

FAO: Isobella Wise
Wiltshire Council
Planning Department

By email to: developmentmanagement@wiltshire.gov.uk

28 August 2026

Your Reference: PL/2026/02966
Our Reference: RT/T5313-1

Direct Line: 0117 930 9577

Email: rtrotman@thrings.com

Dear Ms Wise

PLANNING OBJECTION

Application: Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common (Reference: PL/2026/02966)
Site: Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (“the Site”)

We are instructed by Thomas and James Stainer of T & J Stainer Limited who own land at Snarlton Farm, Melksham, immediately North and South of the Site. This letter is a response to Gleeson’s (“the Applicant”) response to consultation responses from Active Travel England and Public Right of Way officer.

The Applicant’s response to consultee comments are insufficient and fail to address the points we raised in our letter of 24 June 2026 and the issues raised by the statutory consultees. The Applicant now proposes to provide two connections to Bridleway MELW40 as shown on the revised Composite Parameter Plan, including a new connection at Eight Acre Plantation.

However, Bridleway MELW40 runs across our Client’s land and the Applicant has still failed to demonstrate that the necessary land rights exist to deliver the required connections and infrastructure. However, this has been agreed with no form of legal agreement with our Client and there has been no attempt by the Applicant to engage with our Client, as would be expected.

Therefore, the Applicant’s agreement to the provision of two connections to Bridleway MELW40 is undeliverable as there is nothing in place for the Applicant to access our Client’s land for the installation and maintenance of the connections or how the proposed development will be accommodated into our Client’s land and boundary.

It is clear that the Applicant is still seeking to rely upon the connectivity benefits that remain dependent upon infrastructure which have not been demonstrated to be deliverable.

Whilst we acknowledge that property matters are not usually relevant material considerations in planning decisions, in this case we suggest that our Client's land (and therefore consent) would be needed for the relevant planning obligations to secure these proposed accesses as essential infrastructure to the scheme.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Thrings LLP', with a stylized flourish at the beginning.

Thrings LLP