

19 August 2026

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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 receipt of Highways comments.

This resubmission is supported by the following reports/plans:

Report	Author
Site Location Plan (dwg no. P25-2391-DE-02-B-11)	Pegasus Group
Site Layout Sheet 1 (dwg no. P25-2391-DE-02-N-01-1)	Pegasus Group
Site Layout Sheet 2 (dwg no. P25-2391-DE-02-N-01-2)	Pegasus Group
House Pack Barratts (dwg no. P25-2391-DE-03B)	Pegasus Group
Apartment Block (dwg no. P2391-DE-04A)	Pegasus Group
Car Parking Schedule	Pegasus Group
Enclosure Details (dwg no. P25-2391-DE-06-A-01)	Pegasus Group
Materials Plan (dwg no. P25-2391-DE-02-F-01-14)	Pegasus Group
Streetscenes (dwg no. P25-2391-DE-05A)	Pegasus Group
Adoption & Management Plan (Sheet 1 of 2) (dwg no. P25-2391-DE-02-C-01-8)	Pegasus Group
Adoption & Management Plan (sheet 2 of 2) (dwg no. P25-2391-DE-02-C-01-5)	Pegasus Group
Affordable Housing Layout (dwg no. P25-2391-DE-01-D-01-12)	Pegasus Group
Parking Strategy (dwg no. P25-2391-DE-02-B-01-7)	Pegasus Group

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M4(2) Compliance Plan (dwg no. P25-2391-DE-02-1-01-13)	Pegasus Group
Garden Plot Size Plan (dwg no. P25-2391-DE-02-B-01-7)	Pegasus Group
Refuse Strategy (dwg no. P25-2391-DE-02-C-01-8)	Pegasus Group
Movement Strategy (Sheet 1 of 2) (dwg no. P25-2391-DE-02-C-01-10)	Pegasus Group
Movement Strategy (Sheet 2 of 2) (dwg no. P25-2391-DE-02-D-01-5)	Pegasus Group
Storey Heights (dwg no. P25-2391-DE-02-C-01-15)	Pegasus Group
EV Strategy (dwg no. P25-2391-DE-02-C-01-16)	Pegasus Group
External Works (Sheet 1 of 2)(dwg no. P25-2391-DE-02-D-01-4)	Pegasus Group
External Works (Sheet 2 of 2) (dwg no. P25-2391-DE-02-D-01-9)	Pegasus Group
Landscape General Arrangement (dwg no. GL2543 GA 01B)	Golby & Luck
Landscape Proposals (dwg no. GL2543 LP 01B to GL2543 LP 09B)	Golby & Luck
Drainage Technical Note (Ref. 10466-TN-002)	Phoenix
Proposed Manhole Schedules (ref. 10466-103-01D)	Phoenix
Proposed Manhole Schedules (ref. 10466-103-02D)	Phoenix
Phase 1 Site Wide Levels (ref. 10466-105-01D)	Phoenix
Phase 1 Site Wide Levels (ref. 10466-105-02D)	Phoenix
Phase 1 Site Wide Levels (ref. 10466-105-03D)	Phoenix
Phase 1 Site Wide Levels (ref. 10466-105-04D)	Phoenix
Phase 1 Site Wide Levels (ref. 10466-105-05D)	Phoenix
Phase 1 Site Wide Levels (ref. 10466-105-06D)	Phoenix
Bioretention Verge Details (dwg no. 10466-112-01)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-01C)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-02C)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-03C)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-04C)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-05C)	Phoenix
Phase 1 Site Wide Drainage (dwg no. 10466-106-06C)	Phoenix
SuDS Standard Details (ref. 10466-113-01)	Phoenix
Exceedance Glows (Ref. 10466-210-01A)	Phoenix

Exceedance Glows (Ref. 10466-210-02A)	Phoenix
Proposed Highway Long sections (dwg no. 10466-102-01D)	Phoenix
Proposed Highway Long sections (dwg no. 10466-102-02E)	Phoenix
Proposed Highway Long sections (dwg no. 10466-102-03D)	Phoenix
Proposed Highway Long sections (dwg no. 10466-102-04D)	Phoenix
Refuse Vehicle (dwg no. 10466-405-01A)	Phoenix
Bus tracking (Dwg no. 10366-405-02A)	Phoenix
Visibility Splay Layout (dwg no. 10466-122-01A)	Phoenix
Visibility Splay Layout (dwg no. 10466-122-02A)	Phoenix
Visibility Splay Layout (dwg no. 10466-122-03A)	Phoenix

HIGHWAYS

The Applicant addresses the points raised in the Highway response (received 12.08.2026) in turn below.

Cycleway connections links MELW27

The Applicant has amended the site layout to incorporate a 3m-wide cycle path in the vicinity of Plots 212–220, in accordance with the Highway Officer's request. Following a detail review of the layout, the inclusion of a 3m shared user path as proposed by the Highway Officer, would have implications on the deliverability of units on the scheme. In addition, one comment refers to delivering a 3m SUP to provide a connection towards the puffin crossing, however, this land is outside of the Applicants ownership and therefore unable to ensure it's deliverability. It is therefore considered that the improvements are considered to be an appropriate compromise.

Pedestrian and Cycleway Links

The Applicant does not agree that a change in surfacing is necessary. The proposed hoggin surface is considered appropriate to the character and landscape context of this part of the site and would provide a suitable and usable pedestrian/cycle connection. The proposed treatment also avoids introducing a more formal urbanised surface into this area.

The eastern boundary footways are proposed as mown paths in response to the ecological sensitivities of this part of the site. The Applicant considers that this approach provides an appropriate balance between maintaining the required pedestrian connectivity and protecting the landscape and ecological characteristics of the site. On this basis, the Applicant does not consider a more formal hard surface to be appropriate.

