

Interested party 1

Comments

Comments submitted by Melksham Without Parish Council on 5th February 2026

OBJECT

Melksham Without Parish Council Objects to this application for the reasons set out below:

1. Conflict with the Joint Melksham Neighbourhood Plan 2 – Policy 6 (Housing in Defined Settlements)

The Parish Council considers that the application site lies outside the defined settlement boundary of Melksham. Policy 6 of the Joint Melksham Neighbourhood Plan 2 directs new housing development to defined settlements. As the site is located beyond this boundary, the proposal is contrary to the spatial strategy of the Neighbourhood Plan.

2. Harm to Landscape Character and Settlement Edge – Policies 18 and 20

The Parish Council is concerned that the proposed development would result in the erosion of the rural and transitional character of the settlement edge. New Road currently forms a clear and well-defined boundary between the built-up area and the open countryside. Introducing residential development on this site would represent an encroachment into the countryside and would fail to respect the landscape transition required by Policies 18 (Landscape Character) and 20 (Locally Distinctive, High Quality Design) of JMNP2.

3. Precedent and Incremental Development

The Parish Council is particularly concerned that approval of this application would set an undesirable precedent for further development along New Road. Incremental or “creeping” development of this nature would undermine the plan-led approach of the Neighbourhood Plan and make it increasingly difficult to resist similar proposals in the future, leading to cumulative harm to the character of the area.

4. Sustainability of the Location – Policy 1

Despite its proximity to Melksham, the Parish Council does not consider the site to represent a sustainable location for residential development. The nature of New Road, limited pedestrian infrastructure, and reliance on private vehicles mean that future occupiers are likely to be car-dependent, contrary to the objectives of Policy 1 (Sustainable Design and Construction).

Melksham Without Parish Council also note that the Planning Statement and Design & Access Statement contain numerous drafting and accuracy issues, including

duplicated sections, typographical errors, inconsistent dates, unsupported assertions and internal contradictions, which collectively undermine the reliability of their conclusions. In particular, the Planning Statement repeatedly refers to the Joint Melksham Neighbourhood Plan 2021 rather than the made Joint Melksham Neighbourhood Plan 2 (2020–2038), indicating that the proposal has not been assessed against the correct neighbourhood plan policies.