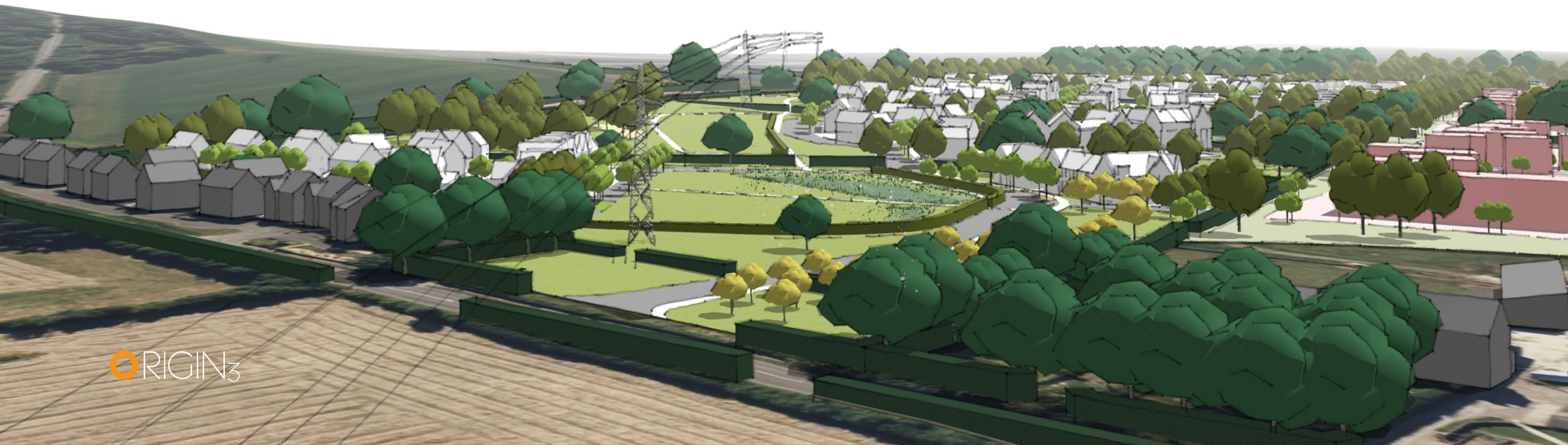


Land East of Blackmore Farm
Melksham

Design & Access Statement
April 2026



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Preface

Origin 3 have been appointed by Gleeson Land Limited to develop design proposals for land East of Blackmore Farm, Melksham (henceforth referred to as “the Site”).

This site lies immediately east of the draft allocated and consented site at Blackmore Farm, which received Outline Planning Permission in 2025.

Design & Access Statement

This Design and Access Statement should be read in conjunction with the other submitted material.

This statement explains the principles and concepts that have been pursued in respect of the following:

Amount, Layout, Scale, Landscape & Appearance

This statement demonstrates how the Site and its locale has been assessed, and gives details of assessments and design decisions taken in that respect as well as a summary of public engagement.

This document is set out as follows:

Section 1.0 introduces the key aspects of the scheme.

Section 2.0 describes the Site and context.

Section 3.0 summarises dialogue with local stakeholders, Council Officers and members of the public. It also sets out the evaluation of the above and concepts for the Site.

Section 4.0 presents the design proposals.

About Gleeson Land Limited

As an established specialist land promoter and part of MJ Gleeson PLC, who has been delivering new homes and communities for over 100 years, Gleeson pride themselves on their flexible approach to working to realise a site’s opportunities.

Gleeson promotes land for development across the south of England ranging from small scale, to large scale strategic sites.

Gleeson aim to secure permission for high quality new homes at sustainable locations to help deliver much-needed housing across the south of England. They are invested in delivering high quality schemes where local people and new residents want to live.

01 | Overview

1.1 DESCRIPTION OF DEVELOPMENT

Outline planning permission is sought for

"Outline application for the erection of up to 275 dwellings (including affordable), associated infrastructure, landscape and biodiversity enhancements, all matters reserved except for access from Sandridge Common."

The Illustrative Masterplan demonstrates a high quality development proposal that responds to the opportunities and constraints of the Site.

Parameter plans are provided with the outline planning application for approval; the masterplan is an illustration of how the Site could be developed, but details of layout, scale, appearance and landscaping will be determined at the Reserved Matters stage.

1.2 BENEFITS FROM PROPOSAL

The proposal has been derived from a comprehensive assessment of the Site and its local context. The site is adjacent to a consented Outline Application for the draft allocated Blackmore Farm Site.

Land East of Blackmore Farm is suitable, available and deliverable for accommodating a local level of growth and could contribute to meeting Wiltshire's housing needs in a sustainable location, as a logical expansion of the draft allocation to the west and a natural rounding off for the town on its eastern extents.



New Homes: The development can provide **up to 275 new homes**. The homes will cater for a variety of household sizes and types, of which 30% will be 'Affordable Homes'.



Open Space: The new development includes significant areas of accessible public open space providing for informal recreation, allotments, wildlife habitat areas, sustainable surface water drainage features and formal children's play areas.

Community Infrastructure levy (CIL), Section 106 Agreement and Local Economy



Input into local economy: The proposed development would create jobs across the local economy. This will include the direct employment of construction workers, as well as through the business supply chain (indirect effects) and the spend of employee wages (induced effects).

The new resident spending on local goods and services would support existing retail and leisure facilities and generate further employment in the local area.

If planning approval is granted, monies for significant infrastructure upgrades will be agreed with Wiltshire Council through the CIL with other contributions identified through a Section 106 agreement between Gleeson Land Ltd and Wiltshire Council to secure, amongst other aspects:

- The amount of affordable housing.
- Secure any off site highways and pedestrian works.
- Secure financial contributions as required. * (See Planning Statement for full details)
- Secure the ongoing maintenance and management of the public open space.



- Site Area (Land East of Blackmore Farm)
- Indicative Residential Blocks
- Accessible POS Greenspace
inc Park with Destination Equipped Play
- Allotments
& Orchards
- Naturally Characterised 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
- 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
- Proposed trees
& planting area
- Existing deciduous
woodland
- Proposed orchard
trees

Figure 1.01: Illustrative Masterplan



01 | Overview

1.3 SITE LOCATION

The Application Site is situated on the eastern edge of Melksham, Wiltshire, between Chippenham and Trowbridge as per Figure 1.02.

1.4 SITE DESCRIPTION

The site area comprises land edged red within Figure 1.03 and is approximately 27.41 ha in size.

The site adjoins the consented Blackmore Farm site along its western boundary. The Application includes 0.63ha of landscaping, already consented with that application, adjoining Sandridge Common for access purposes. It also includes 0.26ha of adopted highway on Sandridge Common.

This application includes agricultural fields used predominantly as pasture associated with Blackmore Farm and adjoins an existing bridleway to the east.

It does not include the existing woodland at Eight Acre Plantation to the south east corner.

A tributary of Clacker's Brook lies across part of the southern field areas of the Site.

The site adjoins homes at Lopes Close and Blackmore House to the north.

