

FAO: Steve Simms
Wiltshire Council Planning Department

By email to: developmentmanagement@wiltshire.gov.uk

18 May 2026

Your Reference: PL/2026/01555
Our Reference: RT/T5313-1

Direct Line: 0117 930 9577

Email: rtrotman@thrings.com

Dear Sir/Madam

PLANNING OBJECTION

Application: A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure (Phase 1) reference: PL/2026/01555 - pursuant to Outline Permission PL/2023/11188

Site: Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

We are instructed by Thomas and James Stainer of T & J Stainer Limited who own land at Snarlton Farm, Melksham, immediately South of the Site. Our Client objects to the application for the reasons outlined below.

An application for discharge of conditions has also been made by the applicant reference: PL/2026/024542 which is being dealt with by James Webster. We are also instructed to object to that application.

Our Client's primary objection is to the proposed routing of the rising main sewer which is intended to run over circa 30m of our Client's land, without having obtained our Client's consent or having considered alternative arrangements.

1. Landowner Consent

- 1.1. No form of legal agreement has been entered into by our Client and the applicant. The applicant has not approached our Client to discuss their proposal or attempt to agree a suitable way forward, as would normally be expected. As such there is no agreement as to accessing our Client's land for installation or maintenance.
- 1.2. It is therefore premature for the Council to approve discharge of the condition on the basis of a route that may not be deliverable in practice.

The Paragon ▪ Counterslip ▪ Bristol ▪ BS1 6BX ▪ Tel: 0117 930 9500 ▪ Fax: 0117 929 3369 ▪ DX: 7895 Bristol
Email: solicitors@thrings.com ▪ www.thrings.com Also in Bath, London, Romsey and Swindon

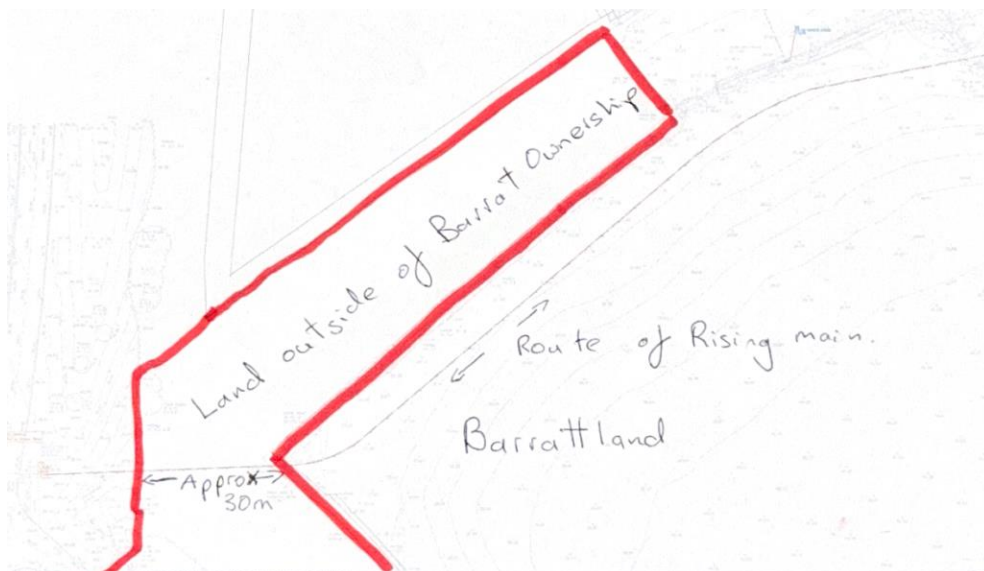
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2. Assessment of Alternative Routes

- 2.1. The application does not provide any evidence of alternative routes in order demonstrate that these have been properly explored and discounted.
- 2.2. The applicant should be required to demonstrate why routes within highway land or land under the applicant's control are not available before seeking to utilise our Client's land.

3. Impact on our Client's land

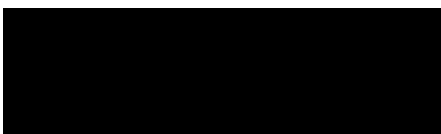
- 3.1. A rising main sewer entails significant permanent infrastructure on our Client's land carrying long-term implications for my Client's use and enjoyment arising from the need to allow access for installation and ongoing maintenance. It also hampers the future development potential of our Client's land.
- 3.2. An indicative plan below shows the approximate route of the sewer line in purple crossing from the applicant's land to the public highway across circa 30 metres of land within my Client's ownership.



4. Actions requested:

- 4.1. It is respectfully requested that the Council requires the applicant to:
 - Consider alternative sewer routes which do not cross our Client's land and if applicable set out why the applicant considers those alternative routes unacceptable;
 - Provide further information on the deliverability of the currently proposed sewer route over our Client's land and the necessity to seek to enter into a legal agreement with our Client.

Yours sincerely,



Thrings LLP