

Statement of Community Engagement

Land south of Sandridge Common, Melksham

May 2026

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1. Introduction

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Gleeson Land (The applicant).
- 1.2 This SCE forms part of the outline planning application for the erection of up to 275 dwellings, associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for access from Sandridge Common.
- 1.3 The site forms the second phase of proposed development, located on Land south of Sandridge Common, Melksham, adjacent to the previously consented site (phase one) to the west.

Consultation overview

- 1.4 The project team has delivered a comprehensive pre-application engagement programme with both stakeholders and the local community.

Stakeholder engagement

- 1.5 Key stakeholders who may have an interest in the proposals were identified at the start of the project. The following stakeholders were contacted via email, which included an invitation to meet with the applicant to discuss the plans:

- Melksham Without Parish Council
- Division councillor, Nick Holder

- 1.6 Melksham Town Council was also contacted via email, notifying them of the proposals and upcoming consultation.

Community engagement

- 1.7 A pre-application consultation period took place between 23rd February – 9th March 2026.
- 1.8 To promote the consultation and encourage the community to share their thoughts on the proposals, a range of awareness raising methods were used, including:
 - Distributing an information leaflet to 593 addresses, informing them of the consultation and the ways to provide feedback.
 - Launching a project website at www.blackmorefarmconsultation.co.uk which included several feedback methods including a dedicated project email address, online feedback form and freephone number.

Post consultation community engagement

- 1.9 Following the close of the consultation, in response to the initial feedback from near neighbours, parish and site division councillor, additional activity was undertaken. This included:

- The distribution of 16 letters issued to close site neighbours, inviting them to attend site visit with the project team.
- Hosting a near neighbour site visit on 30th of March 2026, which was attended by eight residents.

Recorded responses

- 1.10 During the engagement period the website generated a total of **648** page views from **511** unique visitors.
- 1.11 A total of **43 responses** were received throughout the consultation, including:
- 4 emails
 - 25 online feedback forms
 - 14 freepost hard copy forms
- 1.12 Questions and comments received during the engagement period have been considered carefully by the project team. They are summarised by theme alongside the applicant's response in **Chapter 4** of this report.

Changes to the scheme

- 1.1 As a result of the feedback received, the indicative housing plan to the rear of Lopes Close has been amended to propose the new homes are moved further away from the existing properties that look out onto the site.
- 1.2 In summary, the applicant considers that the engagement undertaken with both stakeholders and the local community has been proactive, and responsive.

2. Policy Context

- 2.1 The applicant recognises that the National Planning Policy Framework ('the Framework') places an emphasis on community involvement as an important part of the planning application process. To ensure the approach taken in the pre-application stages of this application is consistent with national and local guidelines, relevant policy was reviewed in full.
- 2.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the Framework (2024) and the Planning and Compulsory Purchase Act (2004). Guidance is also provided through Wiltshire Council's Statement of Community Involvement (2020).

National Planning Policy Framework (2024)

- 2.3 The Framework sets out that the planning system should be a collective enterprise with the purpose of helping to deliver sustainable development.
- 2.4 Paragraph 40 of the Framework recognises early engagement as having the "*significant potential to improve the efficiency and effectiveness of the planning application for all parties.*" Further, paragraph 40 notes that conducting high-quality engagement is conducive to improved community outcomes and streamlined, cohesive coordination between public and private resources. This also has wider benefits for the process; paragraph 41 notes that proactive engagement throughout delivers additional benefit in supporting the wider planning system to function more effectively and efficiently.
- 2.5 As set out in this SCE, comprehensive community engagement has taken place, in full accordance with the guidance set out within the Framework.

Wiltshire Council Statement of Community Involvement (2020)

- 2.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce policy documents, called Statements of Community Involvement (SCI).
- 2.7 Wiltshire Council sets out its expectations for engagement in their document [Wiltshire Council Statement of Community Involvement \(2020\)](#).
- 2.8 The SCI states:

"We encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before submission of a planning application. This might be in the form of display of materials (online and/ or at a public exhibition) when local people can make the developer aware of any views, they have prior to the submission of the application"
- 2.9 The project team have reviewed both national and local guidelines on pre-application advice before creating a bespoke engagement strategy as detailed in **Chapter 3**.

3. Stakeholder and Community Engagement

- 3.1 An engagement strategy was prepared in line with local and national policies on delivering meaningful and proportionate engagement with stakeholders and the community, as outlined in **Chapter 2**.

Stakeholder engagement

- 3.2 Several stakeholders were identified at the start of the project, in relation to the proposals.
- 3.3 The following stakeholders were contacted via email on the 18th of February 2026, which included an invitation to meet with the applicant to discuss the plans:
- Melksham Without Parish Council – the parish council was initially contacted on the 3rd of November 2025 regarding the EIA scoping submission and was therefore aware of the proposals.
 - Division councillor, Nick Holder
- 3.4 Melksham Town Council was also contacted via email, notifying them of the proposals and upcoming consultation. A link to the project website was shared, and they were encouraged to get in touch with any questions related to the scheme.