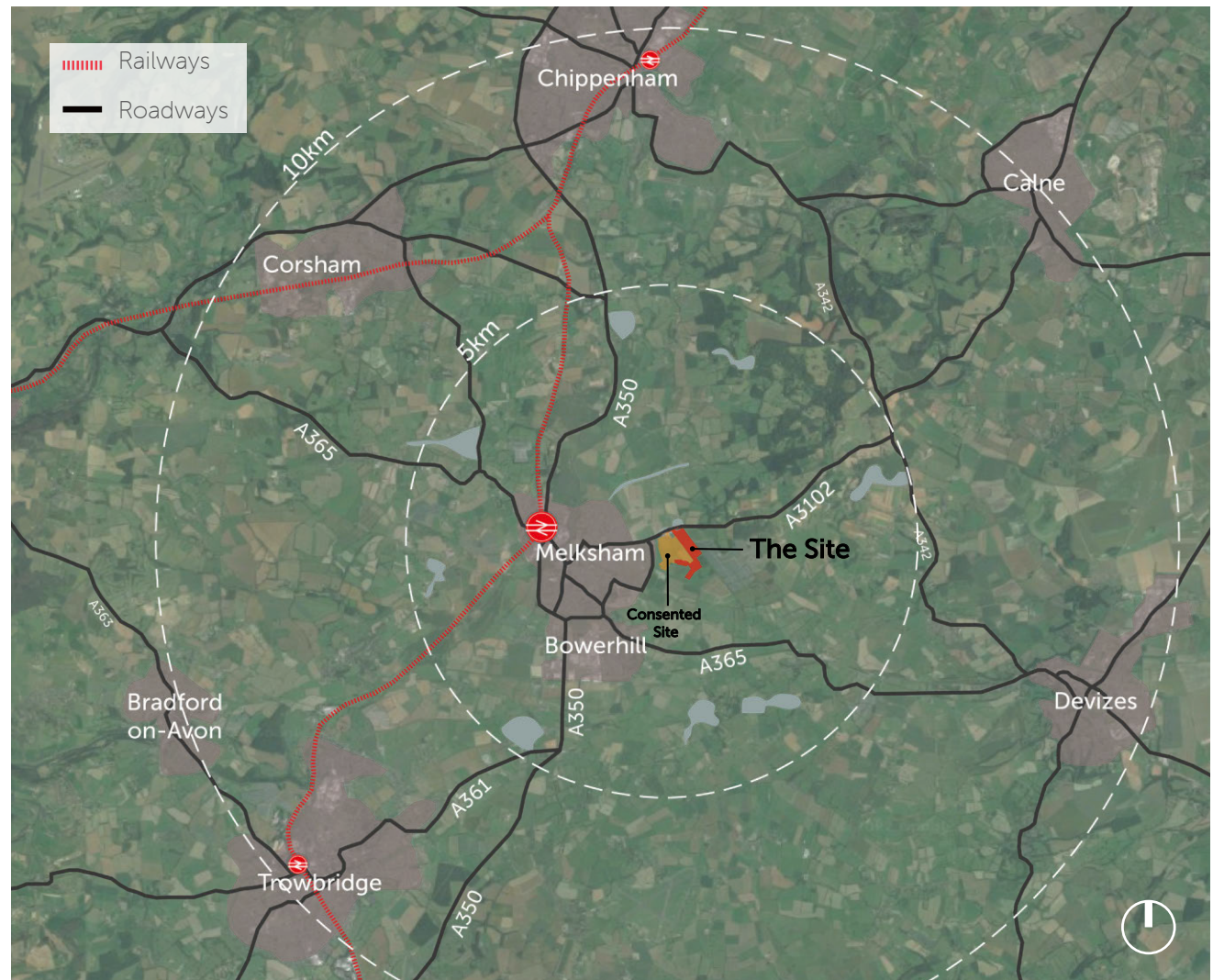


Figure 1.02: Location Diagram

Figure 1.03: (opposite) Aerial View of Site and context



02 | Assessment

In order to appreciate the physical assets and constraints of the Site, independent assessments have been undertaken. The following section presents a summary of the key findings and recommendations of the baseline assessments which have had an important influence on the design and evolution of the proposal.

The assessments undertaken have been divided into the categories shown below;

- Planning Policy
- Local Context
- Local Character
- Physical Audit
- Assessment Summary

The following section includes summaries of the physical assessments. All the technical reports have been submitted as part of this Outline Application and should be referred to in full for further detail on a specific topic.

2.1 PLANNING POLICY / GUIDANCE

The planning policy context relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. The main components of the adopted Development Plan relevant to this application comprise:

- Wiltshire Core Strategy (WCS) 2006-2026 (adopted 2014);
- Saved Policies of the West Wiltshire Local Plan (adopted 2004), and the West Wiltshire Leisure and Recreation DPD (adopted 2009);
- Joint Melksham Neighbourhood Plan 2, 2020-2038 (Made July 2025);
- Wiltshire and Swindon Waste Core Strategy (adopted 2009).

Emerging 2023 Reg 19 draft of the Wiltshire Local Plan
Relevant material considerations include Government guidance contained within the National Planning Policy Framework (NPPF), the National Design Guide; and emerging Wiltshire Local Plan.

National Planning Policy Framework

The NPPF continues to set out a presumption in favour of sustainable development.

National Design Guide

The National Design Guide (NDG) places great weight on securing, through planning, beautiful and enduring places, characterised by pedestrian friendly, high quality streets, composed street scenes and trees.

Part 2 of the NDG, sets out ten characteristics of beautiful, enduring and successful places that it identifies as all contribute towards the cross-cutting themes for good design as set out in the NPPF.

The ten characteristics are set out below;

- *Context – enhances the surroundings.*
- *Identity – attractive and distinctive.*
- *Built form – a coherent pattern of development.*
- *Movement – accessible and easy to move around.*
- *Nature – enhanced and optimised.*
- *Public spaces – safe, social and inclusive.*
- *Uses – mixed and integrated.*
- *Homes and buildings – functional, healthy and sustainable.*
- *Resources – efficient and resilient.*
- *Lifespan – made to last.*

Section 4 of this DAS will demonstrate how the Outline Application can create the basis for Reserved Matters applications to deliver a scheme which would support Wiltshire policies, including the Wiltshire Design Guide (and the key areas set out by the NDG)



Local Planning Policy Wiltshire Core Strategy (WCS)

Wiltshire Core Strategy (WCS) includes saved policies from the West Wiltshire Local Plan and Leisure and Recreation DPD.

WCS Core Policy 1: Settlement Strategy *"identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire"*. Melksham is designated as a Market Town in the Settlement Strategy, which Core Policy 1 describes as settlements that *"have the potential for significant development"*.

Para 5.80 of the WCS describes Melksham as

"one of the larger towns in the county...There are a large number of historic buildings within Melksham but the town centre is in need of regeneration and the retail offer has suffered for a number of years... Melksham is identified as having an important strategic employment role. It is located on the A350 and forms part of the key A350 employment growth area. The town has a reasonably broad economic base and has historically been able to attract large employers".

The East of Blackmore Farm Site falls outside of the Melksham Settlement Boundary and WCS Core Policy 2 states that *"development will not be permitted outside the limits of development as defined on the Policies Map"*. However, Core Policy 2 is out of date by virtue of there not being a five year supply of housing land, and therefore para 11d of the NPPF is triggered and the presumption in favour of sustainable development applies.

Core Strategy Policy 57 is drafted to guide new development and is summarised overleaf on page 7 (Figure 2.01), with key aspects highlighted in colour:

Other relevant Wiltshire Core Strategy and saved Local Plan policies which have informed the proposals are noted as an Appendix to this document

Policy LP4 Recreation in New Developments is covered on pages 51 and 62.

A full policy review is set out in the Planning Statement.

Joint Melksham Neighbourhood Development Plan (NDP 2)

Relevant policies from the Joint Melksham Neighbourhood Plan 2 (made July 2025) are noted as an Appendix to this document. These policies have been considered by this development proposal but a full policy review is set out in the Planning Statement.

The Melksham Design Guidelines and Codes document has also been reviewed. The key guidance has been considered in the content summarised in this document, although many of the details will be more applicable to demonstrate fully at RM stage.

A Green & Blue Infrastructure Strategy for Wiltshire (2022-30)

In February 2022, Wiltshire adopted a Green and Blue Infrastructure (GBI) document to identify long-term visions, goals and principles for delivering green and blue infrastructure across Wiltshire.

Whilst high level, Melksham is identified as a potential GBI Market Town and improving GBI provision within the Principal Settlements and Market Towns, particularly along river and canal corridors, is a key aspiration. It

is also recognised that development schemes create opportunities for new and enhanced linkages between the towns and the countryside, for both people and wildlife.

The three key principles for the GBI strategy given in the document are;

- *"Mitigation, adaptation & resilience to climate change;*
- *Halting the loss of & improving biodiversity; and*
- *Contributing to health & well-being."*

The document identifies strategic sites at a high level and connectivity opportunities for those. For Melksham, it identifies the existing PRowS across the Blackmore Farm Site as 'Green Connection Links' whilst the Clackers Brook corridor (outside of the Site to the south) is a 'Blue Connection Link.' The existing copse of trees and the plantation woodland beyond the Site boundary are 'Strategic GBI sites.'

Wiltshire Design Guide

A Wiltshire Design Guide (March 2025) is a key reference and, as such RM applications will refer to this document

Strategic GBI Sites 
Green Connection Links 
Blue Connection Links 

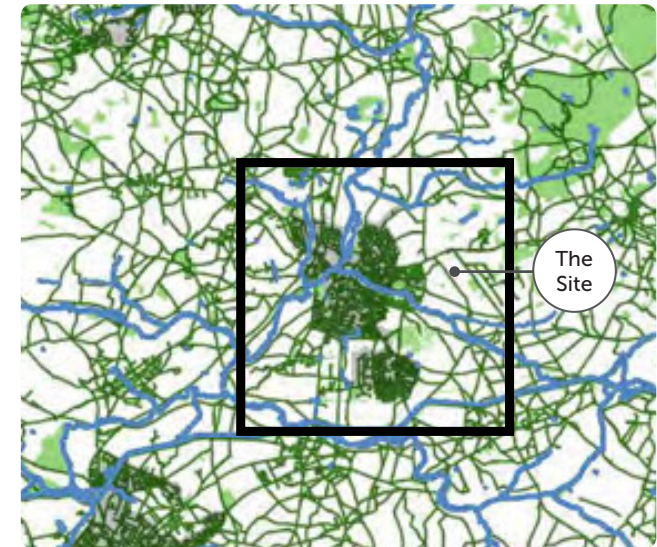


Figure 2.03: Extract of Map 2.14 GBI Sites - Connectivity

for details in particular. At this stage, there are factors in the guide - 'Health / Wellbeing / Community', 'Sustainability / Climate Resilience' and 'Right Homes in the Right Places' which the Outline proposal in particular can create a framework for RMs to work within later.