Cycle parking

The revised layout incorporates sheds serving the 5-bedroom dwellings, providing dedicated space for cycle storage. The Applicant considers that the revised provision addresses the Highway Officer's comments and provides cycle parking in accordance with the relevant Wiltshire standards.

Issues relating to Phasing and next steps

The Highway Officer refers to the requirement for a 6.5m carriageway connecting to the roundabout on Eastern Way and notes the omission of this information from the submitted details.

The Applicant is bringing the development forward in phases, in accordance with the approved phasing plan. The 6.5m carriageway connection to the Eastern Way roundabout is proposed to be delivered as part of Phase 2. Accordingly, this element does not form part of the infrastructure proposed for delivery within the current phase.

Bus tracking/ Road hierarchy

The Applicant's highways consultant has undertaken additional bus tracking using an Enviro 300, meeting the specifications set out by Oxford Bus, for the proposed site. This further assessment demonstrates that the bus is able to track through the site satisfactorily.

Bus Route Loop

The Applicant notes that the Transport Update Note referred to by the Highway Officer was prepared in support of the Outline Application and does not form part of the approved detailed design for the current application. The Applicant therefore considers that the assessment of the current Reserved Matters proposals should be based principally upon the approved parameters and requirements of the Outline Permission and the detailed proposals now submitted.

Additional Bus stop A2102

The Applicant has sought to provide bus stops within the site in accordance with the approved principles established through the Outline Application. The provision of additional bus stops along the A2102 did not form part of the approved highway strategy for the Outline Application. The Applicant therefore does not consider that the provision of additional stops along the A2102 is necessary or justified as part of the current Reserved Matters application.

Traffic calming – vertical deflection

The Applicant does not propose vertical deflection measures as part of the development. Instead, the revised layout incorporates horizontal traffic-calming measures, including build-outs, which are considered sufficient to assist in controlling vehicle speeds whilst maintaining an appropriate route for buses and other vehicles.

Traffic calming – straight sections

In response to comments provided, the Applicant has amended the traffic calming measures to include 5no. build outs by plots 26, 44, 59, 66 and 113 and can confirm that no build outs are shown along the bus route. "The proposed build-outs comprise a combination of hardstanding, grass and rain garden areas, with no trees proposed within the immediate vicinity that would prejudice highway visibility or vehicle movements.

Car Parking – schedule

A revised car parking schedule has been provided with the submission, identifying the proposed parking provision for each dwelling. The Applicant considers that this addresses the Highway Officer's request and provides a clear basis for assessing the parking provision across the development.

Car Parking – Layby

The visitor parking bays have been widened to 2.4m and relocated to ensure that they are appropriately separated from the proposed junctions. The Applicant considers that the revised arrangement addresses the Highway Officer's concerns regarding bay width and proximity to junctions.

Refuse Vehicle

A revised refuse vehicle tracking plan has been submitted under drawing reference 10466-405-01A. The plan incorporates the amendments requested by the Highway Officer, including an enlarged turning head and revised swept paths. The Applicant considers that the revised tracking demonstrates that the refuse vehicle can satisfactorily manoeuvre within the proposed highway layout.

Service margins

Following receipt of the Highway Officer's comments, the Applicant has reviewed the relevant Wiltshire highway guidance together with comparable developments, including Ashton Park. This review has not identified a general requirement for an 8m minimum carriageway width in the circumstances proposed. The Applicant has therefore retained the proposed 7m-wide shared-surface street. The Applicant considers this width to be appropriate having regard to the function of the street, the anticipated traffic movements and the tracking undertaken in support of the application.

Visibility Splays

Revised forward visibility and junction visibility splays have been incorporated into the submission and are shown on drawing ref. 10466-122-01A to 03A. The Applicant considers that the revised layout therefore addresses the Highway Officer's comments in relation to visibility.

No trees within public highway

The Management and Adoption Plan has been revised to remove the trees from the areas proposed for adoption as public highway. The trees themselves have been retained in these locations in response to the Landscape Officer's comments dated 11 May 2026. The revised arrangement therefore seeks to address the Highway Officer's concern regarding trees within the adopted highway whilst retaining the landscape mitigation requested through the landscape review.

Gradients of 1:100 and drainage

The attenuation areas and associated drainage arrangements have been amended in response to the Highway Officer's comments. The revised proposals incorporate the requested 1:100 gradient, as shown on drawing ref. 10466-105-01D to 06D. The Applicant considers that this addresses the comments raised in respect of gradients and drainage.

SUMMARY

Overall, the Applicant has carefully considered the Highway Officer's comments and has amended the proposals where necessary and appropriate, having regard to the comments received from other Council consultees. The revised submission incorporates a number of amendments in response to the matters raised, including revisions to cycle connections, traffic-calming measures, parking provision, refuse vehicle tracking, visibility splays, highway adoption arrangements and site gradients.

The Applicant therefore considers that the revised proposals satisfactorily address the matters raised by the Highway Officer, having regard to the comments of other consultees where appropriate, and that there are no outstanding highway matters preventing the application from being approved.

The Applicant looks forward to continuing to work collaboratively with officers to progress the application and deliver a sustainable scheme that provides genuine and positive benefits for the local community.

We would be grateful for formal acknowledgement of the revised application material and would welcome the opportunity to meet with officers to discuss the proposals further. Please could you provide a suitable date for a meeting at your earliest convenience.

Should you have any questions or wish to discuss any aspect of the revised proposals in more detail, please do not hesitate to contact me or my colleague, Mykena Mortimer-Davies, at Mykena.mortimer-davies@turley.co.uk.

Your sincerely

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