Melksham Without Parish Council meeting

- 3.5 On the 5th of March 2026 a meeting was held with Melksham Without Parish Council, to discuss the plans and answer any questions.
- 3.6 Site division councillor, Nick Holder, was also in attendance.
- 3.7 The main themes discussed included site layout, access arrangements and highway impacts, connectivity and public transport, landscape and environmental considerations, community infrastructure, housing provision including the absence of bungalows, local planning policy status and the nearby Battery Energy Storage System.
- 3.8 The parish suggested that an in-person engagement session be held, which was supported by the division councillor. In response and following further requests from nearby neighbours during the consultation period, the applicant directly contacted sixteen immediate neighbours to arrange a site visit. Further details are provided below.

Community engagement

- 3.9 A period of community consultation was held between the 23rd of February and the 9th of March 2026. It included the following engagement activities:
- The distribution of an information leaflet to inform the local community about the consultation and the ways to provide feedback.
 - Launching a project website at www.blackmorefarmconsultation.co.uk.

3.10 These activities are summarised below.

Leaflet

3.11 A leaflet was posted to 593 addresses within close proximity of the site. This replicated the distribution area contacted in relation to phase 1 of the development.

3.12 The leaflet included an overview of the proposals and provided further information regarding the consultation, as well as a range of methods for the community to share their views.

3.13 The leaflet can be seen in **Appendix 1**.

3.14 The distribution area can be seen in **Figure 1** below.

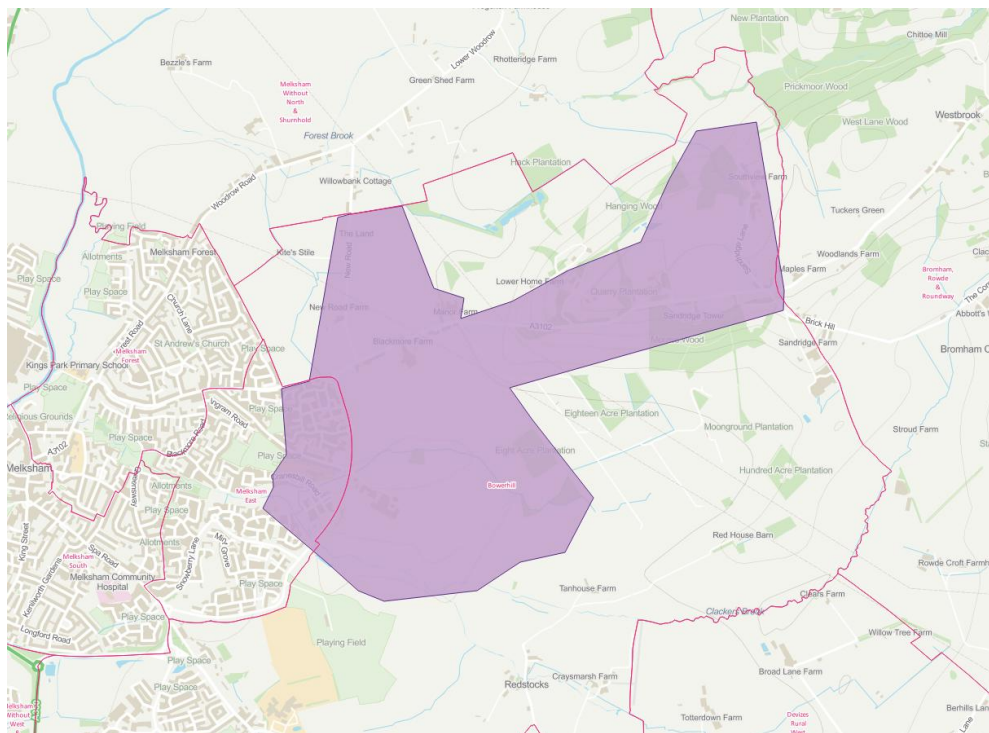


Figure 1 – Leaflet distribution area for 593 addresses

Project website

3.15 A dedicated project website was hosted at www.blackmorefarmconsultation.co.uk.

3.16 The website provided further detail on the plans, including an illustrative masterplan, and information about the applicant.

3.17 It also included a dedicated FAQs page and feedback facility, including an online feedback form, project email address at contact@blackmorefarmconsultation.co.uk and freephone number 08081 688296.

3.18 During the engagement period the website generated a total of **648** page views from **511** unique visitors.

- 3.19 Screenshots of the website are included in **Appendix 2** and the website itself remains live and accessible.

Post consultation – Near neighbour engagement

- 3.20 During the consultation period, we received a request from residents of Lopes Close for a site visit to discuss the proposals as immediate neighbours adjoining the site.
- 3.21 At the meeting with Melksham Without Parish Council on 5th March 2026, members also suggested that an in-person event be held.
- 3.22 As a result, the applicant arranged a site visit for close neighbours of the site, including residents of Lopes Close and number 255 and 256 Sandridge Common.
- 3.23 The distribution area can be viewed in **Figure 2** below.



Figure 2 – Close neighbour letters distribution area

- 3.24 On the 23rd of March 2026, 16 letters were issued to immediate neighbours inviting them to a site visit to meet the project team and discuss the proposals in person.
- 3.25 The Lopes Close Resident Association was also contacted by email on the 24th of March 2026 to invite them to the site visit. A digital copy of the letter was shared, alongside the invitation to share this with neighbours.

