20 August 2026

Delivered by Email (Isobella.wise@wiltshire.gov.uk)

Development Management
Wiltshire Council
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Dear Isobella

APPLICATION REF: PL/2026/02966: LAND EAST OF BLACKMORE FARM, MELKSHAM

On behalf of our client, Gleeson Land, we are pleased to submit additional information in relation to outline planning application PL/2026/02966 at Land east of Blackmore Farm, Melksham ("the Site").

The planning application seeks outline planning permission for residential development, associated public open space and landscape enhancements at the Site. An extension of time until 30 September 2026 has been agreed as of 20 August 2026.

This submission includes technical responses in the form of notes and amended plans that respond specifically to the comments raised by consultees. 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
Design Consultee Response Letter	Origin 3
Parameter Plan - Composite	Origin 3
Response to Natural England consultation	EAD Ecology
Archaeological Mitigation Area Plan (dwg no. edp9278_d035)	EDP
Transport Response Note	I-Transport
Access Drawing(s) • ITB12069-GA-075 • ITB12069-GA-066G • ITB12069-GA-076	I-Transport

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The table below summarises the consultee responses received and our corresponding responses.

Consultee	Summary of Consultee response	Applicant Response
Urban Design	Objection due to the lack of high-quality design and place-shaping requirements. Layout • Suggests that alternative parking solutions should be explored to ensure parking is discreetly integrated within the urban form. Access and Movement • Suggests several amends to the scheme including additional pedestrian and/or cycle connections to the north and south. Drainage • Suggests a revision to the drainage strategy to ensure compliance with the DEFRA SuDS. • Expanding the street hierarchy drawings to include minimum dimensions and demonstrate how sustainable drainage systems and street tree planting are integrated. Landscaping • Recommends distributing the allotment space throughout the site. • Recommends the relocation of the southern play area to a central, over-looking position. Character • Recommends a looser, more fragmented structure consistent with the rural character. • Requests the provision of a Design Principles Plan. Parameter Plan • Requests the provision of additional parameters plans and a sketch layout.	A Design Note has been prepared and submitted with this resubmission by Origin 3, responding to the various queries raised by the consultee and demonstrating the Site's suitability. The Applicant also wishes to clarify that the application seeks Outline Planning Permission, with only detailed access off Sandridge Common forming part of the application. The illustrative Masterplan is intended to demonstrate one way in which the development could be accommodated within the identified parameters and should not be treated as the final design. The information submitted in support of the application demonstrates that the development can achieve good design and comply with relevant planning policies. Detailed matters, including building design, materials, landscaping, streets and spaces, can be appropriately established and assessed through the subsequent Reserved Matters applications. With regard to the request for a Design Review Panel and separate Design Principles Plan, the Applicant notes that neither is identified as a mandatory requirement for the submission or determination of an Outline planning application. The current application seeks to establish the key development parameters, as set out in the submitted Composite Parameter Plan, with detailed design matters reserved for consideration at the Reserved Matters stage. It is therefore considered more appropriate for any detailed design review, if required, to take place when the detailed design proposals are sufficiently developed to enable meaningful assessment.
Highways (10/07/2026)	No objection and a request for additional information relating to: • Proposed site access vehicle visibility splays and pedestrian visibility splays.	In response to this request, the Applicant has provided the pedestrian and vehicle visibility splays from the proposed site access and swept path drawings for a 11.3m refuse vehicle and 12m single-decker bus. The drawings demonstrate that sufficient visibility is achievable from the proposed

	• Swept Path drawings for the proposed site access for a large refuse vehicle and a bus. • Confirmation as to how the connection to Phase 1 site will be secured.	site access whilst the swept path drawings demonstrate sufficient space for these large vehicles. The access points serving the Phase 1 site are intended to be secured through an appropriately worded S106 planning obligation.
Public Right of Way (18/06/2026)	The response provided comments on the scheme, including requests for amends, such as: • Connection onto public bridleway MELW40 behind Lopes Close.	The Applicant has investigated options for providing a public bridleway behind Lopes Close. However, this is not proposed due to potential impacts on the residential amenity of properties along Lopes Close, impacts on the veteran tree to the south, and the need for any connection in this location to avoid the tree's Root Protection Area (RPA).
	• A dedicated bridleway from MELW40 into the development to provide an alternative route.	Given the limited availability of equestrian facilities in close proximity to the Site, the development is not anticipated to generate significant additional demand for equestrian journeys. On this basis, a bridleway is not proposed.
	• Third connection from the proposal to the North of the Eight Acre Plantation.	The Applicant agrees to provide a connection at this location, and a proposed location has been identified on the revised Composite Parameter Plan.
	• Amendments to the surfacing of MELW26 to a 2m width. Culvert to be provided over Clackers bridge tributary.	The proposed development seeks to continue the approach utilised in Phase 1, where the path remains as a footpath for countryside access and surfacing is not proposed in this location.
	• Removal of stiles no longer required for the control of livestock.	The Applicant notes this requirement and agrees that it can be secured through a suitably worded planning condition.
	• Diversion of MELW26 in proximity to the oak tree.	No diversion is required, the path will remain as a rural countryside path on its definitive alignment and will not be surfaced as part of the proposals.
	• S106 contribution of £150 per dwelling to improve the surrounding PRoW network.	The Applicant does not consider that the proposed S106 contribution currently meets the tests set out in paragraph 57 of the CIL Regulations. A summary of how the contribution has been calculated and details of where the funds would be spent are required before the contribution can be agreed.
	• Site at MELW26 will need to be replaced with a more accessible piece of furniture.	The Applicant agrees to provide a financial contribution towards countryside access furniture upgrades.