Key points in the Guide for outline stage include development which is:

- *Compact - to make efficient use of land.*
- *Accessible - deliver a connected network, supporting car-free travel.*
- *Integrated with Green and Blue infrastructure - tree lined streets and multi-functional open space (for leisure, water management and ecological benefit).*
- *A Neighbourhood for All - support a mix of tenures, typologies and users*
- *Resource managing and Lifetime ready - with the ability to be well valued by future generations.*

02 | Assessment

2.2 LOCAL CONTEXT

Accessibility

The Site is located on the eastern edge of Melksham adjacent to an existing bridleway and Sandridge Common. This highway provides connections to Devizes and Calne in the east and Melksham's wider road network, including Eastern Way, to the west.

Melksham's existing highway network west provides links to Melksham Railway Station, the town centre's facilities and wider road connections to Chippenham and Trowbridge via the A350 and A361 respectively.

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.

New (ped / cycle or car) links are able to be provided into the site via upgrades to the consented cyclepath / emergency link into the development site, located to the east of the farm.

A Public Rights of Way; MELW26 crosses the lower part of the Site and the site adjoins bridleway MELW40 to its east.



Figure 2.04: Sandridge Common - A3102



Figure 2.05: PROW MELW26 entry into the Site from south

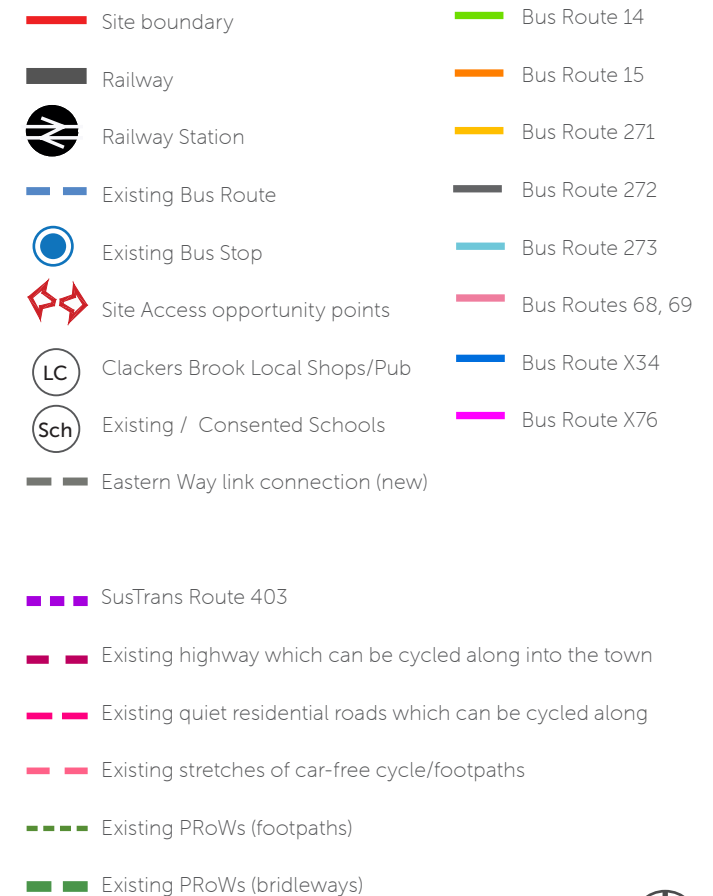
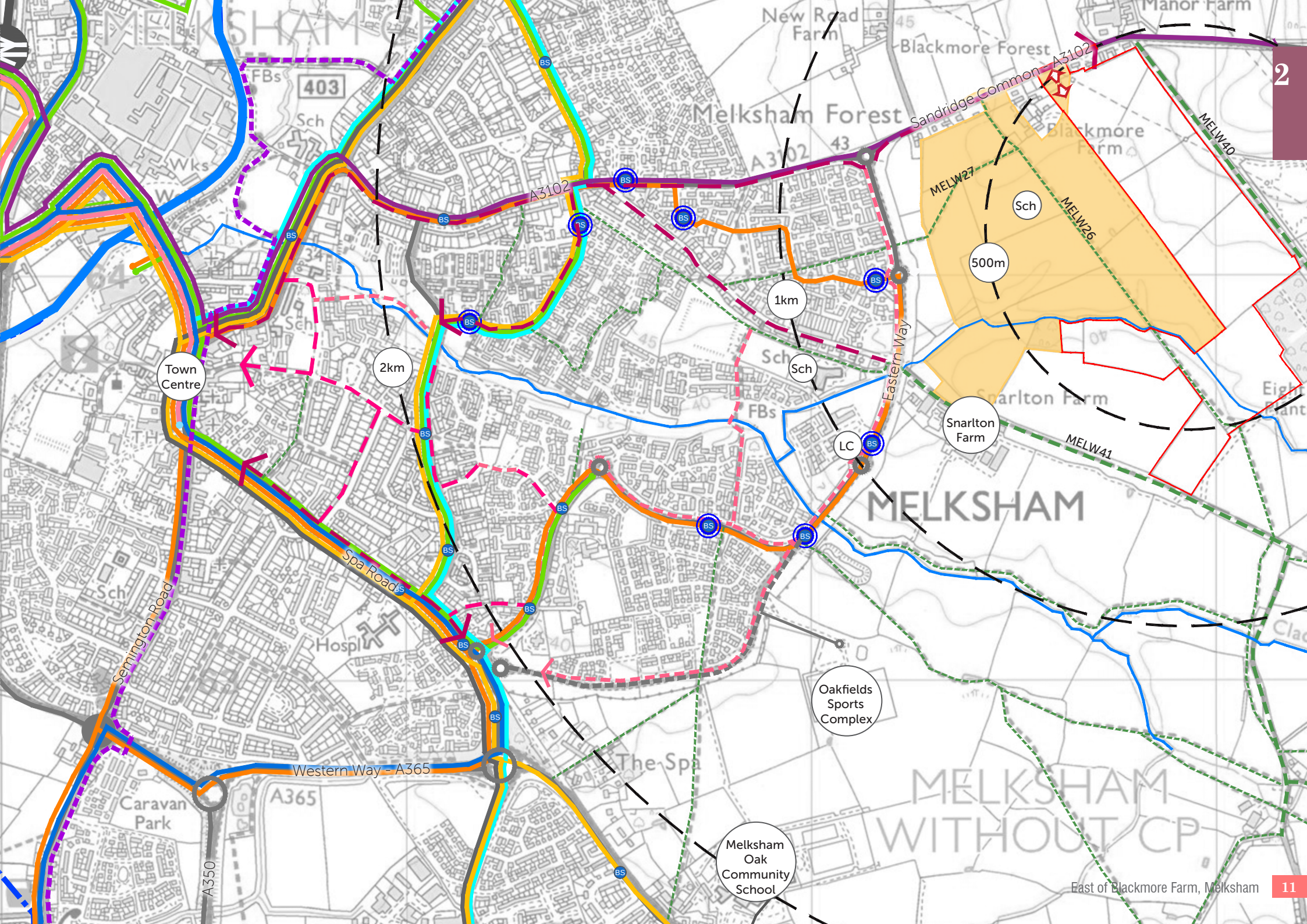


Figure 2.06: (Right) Accessibility Diagram



02 | Assessment

2.2 LOCAL CONTEXT

Education Facilities

Sandridge and Forest Primary School lies to the west of the Site. Melksham Oak Community School, the nearest secondary school, is located approximately 1.8km to the south-west. The consented site next door is also due to deliver a primary school.

Local Amenities and Employment

Melksham town centre, approximately 2.1km from the Site, includes a variety of local amenities including retailers, pubs, banks, the local post office and meeting hall. The wider town also features supermarkets, surgeries, a hospital, leisure facilities, as well as a number of parks and playing fields. In closer vicinity and within walking distance of the Site is the Cranesbill Road local centre which includes a pub and convenience stores. A local gym is situated at Snarilton Farm.

The consented site next door is due to deliver a new community building on site and an area of employment land uses, as well as a primary school.

In addition to town centre businesses, larger scale businesses are located at Bowerhill Industrial Estate, located 2.6km south-west of the Site.



