

FAO: Gary Collins
Wiltshire Council
Planning Department

By email to: developmentmanagement@wiltshire.gov.uk

7 August 2026

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



Dear Mr Collins

PLANNING OBJECTION

Application: A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure - Reserved Matters pursuant to Outline permission PL/2023/11188 (Reference: PL/2026/01555)

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. This letter is a response to Gately's letter on behalf of the Applicant to our letter dated 18 May 2026.

Our Client acknowledges that there are statutory mechanisms in place for the provision of sewerage infrastructure within the Water Industry Act 1991 as identified the Gately letter.

We note that there is no reference to S182 of the Water Industry Act 1991 which provides for codes of practice with respect to work on private land. Under these codes of practice, we would expect to see the Applicant engaging with our Client over the installation and maintenance of the rising main sewer. This can be found within the Wessex Water - Exercise of pipelaying powers on private land document. Unfortunately, this has not been the case.

The Applicant has failed to provide any assessment of alternative routes for the sewer route. An alternative route is likely to have lesser impacts on the environment - which is relevant to the planning merits of this Application.

The specific environmental impacts that our Client is concerned about include:

- Issues relating to flooding that occur on this section of our Client's land which have not been considered in the Application. The route of the rising main sewer crosses underneath a stream

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

Thrings is the trading style of Thrings LLP, a limited liability partnership registered under No.OC342744 in England and Wales, authorised and regulated by the Solicitors Regulation Authority. A list of partners (members of Thrings LLP, or employee or consultant with equivalent standing and qualifications) is available at its registered office: 6 Drakes Meadow, Penny Lane, Swindon SN3 3LL.

where flooding frequently occurs. Infrastructure installed underneath this land will exacerbate existing flooding issues;

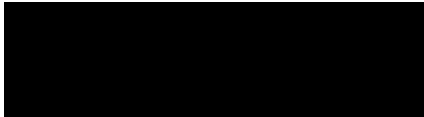
- Presence of Great Crested Newts within the stream - work impacting such habitats should be carefully considered in accordance with the Habitats Regulations as part of consideration of any ecological impacts arising from the proposed works on this section of land.

Accordingly, our Client respectfully requests that the Applicant be asked by the Council to produce the necessary supporting expert evidence to:

- Assess the identified environmental impacts; and
- Demonstrate consideration of alternative routes.

We look forward to hearing from you.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Thrings LLP