



TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78 APPEAL

ADDENDUM TO STATEMENT OF CASE

Appeal Reference: 6007352

LPA Reference: PL/2025/09917

Site Address: Land to the east of New Road, Melksham, SN12 7QZ

Appellant: Mr Stuart Little

Development Description: Outline permission for the erection of up to 2 self-build dwellings and associated infrastructure, all matters are reserved except for access.

Procedure: Written Representations

Prepared by: Lucie Turner

Date: 15 May 2026

The Local Planning Authority wishes to provide a brief clarification in respect of its Statement of Case submitted to the Inspectorate 7 May 2026:

When the Statement of Case was submitted the Council had not been provided with sufficient information to enable its Legal Services department to review the draft Unilateral Undertaking referred to by the appellant. In particular, required title documentation and formal instruction to Legal Services were not received until 14 May 2026.

While documentation has now been received, Legal Services have identified a number of issues with the draft agreement, including deficiencies in drafting, missing provisions, and inconsistencies in definitions and supporting annexes. As such, the Council is not currently in a position to confirm that the proposed obligation would be legally effective or capable of being relied upon.

This clarification is provided to assist the Inspector in understanding the current position. No other changes are made to the Council's case as set out in the original Statement.