Hospital

1. Melksham Community Hospital



Surgery/Medical Centre

2. Giffords Surgery
3. Melksham Pharmacy
4. Spa Medical Centre, Gompels Ltd
5. Snowberry Lane Clinic



Dental Practice

6. Market Place Dental Clinic
7. Regency Dental Practice
8. Melksham Dental Practice



Nursery and Pre-School

9. Little Robins Nursery
10. Queensway Chapel Nursery
11. Rocking Horse Nursery
12. ABCs Nursery
13. Forest and Sandridge Seedlings Pre-School



Primary School

14. Rivermead Primary School and Nursery
15. The Manor Primary School
16. Forest and Sandridge Primary School
17. Aloeric Primary School
18. Bowerhill Primary School



Secondary School

19. Melksham Oak Community School



Public House

20. The Pig and Whistle Pub
21. The Foresters Arms
22. The Parson's Nose
23. The Water Meadow
24. The West End Inn
25. The Milk Churn Pub
26. The Pilot Pub
27. The Hiding Place Micropub
28. The Bear



Parks and Playing Fields

29. King George V Park
30. Cranesbill Road Play Area
31. Melksham Rugby Club
32. Melksham Town Football Club
33. Hornchurch Road Park
34. Bowerhill Sports Field
35. Melksham Cricket Club
36. Cornigre Mead Nature reserve



Veterinarian

37. The Chapel Veterinary Surgery
38. Garston Veterinary Group
39. The Beecher Veterinary Centre
40. Hale Veterinary Group
41. Chalkland vets



Gym/Leisure Centre

42. City Fitness
43. Avon Bowls Club
44. Boomerang Play Centre
45. Wiltshire School of Gymnastics
46. Energym Fitness
47. Elite Martial Arts
48. CrossFit Civitas
49. Melksham Community Campus
50. Invictus Fitness
51. Aztec Fitness
52. Snap Fitness



Petrol Station

53. Texaco Fuel with Londis Shop
54. Esso Fuel with Morrisons Shop
55. Sainsbury's Petrol Station
56. BP fuel with Londis Shop
57. Texaco Fuel with Londis Shop

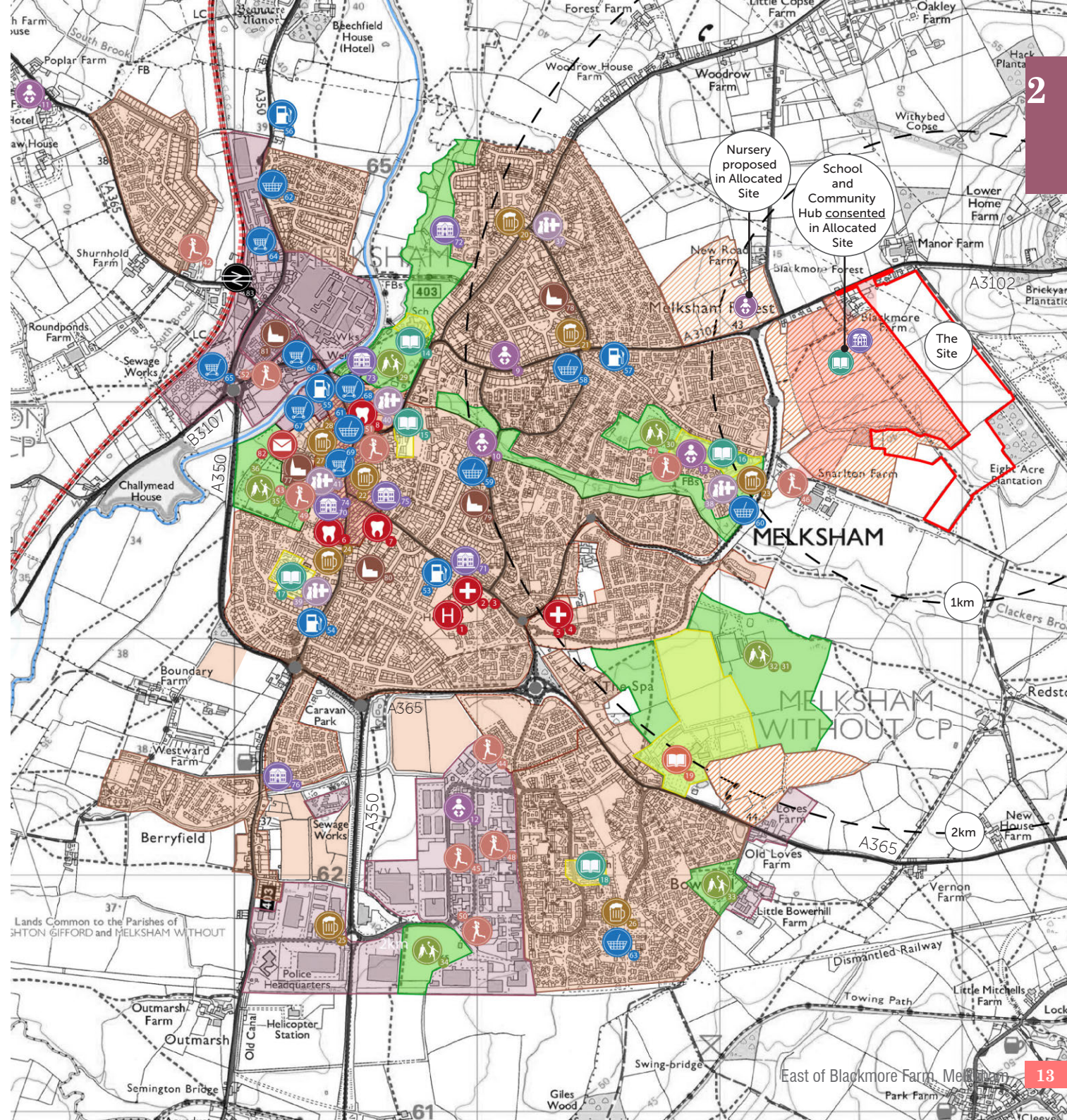
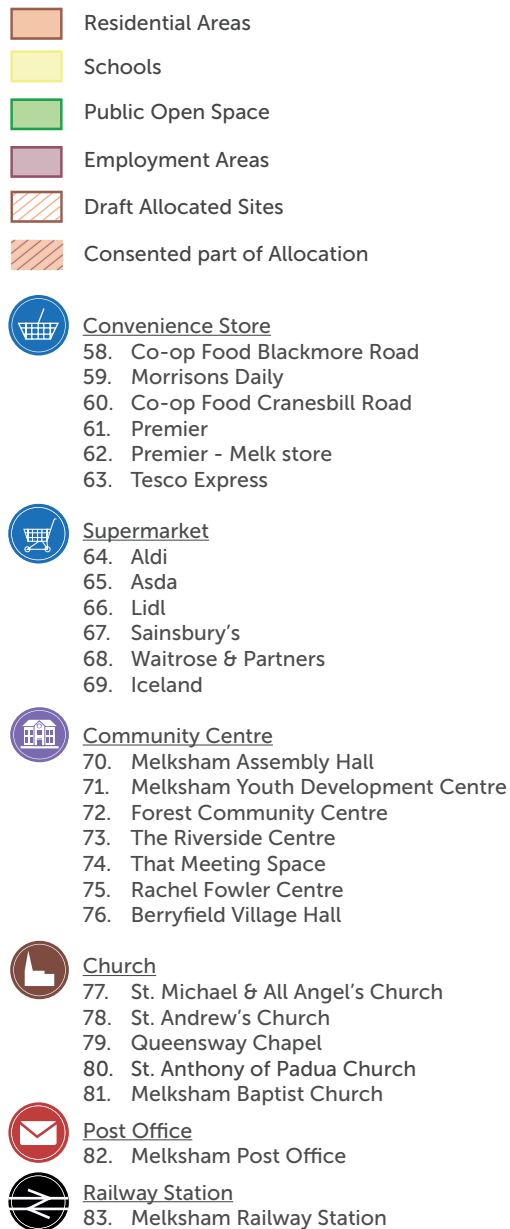
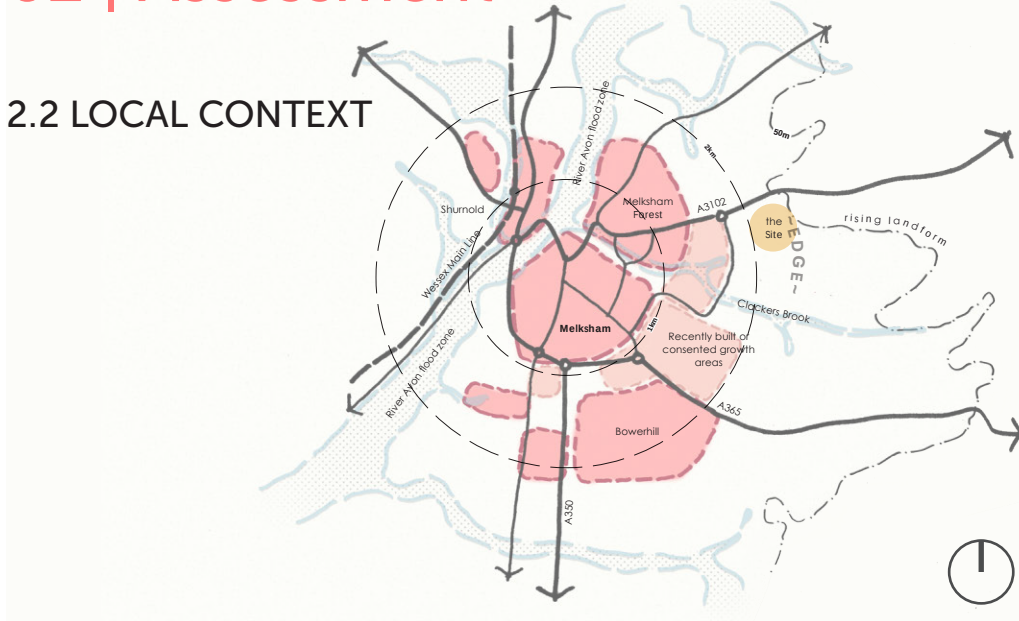


Figure 2.07: (Right) Local Facilities



02 | Assessment

2.2 LOCAL CONTEXT



Historical growth

Melksham has a compact historic core centred around a river crossing point, which has grown up along and beyond the High Street.