Site visit

- 3.26 On the 30th March 2026, a total of 8 close neighbours attended a group site visit.
- 3.27 This provided an opportunity for neighbours to meet with the project team and raise any queries regarding the scheme in person.
- 3.28 Undertaking the meeting on site allowed the attendees to better understand the layout.
- 3.29 The discussion centred on the following key themes:
- **Highways concerns** including traffic, vehicle speeds, potential for rat runs and noise.

- **Privacy impact** on residents of Lopes Close by those incorrectly turning into and around the road. The potential impact on views from the existing properties and gardens on Lopes Close was also highlighted.
- **Pedestrian connectivity**, with a preference from residents to show the new footway through the site as a footway/cycleway.
- **Landscaping measures**, including the differences between open green space and managed planting, the preference for semi-mature planting, the ecological value of the site and potential impact on landscape value in relation to the views from the bridleway.
- **Listed buildings** including Blackmore House, and the potential impact on the house resulting from construction vehicles.
- **Drainage**
- **Reserved Matters elements**, noting that the level of detail would come forward at a later stage.

Updates to the plans

- 3.30 As a result of the feedback received from the close neighbour site visit, the indicative housing plan to the rear of Lopes Close has been amended to propose the new homes are moved further away from the existing properties that look out onto the site.
- 3.31 The aerial images have also been updated to reflect where trees and hedgerows have been removed and can be viewed in the Design and Access Statement.

4. Feedback and Applicant's Response

- 4.1 A total of 43 responses were received via all feedback methods during the public consultation. This included:
- Emails: 4
 - Online feedback forms: 25
 - Freepost hard copy forms: 14
- 4.2 The online and hardcopy feedback forms were identical and included four quantitative questions where the respondent was asked to choose an answer from the following options: 'strongly agree', 'agree', 'neutral', 'disagree', and 'strongly disagree'.
- 4.3 There was also an open comment box for respondents to provide any further feedback.

Quantitative questions

Question 1- The scheme should include affordable homes as well as market homes

- 4.4 A total of 34 responses were recorded to this question

The following answers were received:

- Strongly agree: 2
- Agree: 5
- Neutral: 6
- Disagree: 3
- Strongly disagree: 19

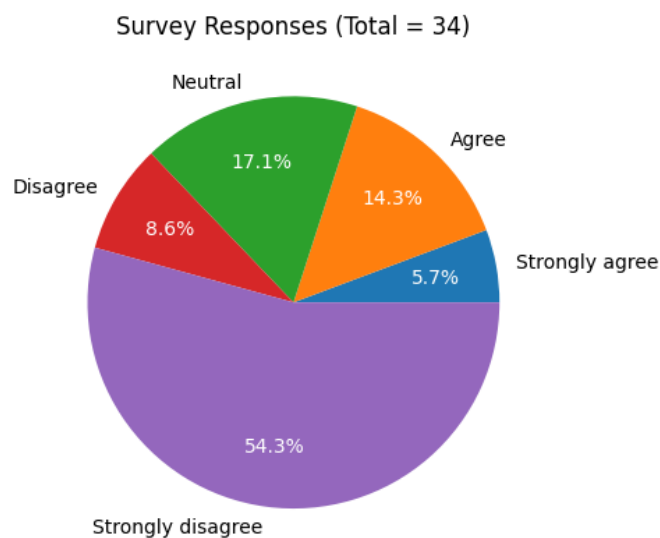


Figure 2 – Pie chart displaying response to question 1

Question 2- A mix of housing types and sizes should be provided

4.5 A total of 34 responses were recorded to this question

The following answers were received:

- Strongly agree: 2
- Agree: 10
- Neutral: 4
- Disagree: 1
- Strongly disagree: 17

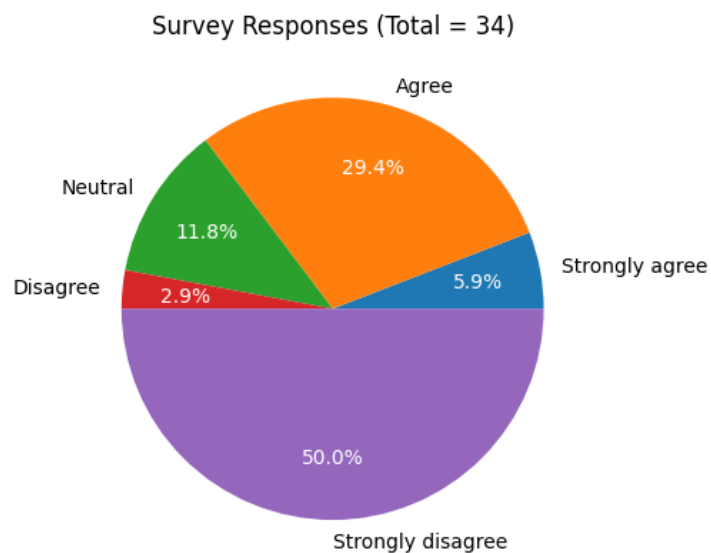


Figure 3 - Pie chart displaying response to question 2

Question 3- The local area would benefit from additional open space and play areas for a variety of age groups

4.6 A total of 34 responses were recorded to this question.

The following answers were received:

