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Delivered by Email (Alex.jelley@ceresproperty obo Wiltshire and Developmentmanagement@wiltshire.co.uk)

Development Management
Wiltshire Council
Bythesea Road
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Dear Alex

APPLICATION REF: PL/2026/01555: LAND AT BLACKMORE FARM, MELKSHAM

On behalf of our client, BDW Trading Ltd, we are pleased to submit revised and additional documentation in support of the above application following the end of the consultation process. This submission includes new or amended reports that respond specifically to the comments raised by consultees and the local community. We are keen to work with the Council and key stakeholders to respond positively to the comments made to date and address points raised where possible to refine the scheme.

This resubmission is supported by the following reports/plans:

Report	Author
Site Location Plan	Pegasus Group
Site Layout Sheet 1 (dwg no. P25-2391-DE-02-K-01-1)	Pegasus Group
Site Layout Sheet 2 (dwg no. P25-2391-DE-02-K-01-1)	Pegasus Group
House Pack Barratts (dwg no. P25-2391-DE-03A)	Pegasus Group
House Pack Redrow (dwg no. P25-2391-DE-03A)	Pegasus Group
Apartment Block (dwg no. P25-2391-DE-04A)	Pegasus Group
Streetscenes (dwg no. P25-2391-DE-05A)	Pegasus Group
Enclosure Details	Pegasus Group
Garden Plot Size Plan	Pegasus Group
Adoption & Management Plan (Sheet 1 of 2)	Pegasus Group
Adoption & Management Plan (sheet 2 of 2)	Pegasus Group
Affordable Housing Layout	Pegasus Group
Storey Heights	Pegasus Group

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EV Strategy	Pegasus Group
Parking Strategy	Pegasus Group
Refuse Strategy	Pegasus Group
External Works (Sheet 1 of 2)	Pegasus Group
External Works (Sheet 2 of 2)	Pegasus Group
Materials Plan	Pegasus Group
Ecological Compliance Statement	EAD Ecology
Drainage Technical Note (ref.10466-TN-002)	Phoenix
Tree Protection Plan	ACD Environmental
Arboricultural Impact Assessment & Method Statement	ACD Environmental
Landscape General Arrangement (dwg no. GL2543 GA 01A)	Golby & Luck
Landscape Proposals (dwg no. GL2543 LP 01A to GL2543 LP 09A)	Golby & Luck
Landscape Specification (dwg no. GL2543 SP 01)	Golby & Luck
Phase 1 Engineering (dwg no. 10466-100-01 to 10466-100-06) (6 drawings)	Phoenix
Rising Main Plan (dwg no. 10466-101-01)	Phoenix
Storm Water Catchment Plan (dwg no. 10466-110-01)	Phoenix
Basin Sections – B1 (dwg no. 10466-206-01)	Phoenix
Basin Sections - B2 (dwg no. 10466-206-02)	Phoenix
Basin Sections – B3 (dwg no. 10466-206-03)	Phoenix
Basin Sections – B4 (dwg no. 10466-206-04)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-01 to 10466-106-06)	Phoenix
Proposed Highway Long sections (dwg no. 10466-102-01 to 10466.102-04)	Phoenix
Proposed Manhole Schedule (dwg no. 10466-103-01 & 10466-103-02)	Phoenix
Vehicle Tracking Phase 1 (dwg no. 10466-405-01 to 10466-405-03)	Phoenix
Phase 1 Site Wide Levels (dwg no. 10466-105-01 to 10466-105-06)	Phoenix
Bioretention Verge Details (dwg no. 10466-112-01)	Phoenix
SuDS standard Details (dwg no. 10466-113-01)	Phoenix
Exceedance Plans (dwg no. 10466-210-01 and 10466-210-02)	Phoenix
LEAP information	Golby & Luck

URBAN DESIGN

In response to the comments received in May 2026, the proposed layout has been revised to provide a consistent building line, with a bespoke design for Plot 1 to create an appropriate corner-turning feature. These amendments have also resulted in a reduction in the amount of frontage parking and an increase in street tree planting. Further details of the proposed landscaping are provided within the Landscape section below. In addition, a Garden Plot Size Plan has been submitted to demonstrate compliance with the relevant requirements.

In terms of scale, Plots 118–121 have been removed from the layout and replaced with two-storey dwellings, in accordance with the recommendations of the Urban Design Officer.

The proposed materials palette has been revised throughout the development, including a notable extension of the Arrival Green Character Area to the south-east, where it transitions into the adjoining character areas as defined within the Design and Access Statement originally submitted with this Reserved Matters application. Low stone walls have also been introduced at the site entrance and within the Arrival Green where appropriate, reinforcing the character of these key public spaces.

The elevations of several house types have been amended to incorporate additional windows and enhanced corner-turning plots, improving natural surveillance and architectural interest. It should be noted, however, that the omission of windows on the western elevations of plots along the site's western boundary is intentional in order to minimise light spill into the highly sensitive ecological corridor. Further information on this approach is provided within the Ecological Compliance Statement.

The amended Materials Plan has also been updated to include masonry boundary treatments, comprising brick and stone walls, in locations that address the public realm. In addition, focal buildings, including the apartment blocks, have been revised to incorporate stone as a key material. The external works proposals have been amended to increase the use of block paving across all private driveways and parking spaces. While the detailed specification of all proposed materials is intended to be secured by condition as part of this Reserved Matters application, the Materials Plan has been updated to include reference to the "orangery-red" brick commitment.

LANDSCAPE / PUBLIC OPEN SPACE

In response to the comments received in May 2026, the Applicant has submitted a revised landscape package as part of this resubmission. The proposed layout has been refined following a detailed review of the attenuation basins. These revisions incorporate additional planting around the basins, where appropriate, to create multifunctional spaces that deliver sustainable drainage, enhance biodiversity, and improve their visual integration within the wider landscape.

Amendments to the street layout have created additional opportunities for street tree planting throughout the development, including within secondary streets, further strengthening the site's green infrastructure. The orchard planting area, as approved at the Outline application stage, has also been enhanced through the introduction of timber benches, increasing opportunities for informal recreation and social interaction. This is considered to provide additional amenity benefits for future residents.

In response to comments regarding the public open space, the layout has been reconfigured to provide a more integrated and cohesive play and open space, enhanced through the introduction of shrub planting and native woodland to better assimilate the area into the wider landscape. To further encourage community use, the proposals include six picnic benches and 1no. timber and 1no. metal seat, creating opportunities for informal gathering and passive supervision of the LEAP. Overall, the amendments to the landscape proposals are considered to respond positively to the recommendations of the Landscape Officer.

SUMMARY OF OTHER RESPONSES

We note the following consultee responses had no objection, subject to conditions or financial contributions in some instances:

- Salisbury & Wiltshire Swifts (Local Conservation Group)
- Environment Agency
- Education
- Arboriculture
- Natural England
- Conservation
- Drainage
- Waste

It is also noted that the application has not received any formal responses from Highways or Ecology.

SUMMARY

We trust this letter has provided you with a summary of the key areas of the submission. We would direct you to the individual reports for detailed responses to specific consultee comments and assessments to the revised proposals.

The applicant will continue to work with officers to deliver a sustainable scheme that provides genuine positive benefits to the local community.

We look forward to receiving formal acknowledgment of the revised application material and provide a date for a meeting to discuss the application further.

If you have any questions or would like to discuss the above in more detail, please do not hesitate to contact myself or my colleague Mykena Mortimer - Davies (Mykena.mortimer-davies@turley.co.uk)

Your sincerely

Claire Hawkes
Associate Director
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