The settlement has expanded to the north, east and south, largely avoiding the flood-plain of the River Avon. Further

south of Melksham the settlement of Bowerhill was constructed on a former RAF station during the 1970's and 80's, providing a newer mixture of housing and industrial areas.

Recently, modern housing around Melksham's eastern and southern edges has expanded the town avoiding the floodplain constraints.

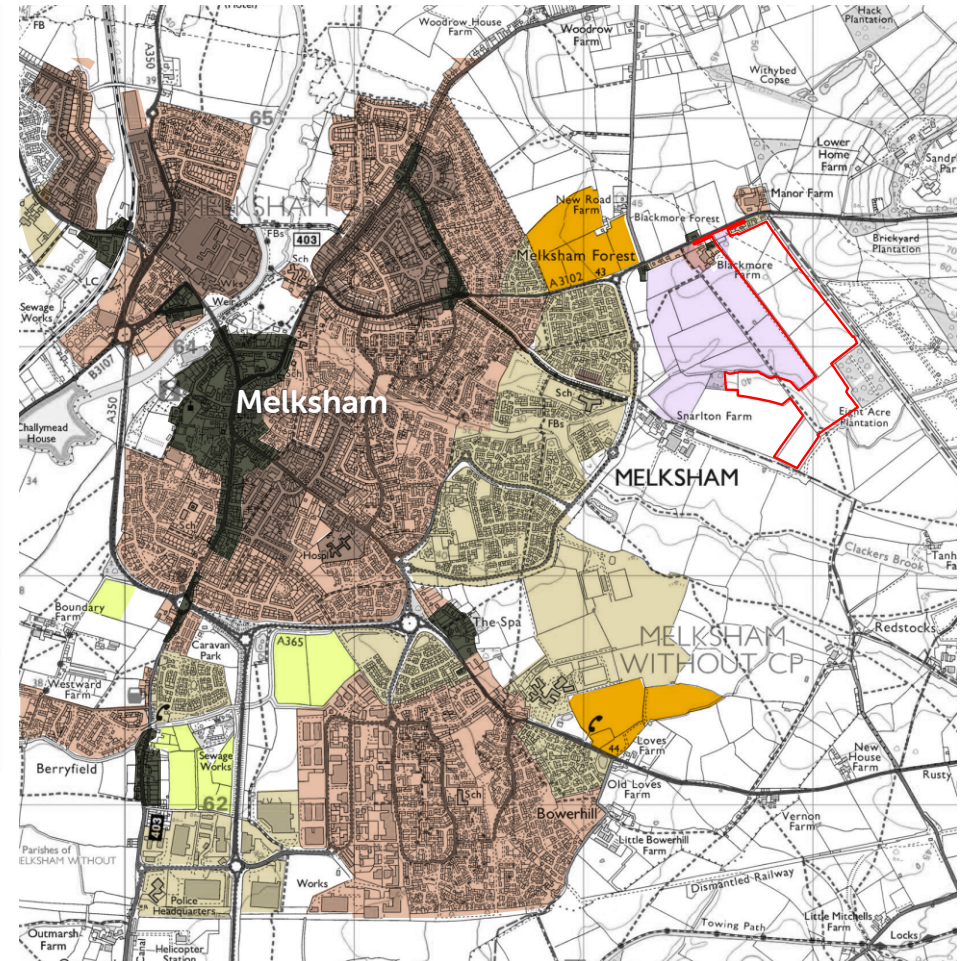
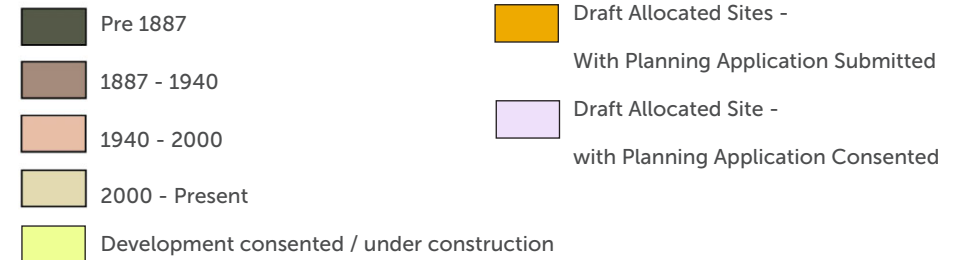


Figure 2.08: Historical Growth Diagram



Immediate context

The immediate vicinity of the Site is characterised by a mixture of mid C19 and mid/late C20 century housing along Sandridge Common - A3102. More recently completed dwellings can be found at Lopes Close and at the larger Clackers Brook housing off Eastern Way. Manor Farm lies beyond Lopes Close along with a cluster of commercial businesses within agricultural barns.



Blackmore House



Manor Farm (house)



255 / 256 Sandridge Common



Eight Acre Plantation



Housing at Lopes Close



Blackmore Farm (house)



View from bridleway to rear of Lopes Close



View from bridleway to rear of Lopes Close

Figure 2.09: Images of immediate context

02 | Assessment

2.3 LOCAL DISTINCTIVENESS

Modern developments

The newest developments display a variety of materiality and forms (see images right).

Whilst not considered as a specific character design reference for the scheme recent schemes do demonstrate the benefits which can be brought to a scheme from considered placement of buildings and the impacts which can be made when choosing materials, boundary treatments and detailing (or lack of).



Figure 2.10: Images of modern developments in Melksham

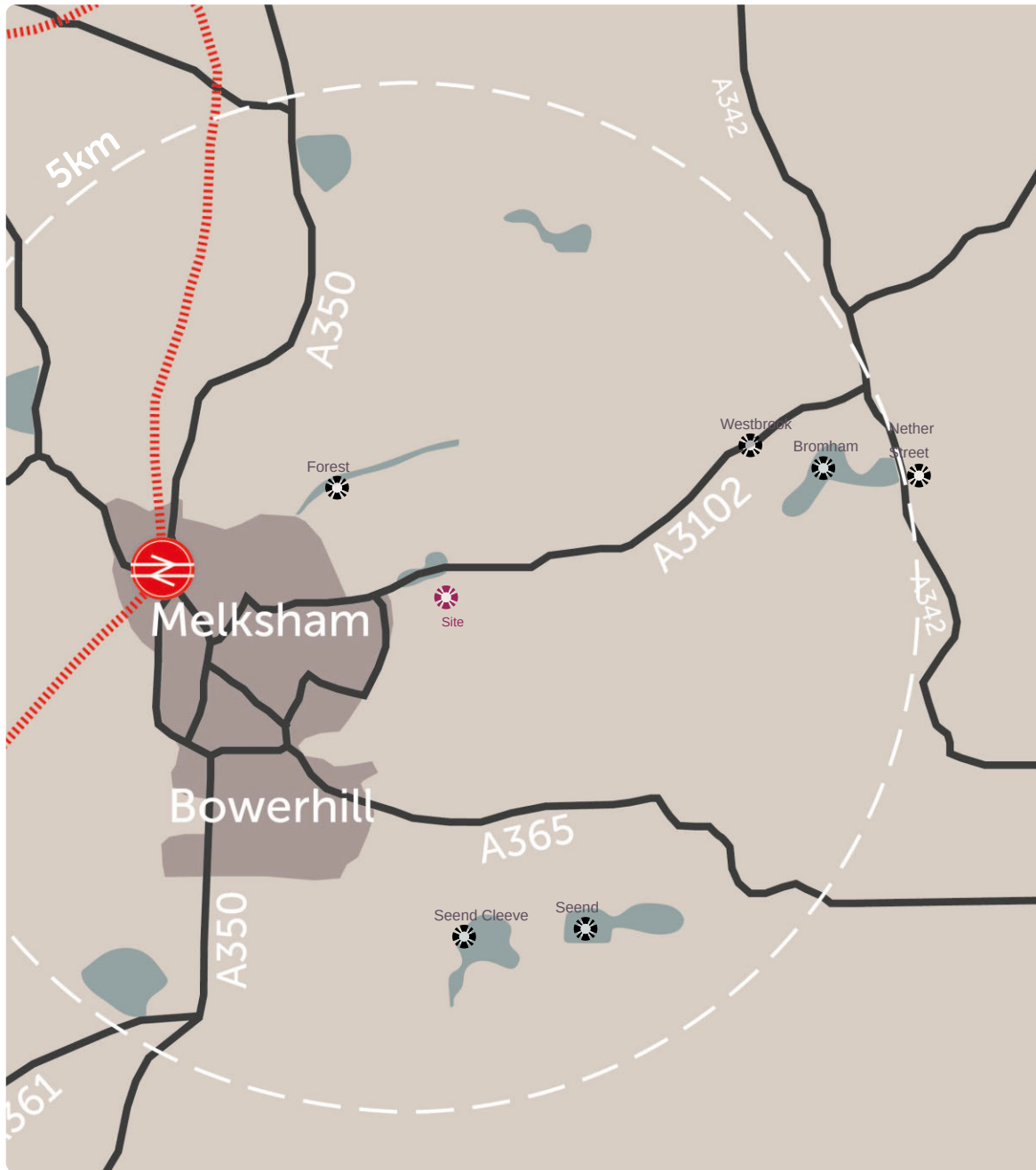


Figure 2.11: Local Context for considering distinctiveness



Local context

Many of the residential areas and settlements in the vicinity are clusters on radial routes historically linked to Melksham to cross the river and access its market.