- Strongly agree: 4
- Agree: 10
- Neutral: 3

- Disagree: 1
- Strongly disagree: 16

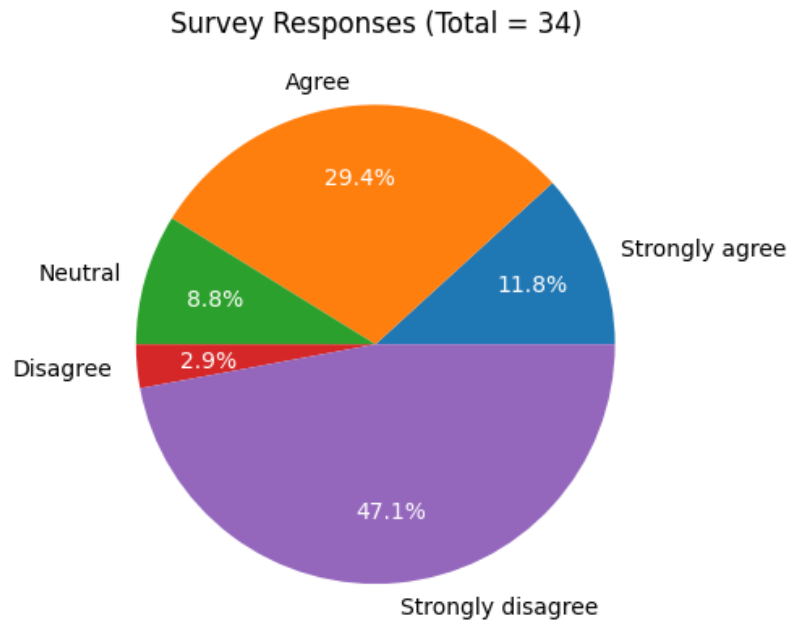


Figure 4- Pie chart displaying response to question 3

Question 4- The proposed approach to access is appropriate for this location

4.7 A total of 34 responses were recorded to this question.

- The following answers were received:
- Strongly agree: 5
- Agree: 2
- Neutral: 4
- Disagree: 3
- Strongly disagree: 20

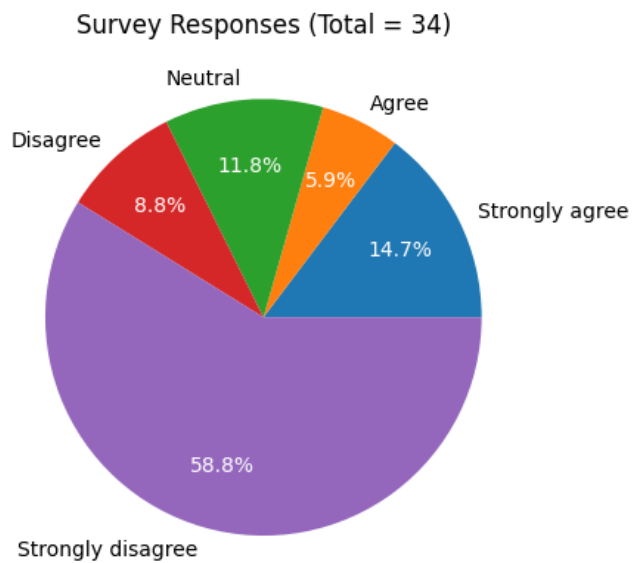


Figure 5- Pie chart displaying response to question 4

Question 5 - Do you have any other comments?

- 4.8 The responses received to this question have been summarised by theme in **Table 4.1** below, which also includes feedback received via the email address and hardcopy forms.
- 4.9 A thematic analysis of responses and the applicant's response is included below. The responses have been ordered alphabetically and not by importance.

Table 4.1: Thematic analysis of responses (all responses)

Theme	Summary of feedback	Applicants' response
Access	It was noted that the primary access is proposed via the A3102, a heavily trafficked commuter route. A single access point is considered inadequate and unsafe for a development of this scale. Respondents questioned why alternative access routes or additional junctions (e.g. via existing roundabouts) have not been incorporated. One suggested connection to the existing Eastern Way roundabout. Preference to show the new footway through the site as a footway/cycleway. It was suggested access should be provided from Eastern Way/Skylark Road roundabout.	The proposed access is via a new T-junction from Sandridge Common. This has been designed to safely accommodate all modes of transport including vehicular, cycle and pedestrian. There is scope for two further pedestrian/cycle/vehicular access points associated with the Phase 1 site. A Transport Assessment has been undertaken to assess the impacts of the development on the transport network. It determined that the proposed access arrangement is safe and suitable. The full report can be viewed alongside the application.
Brownfield alternatives	Some respondents felt that large brownfield sites within the town should be considered first.	The site was selected due its immediate adjacency to Phase 1, which has been identified as a draft allocation in the emerging Wiltshire Council Local Plan.
Character	It was suggested that the proposals and construction could impact the character of the area, including the significance of the grade II listed Blackmore Farmhouse.	The proposed development has been designed to respect the setting of Blackmore House, with design mitigations embedded into the proposals. Views from the bridleway to the farm buildings will be considered to retain GI, which visually connects the adjoining farmland and the listed farmhouse building. Additionally, the proposed open space at East Green, safeguards the overhead pylon route and the context of the listed Blackmore House. An Archaeology and Heritage assessment has been submitted as part of the planning application, which has assessed any potential impacts on Blackmore Farmhouse. It concluded that