Active Travel England (26/06/2026)	The response stated a deferral was required until further information was provided. A summary of the requests is provided below. • Lack of information to demonstrate that appropriate pedestrian and cycle connectivity between the two developments will be secured. • Maximise permeability to the surrounding PRoW network • Movement and Access Parameter Plan • Connectivity to MELW41 • Absence of cycleway provision on Sandridge Common.	As set out above, the Applicant proposes to secure the connections serving the Phase 1 site through appropriately worded S106 planning obligations. The detailed wording of these obligations will be progressed through discussions with the Case Officer. The proposed development also provides an additional connection to MELKW40 through the southern part of the Site, as set out in the response above. The Application does not propose a separate Movement and Access Parameter Plan, as the Composite Parameter Plan is considered sufficient to establish the proposed movement and access arrangements and associated parameters. The south-eastern corner of the Site is proposed for ecological habitat enhancement, incorporating a managed footpath which does not propose a direct connection to MELW41. However, the application provides several opportunities for enhanced connectivity up to the Applicants boundary. There is insufficient space within Sandridge Common to accommodate a shared-use cycleway. The proposed development seeks to widen the existing footway to provide a 2 m-wide footway, connecting to the new footway to be provided as part of the Phase 1 development.
Natural England (16/07/2026)	Objection pending further information relating to baseline grassland habitats, presentation of bat activity data and clarification of ecological buffer widths.	The Ecology Note responds to comments provided by Natural England on the information submitted to date. This includes justification for why the provision of separate botanical species for each field, the use of heat maps to understand the spatial distribution of bat activity, and the implementation of the Trowbridge and Westbury Bat Mitigation Strategy guidance are not considered suitable. The Note also provides further detail regarding the proposed ecological buffer widths along the eastern corridor and adjacent to the existing woodland. It is agreed that the detailed design and implementation of these buffers will be

		demonstrated through subsequent Reserved Matters submissions. The Ecological Parameter Plan provided in support of this application provides an appropriate framework to ensure that these buffers are incorporated and delivered appropriately as part of the detailed design.
Archaeology (17/06/2026)	No objection, subject to the implementation of a condition to secure an Archaeological Management Plan or secure the open area excavation of Area 6.	The Applicant's Archaeology Consultant has discussed the proposed condition wording with the Council's Archaeology Advisor, with a view to focusing the scope of archaeological mitigation on those trenches in which Romano-British archaeology was identified, while excluding areas demonstrated by the evaluation trenching to be little to no relevance.
Landscape (23/06/2026)	No objection, subject to the implementation of conditions requiring 20% canopy cover (in line with Cornwall Calculator) and Urban Greening factor (UGF) of 0.5.	The Applicant fully supports the principle of delivering meaningful green infrastructure and biodiversity enhancements across the Site. However, we consider that requiring the development to meet 10% Biodiversity Net Gain (BNG), a separate UGF target and 20% canopy cover risks unnecessarily duplicating requirements and restricting the most appropriate landscape solution for the Site. The Site will already be required to deliver a minimum 10% BNG, with that requirement being achieved through extensive areas of on-site habitat creation and enhancement. These measures will inevitably overlap with the proposed urban greening and tree planting, and therefore contribute towards the wider green infrastructure objectives of the scheme. The requirement for UGF and 20% canopy cover is not covered by adopted policy in Wiltshire. In this context, we question the justification for imposing three separate numerical requirements where there is considerable overlap between the outcomes being sought. It would be more proportionate to assess the scheme holistically, taking account of the BNG provision, tree planting, canopy contribution and wider landscape and ecological enhancements. We would therefore respectfully request that the requirement for both a separate UGF target and 20% canopy cover is reconsidered, and that the

	landscape strategy is instead assessed on the overall quality and extent of green infrastructure and biodiversity enhancement being delivered on the Site.

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

- Education,
- North Wiltshire Swifts (Local Conservation Group),
- Housing Enabling Team,
- Public Open Space, and
- Waste.

Following a detailed review of the RUHB NHS Foundation Trust response, the Applicant notes that several references appear to relate to another development. The Applicant would therefore be grateful if a revised response could be provided for the current application, to ensure that the consultation response accurately reflects the proposals and can be retained for the Applicant's records and used to track any relevant planning obligations.

OUTSTANDING RESPONSES

The consultation deadline for the application closed on 26 June 2026. There remain a number of outstanding statutory consultee responses including:

- Lead Local Flood Authority,
- Arboriculture,
- Public Protection,
- Climate Officer, and
- Wessex Water.

The Applicant appreciates that consultees are managing a significant workload, however, an update on the anticipated timescales for receipt of the outstanding responses would be appreciated. This will assist the Applicant in understanding the remaining consultation requirements and allow sufficient time to consider and respond to any comments raised.

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

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