Many rural locations have variable footways and carriageways widths and boundary treatments. Modernised roads tend to have footway and highway widths to the standards at the time of building.

Reviewing the built context of the Site can identify local characteristics to inform a sense of place.

Modern environmental strategies may result in housing which is less traditional in the future - whether that be due to solar orientation, integration of solar panels or material choices.

Key characteristics have however been identified which could be simply re-interpreted and re-drafted to suit modern technical requirements at the time of a Reserved Matter Applications.

02 | Assessment

2.3 LOCAL DISTINCTIVENESS

Melksham

Material palette is based on material availability: rough local stone or a render protection, giving way to dressed / decorative stone and red brick as industry changes in the town. The honey colour is a common visual element of the town.

Church Walk / King Street / High Street

Older properties of a vernacular character (functional / practical).

Generally lower with horizontal proportions - but the occasional taller property.

Irregularity to massing, proportions and facade fenestration.

Gables often end on to road.

Rough coursed stone, some dressed stone detailing or a covering of render.

Simple details, with more ornamentation to business premises.

Often placed hard on street edge, or with stone / brick walling.

Close formed eaves.



Sandridge Road / Forest Road

Victorian properties of a more ornate / articulated architectural style.

Taller with vertical proportions.

Regularity and symmetry to massing, proportions and facade fenestration.

Dressed stone, often with a red brick side and rear or all red brick with buff brick detailing.

Generally rectilinear, with gables.

Larger window openings, finer details, with more ornamentation to domestic homes of status.

Usually with a front curtilage with stone / brick walling / railings.

Close formed eaves but often with decorative barge boards

Bay windows.



Union Street / High Street

Georgian properties of a simple / mannered architectural style.

Often taller with vertical proportions.

Regularity and symmetry to massing, proportions and facade fenestration.

Ashlar and Dressed stone or a covering of render, but often rough coursed to sides and rears.

Generally rectilinear, with some hipped roof forms.



Larger window openings, finer details, with more ornamentation to business premises.

Often with a front curtilage with stone / brick walling / railings.

Some over-sailing eaves and parapet frontages.

Selection of images illustrating the variety of residential architecture in Melksham's historic centre

02 | Assessment

2.3 LOCAL DISTINCTIVENESS

Nearby Villages



Forest
Attached cottages.



Seend - High Street

Principally linear settlement, older properties of a vernacular character (functional / practical) with an unusual number of period homes of status.

Lower domestic homes with horizontal proportions - but the status homes are taller and expansive.

Irregularity to massing, proportions and facade fenestration on domestic - order and symmetry to status homes.



Domestic gables often end on to road, status homes of square proportions.

Rough coursed stone, dressed stone detailing, covering of render, ashlar stone and red brick with stone details.

Finer details, with more ornamentation to status premises.

Prevalence of plot definition, including tall walls to status properties.





Seend - Cleeve Pelch / Parrys Lane

Dispersed settlement, older properties of a traditional character (functional / practical).



Shorter, more modest homes with vertical proportions.



Regularity to massing, proportions and facade fenestration.

Rough coursed stone, dressed stone detailing, covering of render and red brick with stone details.

Simple details.

Variety of plot definition, prevalence of planted and wall boundaries.

Nether Street

Singular, composed hipped roof homes.



Westbrook

Short terrace cottages.



Bromham

Simple repetition



02 | Assessment

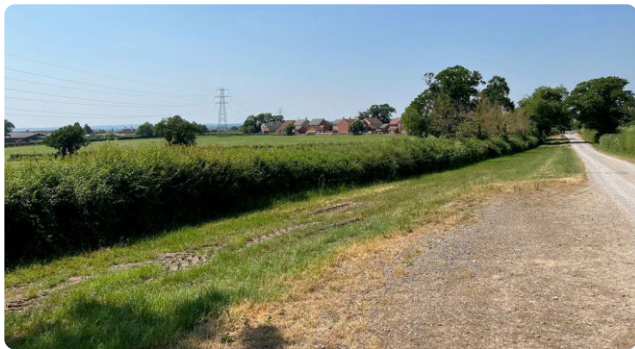
2.4 PHYSICAL AUDIT

What the site / context looks like

From the ground, the Site rises gently eastward and a fall towards the watercourse in the south.

There are a number of mature oak trees within the Site's hedgerows which run across the site.

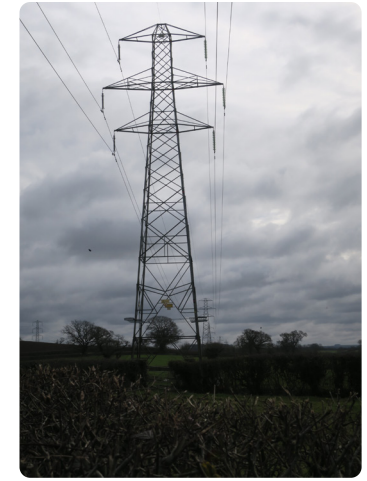
The site will look towards the consented site and the existing buildings in this part of Melksham.



① View north from bridleway to rear of Lopes Close



③ View across southern field to 8 Acre Plantation



④ Pylon lines across site



② View north along PRow, within the site looking into the consented site to the north

Figure 2.12: Photos of the Site and / or Immediate Vicinity



⑥ View south along bridleway - site to right



⑤ View north west from bridleway under powerline



⑦ View south east to PRoW crossing of watercourse



⑧ View southwest along watercourse

02 | Assessment

2.4 PHYSICAL AUDIT

Site Boundaries (Northern)

The Site's northern boundary is formed principally by the rear of modern homes on Lopes Close. The site also includes an overlap with the consented scheme in order to propose an access corridor through to Sandridge Common. The boundary with the Consented scheme in this location is a fenceline.

The boundary to Sandridge Common is a hedgerow.

Site Boundaries (Eastern)

The eastern site boundary is defined by a hedgerow with trees which adjoins the existing Bridleway MELW40.



Figure 2.13: Site boundaries diagram



① View west along a section of the northern boundary



④ View north along a section of the eastern PROW



② View east at rear of Blackmore Farm

⑤ Existing pond near eastern boundary



③ View North West towards Lopes Close development



⑥ View north along a section of the western boundary

Site Boundaries (Southern)

The southern boundary is defined by hedgerows and fencelines, adjoining the existing woodland to the south east and neighbouring fields to the south.

Site Boundaries (Western)

The western field boundary is largely defined by hedgerows which form the boundary with the consented site to the west. Part of the boundary with this site is formed from the Clackers Brook tributary watercourse. This is partly covered by hedgerow in the west and in the east is just a post and wire fenceline.

Figure 2.14: Boundary Condition photos

02 | Assessment

2.4 PHYSICAL AUDIT

Adjacent Properties

There are a number of dwellings at Lopes Close which back onto the site boundary. Some properties back onto the boundary, whilst others side on - the proposed development will consider how these proximities can best be addressed.

The agricultural barns / buildings at Blackmore Farm and the Grade II Listed Blackmore House are located west of the application site application boundary. The agreed landscape proposals of the consented scheme will separate the site from these buildings. The Listed building appears as a roof seen above its surrounding outbuildings and hedgerow boundary. The relationship of the site to this listing will be considered to retain an openness into the site.



Figure 2.16: Blackmore Farm

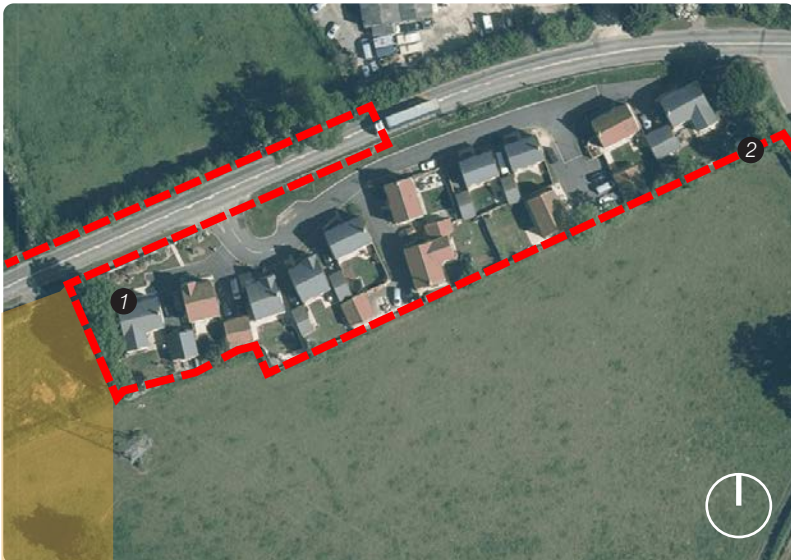


Figure 2.15: Lopes Close



Figure 2.17: Lopes Close viewed from rear

Topography

The Site is located on a gentle slope which falls from a high point of 52m AOD on the east edge, towards a low point along the stream of 39m AOD in the south

Landscape and Views

The rising land to the Bridleway on the east means that there are views into the site from this PRow. Additionally, the upper parts of the hill are slightly more elevated than the consented site.