		the core character visible from the northern and central fields and bridleway is largely preserved, so the overall contribution of these spaces to the house's historic significance remains positive.
Design and layout	Some respondents stated that housing is proposed in close proximity to existing dwellings. In relation to layout, some respondents raised concerns about: ○ Overlooking into living rooms, kitchens, and bedrooms ○ Loss of privacy ○ Loss of outlook ○ Distance between plans and homes on Lopes Close The layout is viewed as poorly integrated with the existing neighbourhood by some.	The proposals have considered the relationship between the proposed development and existing homes at Lopes Close. The Height Parameter Plan sets out that development in the areas to the rear of the existing homes should be two storeys or less. New homes could be placed so they back or side onto the boundary, which would be confirmed as part of future Reserved Matters applications. In terms of integration, the scheme proposes a lower average density of homes when compared to the adjacent development, due to the edge of settlement location. Following the site visit on 30th March, the indicative housing plan to the rear of Lopes Close has been amended to propose the new homes are moved further away from the existing properties that look out onto the site.
Drainage and flooding	Some respondents highlighted that the land is described as naturally prone to surface water accumulation. It was felt that development would reduce infiltration and accelerate runoff. Increased runoff is expected to worsen flood risk in surrounding areas. Previous mitigation by Wessex Water for much smaller developments is cited as evidence of sensitivity.	A Flood Risk Assessment and Drainage Strategy have concluded that the site is mainly located within the lowest risk category, Flood Zone 1 with areas of Flood Zones 2 and 3 in the southwest. This has informed the evolution of the proposals, with all developable areas restricted to Flood Zone 1.

	Respondents expressed little confidence that proposed drainage measures would be sufficient at this scale.	
Highways and safety	Respondents stated that Sandridge Common (A3102) experiences frequent speeding, particularly at the foot of a steep hill and on a bend. A history of collisions was cited by some residents. It was felt that additional construction and residential traffic would significantly increase risk to pedestrians, cyclists and existing residents, with potential for rat runs. Speed-reduction or traffic-calming measures are viewed as insufficient by some given the road geometry, with queries if a 30mph limit could be explored. It was suggested that the development could increase traffic to Eastern Way, A3102 and New Road. It was suggested that the proposed bypass should be addressed before any development in the area.	A Transport Assessment (TA) has been undertaken, which has assessed the impacts the development could have on the operation of the transport network, in terms of capacity, congestion and on highway safety. The TA concludes that the local highway network has adequate capacity to accommodate traffic from the development with no severe impact on congestion or highway safety. Resident's concerns over existing traffic speeds on Sandridge Common are acknowledged and in response a traffic calming scheme has been developed seeking to reduce speeds between Lopes Close and the Eastern Way roundabout. If planning permission is granted, construction would be managed through a Construction Management Plan, which would set out measures to manage construction traffic, limit working hours, and control noise and dust, with the aim of minimising disturbance to nearby residents.
Housing need	Respondents highlighted several housing developments in Melksham that have already been completed or are in the process of being constructed. Housing targets are perceived to have been met or exceeded within Wiltshire. Some believe that the scale of this proposal is viewed as excessive and unnecessary. It was felt that cumulative impacts of multiple developments have not been adequately addressed.	The emerging Wiltshire Local Plan currently provides for 2,041 homes per annum, which falls significantly below the authority's identified housing need of 3,488 homes, which meets less than 60% of Wiltshire's housing requirement. This site can deliver high quality homes in sustainable location, adjacent to phase 1, with easy access to existing facilities in Melksham.

Infrastructure	Community Hall - One respondent asked why a community hall was not included within the plans. Education - Local primary schools are described as at or near capacity. - Secondary school provision is reported as insufficient for existing demand. - It was felt that no clear plan has been identified to expand school capacity to meet additional need. - Increased reliance on car travel for school journeys is anticipated. Healthcare - GP surgeries are reported as already oversubscribed. - Dental services are described as difficult to access. - Respondents felt that existing health infrastructure cannot support further population growth. - No firm commitments for expanded healthcare provision are identified.	The consented phase 1 site will deliver a new community building on site and an area of employment land uses, as well as a primary school. Residents of this site and the wider community would therefore benefit from this additional infrastructure. Subject to planning consent, the applicant would agree and make financial contributions through section 106 funding to improve local infrastructure, which could be used for GPs and medical facilities. This would be negotiated to ensure schools and GPs who need funding most should be considered.
Landscaping	It was suggested that allotments could be scattered throughout the site rather than collected together. It was suggested that further planting could soften views to the south of the site. It was queried why there was not green space by Lopes Close.	The landscaping has been carefully designed with a strong emphasis on creating multifunctional open spaces and a connected green infrastructure network, particularly along the eastern boundary. Details of allotment positioning could be considered at a further reserved matter application. The plans include locating green park space to south, with substantial landscaping, as well as additional hedgerow and tree planting proposed throughout the site.

