

Appeal 6012410

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land North of 554 Canal Bridge, Semington, Trowbridge, BA14 6JT
Agent contact details	Adam Brill adambrill@abadesign.co.uk 01373 832 133
Local planning authority	Wiltshire
Application number	PL/2026/02084

Interested party 1

Comments	I support this appeal for the following reasons. Easy access to bus routes to Melksham, Trowbridge and other town's. Cycle paths to Melksham and Trowbridge. Walking distance to village school and amenities Echo friendly dwelling proposed. No objections from the local neighbours Wiltshire housing plan can't meet its targets [REDACTED]
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Supporting documents	No documents
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Interested party 2

Comments	I support this application on what is a currently unkempt piece of land. The development will be a great use of the space and marked improvement from its current unused state. The area is currently easily accessible by road, public transport (with a bus stop right outside), public walk ways and is close to school and village amenities making it perfect for families. There remains a significant (0.5 mile) green belt between the plot and other settlements to the north and plenty of farming land surrounding the space. [REDACTED]
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Supporting documents	No documents
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Interested party 3

Comments	I have no objection to this e-co friendly bungalow being built, which is on a no through road, on a bus route
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Supporting documents	No documents
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Interested party 4

Comments	I have no objection to this proposal, it will be a lovely home for someone, being eco friendly, and on a bus route, makes it very appealing.
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Supporting documents	No documents
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Interested party 5

Comments	I live opposite the proposed dwelling and have no objections
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Supporting documents	No documents
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Interested party 6

Comments	I live adjacent to the proposed build and have no objections
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Supporting documents	No documents
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Interested party 7

Comments	Melksham Without Parish Council
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Comments submitted on: 13/5/2026
Stance: Object

Melksham Without Parish Council acknowledged the sustainability measures proposed but expressed concerns regarding:

- Loss of open countryside within the green gap/wedge Berryfield and Semington, contrary to Policy 19 (Separation of Settlements) and Policy 18 (Landscape Character) of the Joint Melksham Neighbourhood Plan 2, which seek to protect the open countryside that maintains the separation and distinct identity of settlements and preserves the rural character of the area. Members considered that the proposal would erode the openness of the canal-side landscape and contribute to incremental encroachment into the countryside. It considers the canal to be the edge of Semington village.
- Concern that the proposal represented an unsustainable form of development in a location heavily reliant on private car use, contrary to Policy 11 (Sustainable Transport and Active Travel) of the Joint

Melksham Neighbourhood Plan 2. Members noted the limited accessibility to services, facilities and public transport and considered that the site did not promote sustainable travel choices.

- Concern regarding the inappropriate and incongruous design of the proposal within the rural canal-side setting, contrary to Policy 20 (Locally Distinctive, High Quality Design), Policy 18 (Landscape Character) and Policy 21 (Local Heritage) of the Joint Melksham Neighbourhood Plan 2. Members considered that the scale, form and appearance of the proposed dwelling and associated domestic features would fail to respond positively to the character of the surrounding landscape and historic canal environment.
- Concern that approval of the proposal could create a precedent for infill and sporadic residential development within the surrounding countryside and green wedge, undermining the objectives of Policy 19 (Green Wedges) and Policy 18 (Landscape Character) of the Joint Melksham Neighbourhood Plan 2.
- Members also considered that the site did not constitute genuine infill development and that the proposal would instead represent isolated encroachment into the open countryside, contrary to the spatial principles and settlement objectives of the Joint Melksham Neighbourhood Plan 2, including Policies 6 (Housing at Defined Settlements), 18 (Landscape Character) and 19 (Separation of Settlements).

Additional comments submitted on: 07 July 2026

The Committee considered correspondence received from the applicant's planning agent in response to the Parish Council's previous objections.

Members noted that the agent had challenged the Parish Council's interpretation of JMNP2 Policy 6 (Settlement Boundaries) and Policy 19 (Green Buffers and Separation).

Discussion took place regarding the recent appeal decision relating to the Permission in Principle application for land south of 214B Corsham Road (PL/2025/08613), where the Planning Inspector had attached significant weight to both policies when dismissing the appeal.

Members considered that the Inspector's findings reinforced the validity of the Parish Council's position and provided additional support for maintaining objections to developments that would erode important settlement gaps.

The council remained concerned that approval of the proposal could establish an undesirable precedent for further encroachment into the countryside between settlements. [REDACTED]

Supporting documents

No documents