It is only possible to clearly observe the Listed farmhouse from the northern parts of the Bridleway due to a crest in the landscape (see below right) and taller hedges which hide views in the southern stretch. When gained (below left), the views are underneath or past the 132kv powerlines and its pylons, which also cross this corner of the site. The rears of houses on Lopes Close are visible to the right and the modern barns of Blackmore Farm lie to its west. Visible behind these are the current houses of Clackers Brook. The allocated land lies in this view too.

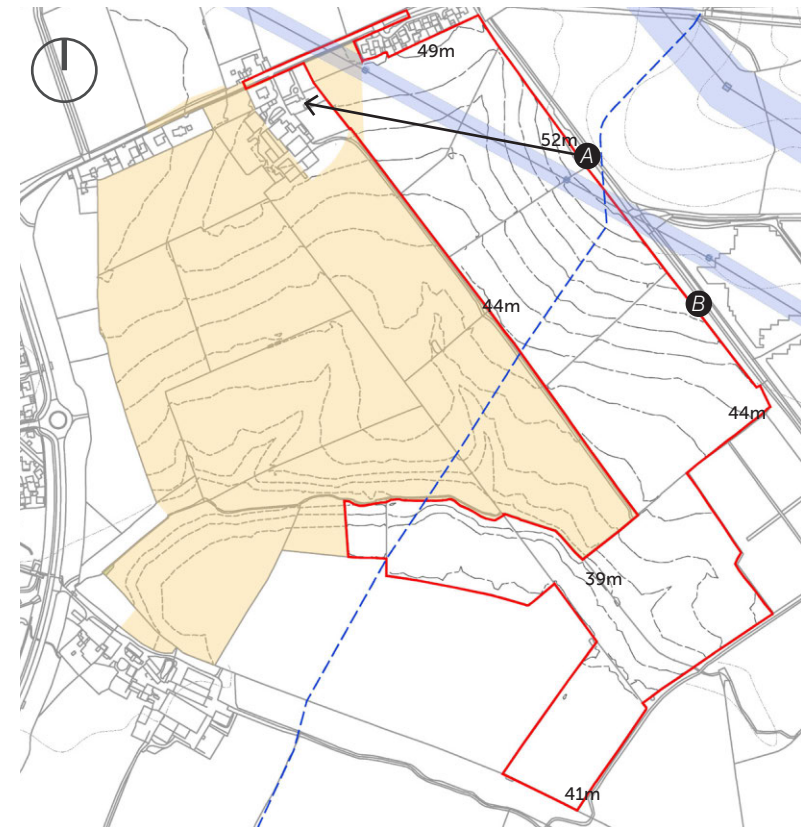


Figure 2.18: Existing Topography and Views Diagram



Figure 2.19: View from bridleway A



Figure 2.20: View from bridleway B

02 | Assessment

2.4 PHYSICAL AUDIT

Site Assessment Summary

In order to appreciate the physical constraints of the Site, independent assessments have been undertaken by specialist consultants. The conclusion of the studies are summarised into the constraints and opportunities diagram opposite.

Landscape

- 01 The Site is not covered by any formal landscape designations, although rising land to the east (eastwards beyond the bridleway) is identified under Special Landscape Area 5.
- 02 The Site's existing landscape character is one of pasture fields and hedgerows, draining to a watercourse - which could readily lend itself to accommodating housing growth as a mature, vegetated setting for new homes.

Access

- 03 The Site is crossed by a PRoW in the south. Pathways connecting the site to this would form walking loops into the consented site.
- 04 Sandridge Common has sufficient capacity to accommodate an access point. The consented scheme proposes a pedestrian/cycle/emergency vehicle link on the east side of the farm which could be expanded into a road connection for the site.

Heritage

- 05 The Site does not contain any designated assets which would constrain development. Blackmore House, beyond the Site, is Grade II listed and its setting requires consideration but does not preclude development within the Site. Archaeological value on Site is considered to be of low significance.

Flood Risk

- 06 The Site has EA mapped Flood Zones 2 and 3 associated with the watercourse - these areas are best left within open space.
- 07 Surface water flooding is shown through the site but can be managed within new open spaces.

Drainage

- 08 The Site currently drains to an existing watercourse across the south of the Site - which should be retained.
- 09 Foul drainage connections are able to be made to the existing Wessex Water network.

Power Lines / Water Mains

- 10 Existing 132kv high voltage overhead power lines cross the north east of Site. An easement corridor for these can be integrated into a development proposal. There is also an existing water main to be integrated within an easement.

Topography

- 11 The land gently rises to the east and falls southwards towards the watercourse valley in the south.

Existing Context

- 12 Existing homes off Lopes Close back onto the Site - the proximity / outlook of new homes to these will be considered.

Existing Ecology

- 13 Three veteran trees have been recently assessed on site, these have large buffers in which to be retained. Existing trees and hedgerows should be retained, with dark corridors for bats required on three boundary hedgerows.

Application Site Boundary



Existing Housing Areas



Existing Public House



Existing Mixed Use



Existing Businesses



Existing Building Footprint



Existing Listed Building



Existing Primary School



Existing Public Open Space



Existing Agricultural Land (offsite)



Existing Woodland (offsite)



Existing Solar Farm (offsite)



EA mapped Flood Zone 3 (2025 data)



EA mapped Flood Zone 2 (2025 data)



EA mapped Surface Water Low Risk (2025 data)



EA mapped Surface Water 1 in 100yr risk (2025 data)



EA mapped Surface Water High Risk (2025 data)



Existing Strategic Water Main (2025 data)



Existing Clackers Brook tributary watercourse



Existing Field Drainage Ditches



Existing Public Right of Way



Existing Bridleway



Existing Hedgerows



Existing Trees/Woodland



Existing Deciduous Woodland



Special Landscape Area (offsite)



Overhead 132Kv Powerline Corridor



Bus Route and Stops (Number 15)



Veteran Trees (2025 classification)



Buffer for Veteran Trees



Root Protection Area (RPA)



Primary Dark Corridors for Bats



Existing 1m topography contours



Draft Allocation and Consented site





03 | Evaluation and Involvement

3.1 PLACE-MAKING CONSIDERATIONS

Assessment of the site and its context, along with responses to officer dialogue and consultation has been used to inform the proposals for development of the site and establish a robust response.

The table below records our evaluation of the constraints and opportunities to establish a set of resultant place-making choices which have been the basis for the environmental structuring the proposal.

Constraints Considerations Table

	CONSTRAINT SUMMARY	RESULTANT PLACE-MAKING CONSIDERATION AND CHOICE
1.	The topography across the Site rises eastwards.	The Site layout will reflect changes in the landform and work with the existing contours.
2.	Surface water flooding areas are identified on Site. Flood Zones 2/3 are identified with the watercourse	SUDs features will be required to capture water runoff and retain rainwater at the Site's lowest point(s) above Zones 2/3. Surface Water risk areas will be retained in GI
3.	Existing overhead power lines cross the north of the Site.	These electricity cables should remain overhead in a landscaped corridor to minimise impact on new residents.
4.	A public water main lies across the middle of the Site.	This should remain in-situ within an easement.
5.	Existing tree and hedgerow cover should be retained and integrated with enhancements as far as possible, including Veteran trees in particular	Enhancement of existing features will provide landscape filtering and increased biodiversity for the Site. RPZs and buffers for Veteran trees will be required to be protected.
6.	The Site is visible from the eastern bridleway edge and will be seen on the rising land.	New planting and an integrated landscape strategy will help to integrate the development into its setting and aid in filtering views. Housing should be avoided on the uppermost contours
7.	There is existing footpath in the south and a bridleway to the east.	Existing Public Rights of Way can be incorporated, links to the bridleway will be proposed
9.	Sandridge Common can accommodate a new highway junction, via a route crossing through the GI of the consented site next door.	A new highway access onto Sandridge Common will be proposed, crossing the consented site, sitting alongside the consented ped/cyclepath/emergency access connection approved in this location.
10.	Blackmore House Grade II Listed Building will require a consideration of its context to its east within the site.	Views from the bridleway to the farm buildings will be considered to retain GI which visually connects the adjoining farm land and the Listed farm house building.
11.	The existing homes off Lopes Close will require consideration when proposing new homes alongside.	Consider how planting and building orientation may buffer new homes from existing properties.

Best Practice Design Guidance recommends that development should 'place-make' to form appealing new neighbourhoods in which to live, work or play - identifying the key features which we feel could make the scheme distinctively developed.