		The new homes and planting may be better managed and controlled than open space beside gardens at Lopes Close.
Lopes Close	A resident of Lopes close felt that the homes proposed directly behind existing properties were deemed to be out of place. It was suggested that people may accidentally turn into Lopes Close rather than the development. Signage was suggested to combat this.	Following feedback from residents of Lopes Close and the community, the applicant organised a site visit to meet with residents and discuss any concerns and answer their queries. As a result of the feedback received from the close neighbour site visit, the indicative housing plan to the rear of Lopes Close has been amended to propose the new homes are moved further away from the existing properties that look out onto the site.
Parking	It was suggested that enlarging block sizes to accommodate small, rear parking courts could be beneficial to ensure parking is integrated without impacting placemaking.	The current parking provision reflects relevant standards set by Wiltshire County Council for highways and parking provision, with the final layout and details to be agreed by future Reserved Matters applications.
Planning policy	It was noted that the site is not allocated for housing in the adopted Neighbourhood Plan and is also not designated for development within the adopted Local Plan. Some respondents view the proposal as contrary to the agreed spatial strategy for the town. It was noted that the proposal conflicts with the adopted Wiltshire Core Strategy in terms of housing delivery and the adopted settlement strategy of the development plan.	The site is adjacent to phase 1, which has been identified as a draft allocation in the emerging Local Plan and benefits from Outline Planning Permission. The proposal integrates with existing and planned development, supporting the principles of sustainable growth. The application has carefully considered the Wiltshire Core Strategy. A detailed breakdown of how this is addressed can be viewed in the planning statement.
Pollution	Some felt that additional traffic would increase air pollution on already busy roads. Noise impacts from increased traffic and construction activity were highlighted. Long construction periods are expected to reduce quality of life for nearby residents.	An Air Quality Assessment has been undertaken and has determined that no significant impacts on local air quality are anticipated as a result of development-generated traffic. This can be viewed in full along with the applications submission. A Construction Management Plan would be set out to minimise any impacts on existing residents. This would set out measures to manage construction traffic, limit working hours, and

		control noise and dust, with the aim of minimising disturbance to nearby residents.
Principle of development	The need for housing was acknowledged by some.	The applicant has noted the acknowledgement, citing local housing need as a driving force behind this application. The emerging Wiltshire Local Plan currently provides for 2,041 homes per annum, which falls significantly below the authority's identified housing need of 3,488 homes.
Public Art	It was noted that for a scheme of this size Public Art might be expected.	The applicant has noted the acknowledgement and provision of Public Art could be considered at the detailed design stage.
Sustainable travel	Bus services in this area are described as limited and unreliable by some respondents. It was felt that poor public transport provision increases reliance on private cars. Walking and cycling connections are considered inadequate. The development is viewed as car-dependent and unsustainable.	Bus stops to the west are served by bus route 15 which runs in a circular loop around the town providing connections to the town centre and railway station via Eastern Way. The consented site next door is also due to have a bus loop within it. This is an outline application to establish principle of development, but public transport could be considered in future reserved matters applications for the site. A Framework Travel Plan has been prepared in support of the application and will be developed into a Full Travel Plan at Reserved Matters stage. This document identifies opportunities for the effective promotion of sustainable transport for the site.
Wildlife	Some respondents highlighted that the site is described as an established wildlife habitat. It was noted that surrounding developments (approximately 500 homes) have already displaced local wildlife. Wildlife impacts are viewed as cumulative and irreversible.	The scheme is landscape-led, with green spaces comprising almost 70%. Additionally, the site would deliver a 10% biodiversity net gain, helping to support local nature and wildlife. Landscape features include East Green, an extension to the Clackers Valley Park, a new Eastern green corridor linking

Clackers Valley Park to the nearby bridleway, with walking routes, play space and allotments and two new Parks - Oak Park, and South Park.

The application is accompanied by an Environmental Statement, which has been submitted as part of the planning application.

