiltshire Council. They are constrained by the conditions from the outline planning approval.

The Developers shared draft plans for phase 1 of the development.

Design

Blackmore Farm is a large development so will be built in 2 phases.

The development will have 40% affordable housing. Affordable housing will be front loaded in phase 1 (118 affordable vs 111 open market) compared with phase 2 (82 affordable vs 189 open market). It was noted that the housing mix was defined in the outline application. A number of the properties (20) will be adapted for accessibility.

The development will be higher density in the north of the site (like the houses along Sandridge Road) and lower density in the south adjacent to the rural areas.

Councillors commented that affordable housing seems to be clustered together meaning that the development may not be tenant blind (as required by Wiltshire Council policies) – it was noted that this may be due to front loading the affordable provision.

The Developers highlighted that there is a bat route on the eastern side of the site leading to lighting restrictions and driving some of the housing orientation decisions.

Councillors highlighted that the Melksham Neighbourhood Plan includes a housing needs assessment and a design guide which should be followed.

Solar panels will be included as per the sustainability energy strategy condition. However, the number of heat pumps that can be installed is limited by the electricity provision. Therefore, some properties will be built with gas boilers.

Councillors were concerned that the long straight road past the community hub may encourage speeding and therefore suggested that the developers include traffic calming measures.

Vehicle Access

Councillors remain concerned that there will be a single access to the development from A3102 – serving 500 houses, a primary school, a community centre and employment land. Councillors are also concerned that the junction is a turning with ghost islands. It was noted that access via a roundabout was not supported by Highways during the outline application consultation phase and therefore was changed to the current arrangement.

Construction Traffic Access

Construction access is proposed to be via the footpath/emergency secondary access which would join the A3102 between Blackmore Farm and Lopes Close. Concerns remain about traffic turning off and onto the A3102. The importance of a detailed construction traffic management plan was highlighted. A temporary reduction of the speed limit on the A3102 should be considered. Councillors stressed that they will want to see the construction traffic management plan as part of the reserved matters application.

Connectivity

Councillors were keen to ensure that the site is porous with connectivity from the site particularly to the existing developments to the west. It was noted that the strip of land between the development site and Eastern Way is not in the control of the developers. The developer suggested that the parish council could ask the landowner for agreement to establish a permissive pathway across the land, and then the developer could put in a temporary footpath.

Community Hub

It was noted that the “Community Hub” land is a long and narrow plot – the Developer will provide information on the dimensions of the plot. Details of the proposed community centre are still being developed between the parish council and Melksham Town Council. To provide an indication of the size on the plan, the Developer offered to plot the Community Hub with a footprint 25% larger than the Berryfield Village Hall (dimensions to be provided to the Developer). It was also discussed that the Community Hub might be a 2-storey building.

The parish council were keen to share experiences and learning from building Berryfield Village Hall, especially related to sound proofing/noise restrictions. They suggested that it might be better to provide extra sound proofing on dwellings near to the Community Hub, rather than have very limiting noise restrictions on the Hub (which were required for Berryfield).

It was confirmed that, as per the s106 agreement, the Developer would pay 25% of their contribution towards the Community Hub up-front, with the remaining 75% paid on transfer of the Community Hub Land.

The Developers do not want to construct the Community Hub, as it doesn't fit with their business model. It was noted that construction of the Community Hub will need to be co-ordinated with the Developer's building works.

Parking

Councillors welcomed the planned parking bays as they reduce the need for on-street parking. Concerns were raised generally about the prevalence of trade vans parking on other housing developments around Melksham parking and questioned whether additional parking is required. It was noted that the parking provision will be in line with Wiltshire Council guidelines.

Play Areas and Mobility Hub

The Clerk questioned whether the play area currently marked on the plan as adjacent to the employment land should be closer the dwellings being built in Phase 1. It was also highlighted to the Developer, that some areas should be kept for informal play e.g. having a mown grass area to play football.

Developer commented that a mobility hub, with a major bus stop, bus turning point and EV charging, would be provided but its location has not been defined. It was noted that bus routed and provision of bus stops is still to be considered.

Melksham Without Parish Council Requests

Councillors were positive about the plans presented and the level of engagement from the Developer.

For consistency with other developments, Councillors requested that they are involved in street naming, design of play areas (noting that Wiltshire Council have a standard for play equipment) and public art.

Timelines

Key timelines are not yet available from the Developer, but it was estimated that it will be at least 9 months before house building starts.

Meeting closed at 3:35pm