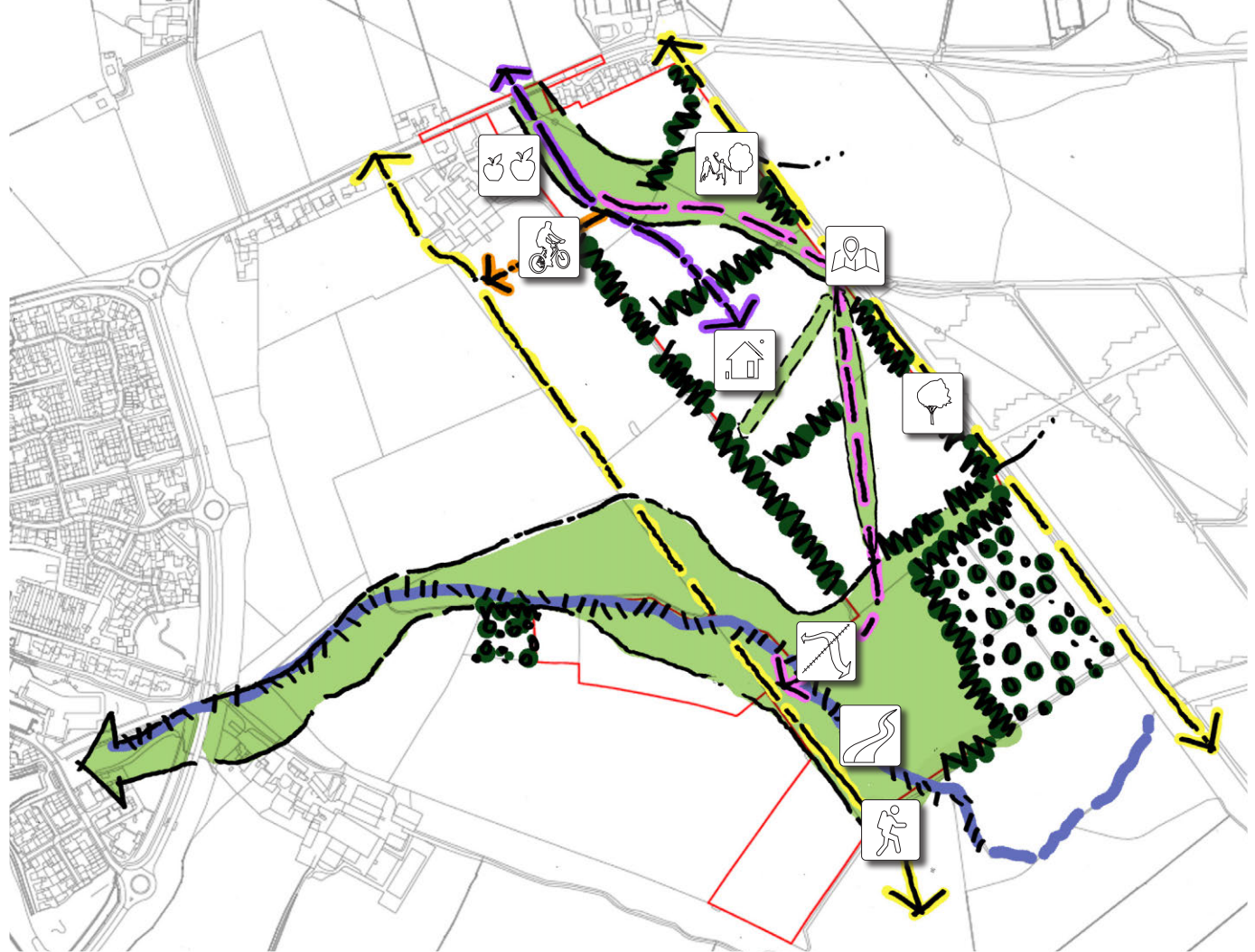


Pathways and Linkages

Historic routes weave through settlements. Sandridge Common provides a connection to the wider context - directly and indirectly via the consented site.

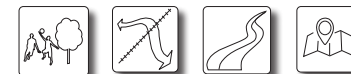
Active Travel pathways can be secured through the consented site to Eastern Way and into Melksham.

Links to the PRow and bridleway provide a historic pattern of footfall through out the site which can be linked with for wider leisure routes.



Green Grid at the core

Settlements grow amongst landscape features. Hedgerow are retained because of their ecological value, but can define smaller clusters - creating thresholds for passing from one area to the next.



Landscape connections

Linear landscape draws settlements together. GI connections connect from an extension of the Clackers Valley Park, up to the bridleway and back down to Sandridge Common - defining a natural GI enclosure to the east of the growth.

03 | Evaluation and Involvement

3.3 DESIGN EVOLUTION AND ENGAGEMENT

This is a summary of the scheme's design process leading up to the submission of the Outline Planning Application. It covers feedback from Wiltshire Council, discussions with the consultant team, with key stakeholder consultees and matters identified at public consultation and the changes made to the scheme as a result.

Consultant Team Technical Refinement

As the consultant team furthered their analysis of the site, the proposal evolved from its early framework to respond to the latest tree and ecology surveys, ensuring that trees and their root protection zones were incorporated. Early

SUDs strategies were updated, expanding basin areas accordingly. The space east of the Listed farmhouse has also evolved in size and shape as the consultant's advice was expanded upon.



Figure 3.02: Early Masterplanning evolution

2025 Pre-Application

A pre-application enquiry was made in December 2025. The Illustrative Masterplan (421C) was submitted to Wiltshire Council to show how development could be set out across the Site, along with open space areas, allotments and access network.

The received Pre-App response principally identified that the site would represent a departure from adopted Policy and the Neighbourhood Plan. A comprehensive Masterplan for the whole Allocation next door has also yet to be agreed - without this, the site could not be considered comprehensively. Please see Planning Statement for response to these points.

Regards Urban Design matters, the Officer noted:

"The indicative masterplan incorporates several positive urban design principles that support a coherent and legible neighbourhood. These include outward-facing perimeter blocks that promote active and overlooked streets; a well-connected movement network with a clear through-route linking the A3102 to the Policy 18 site; continuous edge lanes that reduce reliance on cul-de-sacs; and a well-distributed open space network integrated with the primary street structure. The proposed extension of the Policy 18 bus service further strengthens sustainable travel options."

It is noted that smaller block depths in places may require varied parking solutions to avoid *"visually dominant street parking"*. This is noted and could be refined at RM stage.

It is noted that SUDs should be designed naturalistically and integrated within the scheme and not be engineered in appearance. This is noted and could be refined at RM stage (see page 69).

It was requested that allotments were dispersed. However, the area of allotments to meet policy is not that large and for management reasons would be best met in one location.

Woodland planting was requested in the Clackers Valley Park - this has been proposed.

Regards Heritage matters, the Officer noted:

That development of the land east of Blackmore House would introduce a suburban form of development out of character to an existing agricultural landscape.

A response to this is to be found in the Heritage Chapter of the Environmental Impact Assessment.

2026 Public Consultation

A leaflet drop to 593 homes and on-line consultation page was publicised and hosted (from 23 Feb to 9 March 2026). Responses could be made online during this time. Please refer to the Planning Statement and the Statement of Community Engagement for further details on consultation responses.

In Summary the consultee responses were:

Primarily focused on a lack of need for new homes and the impact growth would have on traffic, loss of wildlife and demand for facilities and amenities.

A meeting was also held with Melksham Without Parish Council - key questions raised included how would this connect to Eastern Way, How would this impact on existing residents and would traffic measures on Sandridge Common be adequate.

4.1 LAYOUT

Near Neighbours

Feedback

The Sketch Layout showed was felt to not offer enough set back to existing homes (not withstanding their objections in principle).

As a result an alternative arrangement has been tested and included in Figure 4.17 on page 49 of this document.

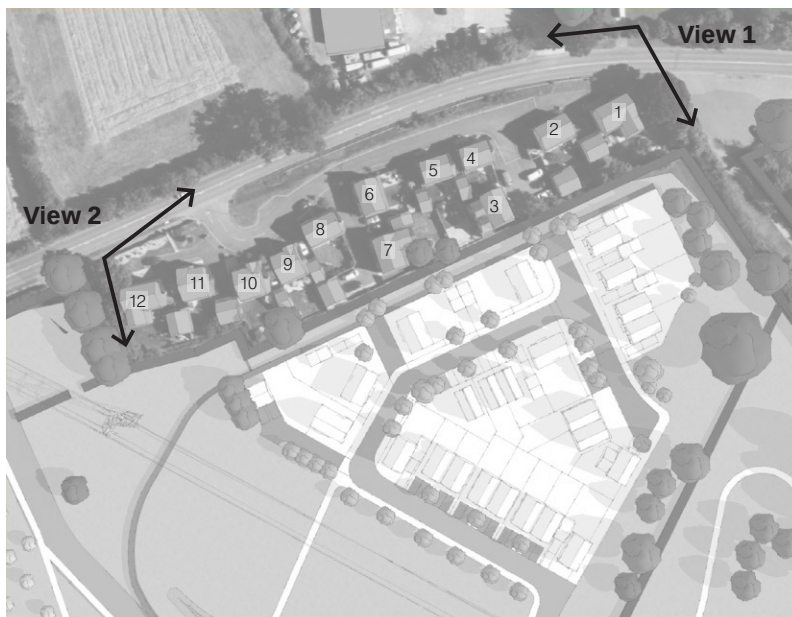


Figure 4.02: Indicative housing to rear of Lopes Close



View 1



View 2