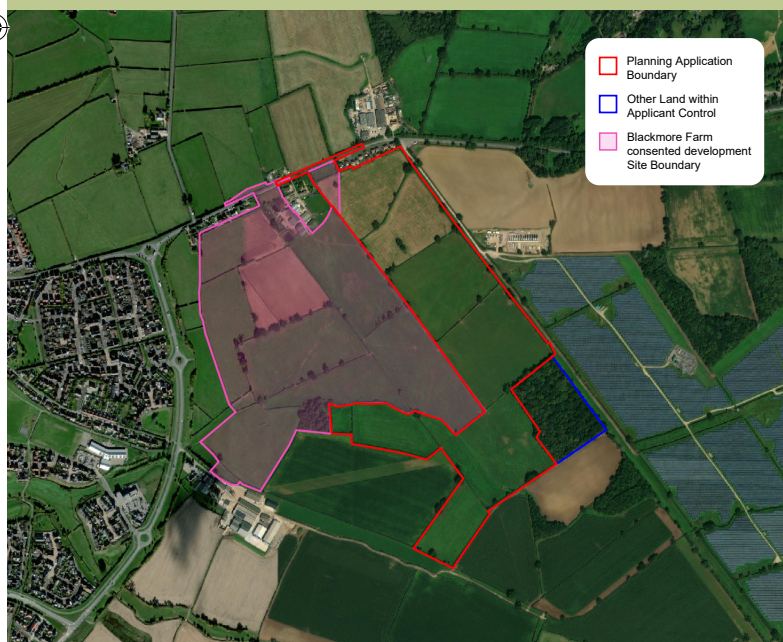
5. Conclusion

- 5.1 The applicant has undertaken a proportionate, accessible program of stakeholder and community engagement to support the outline planning application.
- 5.2 An in-person meeting was held with Melksham Without Parish Council on 5th March 2026.
- 5.3 Several engagement methods were used to ensure that local residents and stakeholders were made aware of the proposals and had adequate opportunity to share their views.
- Offering briefings to local political representatives
 - Holding a two week consultation period to enable local residents to provide their feedback via online methods or a hardcopy feedback form
 - Hosting a near neighbour site visit
- 5.4 A total **43** people provided feedback over the consultation period.
- 5.5 As a direct result of the feedback received from the close neighbour site visit, the indicative housing plan to the rear of Lopes Close has been amended to propose the new homes are moved further away from the existing properties that look out onto the site.
- 5.6 Website analytics show that many more individuals viewed the consultation materials (511 total visitors) than chose to respond. This indicates that the consultation reached a wider audience, although only a small proportion chose to submit comments.
- 5.7 In summary, the applicant considers that the pre-application consultation has been undertaken in a timely and inclusive manner, reflecting best practice in community engagement and fulfilling the relevant expectations of both the National Planning Policy Framework and Wiltshire Council's Statement of Community Involvement.

Appendix 1: Leaflet

Have your say on new homes at Blackmore Farm

Gleeson Land is bringing forward proposals for a landscape-led development that will deliver up to 275 new homes on land east of Melksham, including 30% affordable housing. With approximately 70% of the site dedicated to green landscaping, the scheme would enhance residents' connection to nature, creating outdoor social spaces for leisure, recreation and wellbeing.



Site location plan

gleeson land

The proposals



Up to 275 high-quality homes featuring a range of types and sizes, including 83 affordable homes, to meet local needs



Simple, safe access for vehicles from Sandridge Common



A network of accessible green spaces including areas for recreation and play for both children and teenagers



New planting and biodiversity enhancements, achieving a minimum 10% Biodiversity Net Gain



Enhanced footpaths and cycle routes connecting the site in all directions

Have your say

We are holding a period of community consultation and would like to hear your views.



Please complete and return this **freepost leaflet**



Please visit the consultation website from 23rd February at www.blackmorefarmconsultation.co.uk or scan the QR code to learn more about the plans.

Alternatively, you can get in touch via:



contact@blackmorefarmconsultation.co.uk



Freephone 0808 168 8296



We would be grateful for your feedback by **Monday 9th March.**

www.blackmorefarmconsultation.co.uk

Survey

1. The scheme should include affordable homes as well as market homes.

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

2. A mix of housing types and sizes should be provided

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

3. The local area would benefit from additional open space and play areas for a variety of age groups

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

4. The proposed approach to access is appropriate for this location

☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

5. Do you have any other comments?

Other Ways to Get in Touch

If you would prefer not to complete the survey, you can also contact us using the contact methods.

Please cut along the dotted line before posting



Business Reply Plus
Licence Number
RUHL-AYCB-CBEH

2



Gleeson Land Limited
Arena Business Centres
Building B
Riverside way
Camberley
Surrey
GU15 3YL

The information you provide will be used only for the purposes of keeping you informed about the proposals and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, and with Gleeson and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at contact@blackmorefarmconsultation.co.uk

About You (optional)

Name:

Responding as (resident, Cllr, group etc.):

Email:

Address:

Age:

Please submit all feedback by **Monday 9th March 2026**

Should you wish to be contacted about the project, please tick here



Site Area (Land East of Blackmore Farm)

Indicative Residential Blocks

Accessible POS Greenspace
inc Park with Destination Equipped Play

Allotments
& Orchards

Natural Characterised Landscape (inc Accessible
Greenspace, stream corridor, SUDs basins / drain;
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

Land identified for ecological habitat enhancement,
with managed footpath access

Scope for Foot/Cycle routes on-site

Scope for Foot/Cycle connections

Existing trees
& hedgerows

Existing deciduous
woodland

Proposed trees
& planting area

Proposed orchard
trees

Illustrative masterplan

Appendix 2: Website



Gleeson Land is bringing forward proposals for a landscape-led new development on land east of Melksham.

The outline planning application will deliver up to 275 new homes including 30% affordable housing and extensive areas of public open green space. The proposals have been designed to incorporate a significant amount of green landscaping, comprising approximately 70% of the site. With excellent connectivity and easy access to existing facilities in Melksham, the proposals would provide a natural and sustainable extension to the town and deliver significant benefits to both the new and existing community.

This website provides details of our proposals and offers the opportunity for you to **have your say** by sharing feedback with us.



Illustrative masterplan (click to enlarge).

Our proposals



Site location plan (click to enlarge)

The site

The site is located on land east of Blackmore Farm, on the eastern edge of Melksham. It adjoins the consented Blackmore Farm site to the west and existing homes at Lopes Close and Blackmore House to the North.

Meeting local housing needs

There is an urgent housing need in Wiltshire. The emerging Wiltshire Local Plan currently provides for 2,042 homes per annum, which falls significantly below the authority's identified

What is outline planning permission?

housing need of 3,488 homes – meeting less than 60% of Wiltshire's housing requirement.

The Regulation 19 version of the Emerging Wiltshire Local Plan (2020–2038) identifies land to the east of Melksham as suitable for residential development, confirming this area as a strategic location for future growth.

The proposals offer an opportunity to address this shortfall through a high quality, sustainability located, nature-driven scheme.

Outline planning permission establishes the principle of development. Details such as the design, layout, and mix of homes will be determined at later stages through reserved matters applications.

The proposals

The proposals would deliver:

- 

275 high-quality homes, featuring a range of housing types and sizes
- 

83 affordable homes
- 

Simple, safe access for vehicles from Sandridge Common
- 

New planting and biodiversity enhancements, achieving a 10% Biodiversity Net Gain
- 

Enhanced pedestrian connectivity in all directions
- 

Substantial open green space including recreation spaces, allotments, orchards and formal play areas for children and teens
- 

Contributions towards significant infrastructure upgrades would be agreed with Wiltshire Council through the Community Infrastructure Levy (CIL) and Section 106 contributions subject to planning approval



New homes

The development would deliver a mix of homes, including 30% affordable housing. Details, such as the design of the homes, would be agreed through subsequent reserved matters application(s) and would ensure that the development complements the character of Melksham with regard to architectural style and materials.

Connectivity to services, facilities and infrastructure

Melksham town centre is accessible on foot or by bike and offers ample shopping, leisure and local amenities. Schools, healthcare, recreational areas and shopping outlets, including a pub, the Co-op, and Forest and Sandridge Primary School are all conveniently located close by, to meet day to day needs. The consented neighbouring site will also provide a new community building and employment uses that new residents of this site would benefit from.



A landscape-led scheme – 70% green space

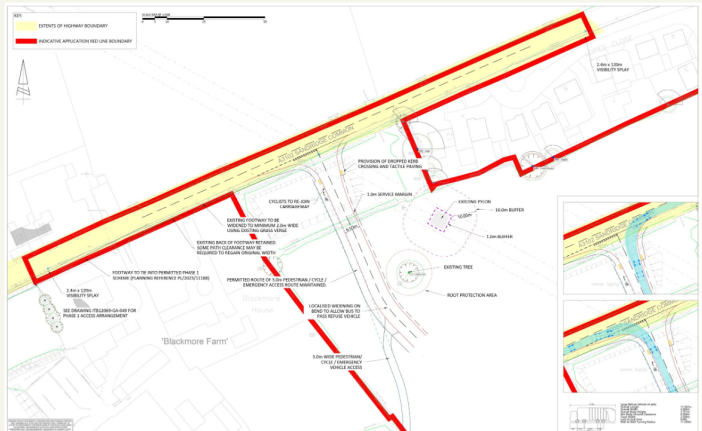
The proposals place nature at the heart of the development, with green spaces comprising almost 70% of the site. A central network of green spaces would integrate new homes into the landscape, creating a natural setting that reflects the surrounding landscape.

Landscape features include:

- East Green – an extensive natural open space
- An extension to the Clackers Valley Park, creating new open green space alongside the stream, and further supporting wildlife
- A new Eastern green corridor linking Clackers Valley Park to the nearby bridleway, with walking routes, play space and allotments
- Two new Parks – Oak Park, designed around the existing oak trees and connected to the green corridor, and South Park, which could include space for teenagers and informal active play

Existing habitats would be protected and enhanced wherever possible. Mature trees and hedgerows would be retained, alongside new planting and landscaping to support biodiversity and create a greener, more attractive place to live.

Transport and access



Proposed site access plan (click to enlarge)

Site access

Access is proposed via a new T-junction from Sandridge Common, located between Blackmore House and Lopes Close, designed to safely accommodate all residents. This access would also incorporate a pedestrian and cycle link as approved as part of the neighbouring consented development.

Active travel

New walking and cycle routes would link to nearby bridleways and provide attractive connections through Clackers Valley Park and East Green. Local bus services already operate nearby, and a new service linked with the neighbouring consented development could also serve the site. Melksham railway station is easily accessible, with excellent road connections via the A350 and A361 providing links to Chippenham and Trowbridge.



About Gleeson Land

Gleeson Land is an established specialist land promoter and part of MJ Gleeson plc, who have been delivering much needed new homes and community facilities for local people for almost 120 years. Gleeson are passionate about providing a personal, bespoke approach whilst working closely with landowners to enable the creation of beautiful homes and places.

For further information visit www.gleesonland.co.uk

0808 1688 296 | contact@blackmorefarmconsultation.co.uk

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Frequently Asked Questions (FAQs)

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The Site

What is the site currently used for?	+
How large is the site?	+
Has the latest version of the Joint Melksham Neighbourhood Plan been considered?	+
What will the development look like?	+
Will the new homes be sustainable?	+
Have you considered the impact on the surrounding highways network and congestion?	+
Have you considered the impact of the proposals on residents of Lopes Close?	+
Will the proposals create jobs?	+
What local facilities and infrastructure can new residents' access?	+
Is the site at risk of flooding?	+
How will drainage be managed?	+
When will you be submitting an application?	+
When would construction commence?	+
How will construction vehicles, construction dirt and noise be managed?	+
Have you engaged with Wiltshire Council?	+
Will there be contributions to make improvements to local infrastructure?	+

↑

Have your say

The consultation has now closed, thank you to everyone who took the time to share your comments. All feedback is currently being reviewed and evaluated by the team.

You can still contact us by:



Emailing us at
contact@blackmorefarmconsultation.co.uk



Call our freephone on 0808 1688 296

Following the consultation deadline, we will evaluate all of the feedback received. Once we have finalised our plans for the site, we will submit an outline planning application to Wiltshire Council.

The information you provide will be used only for the purposes of keeping you informed about the proposals and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, and with Gleeson and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at contact@blackmorefarmconsultation.co.uk

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