

Strategic Planning Committee

23rd January 2025

7) PL/2023/11188 - Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site (Outline application relating to access)

Recommendation: Approve subject to a s106 legal agreement and planning conditions.



Site Location Plan

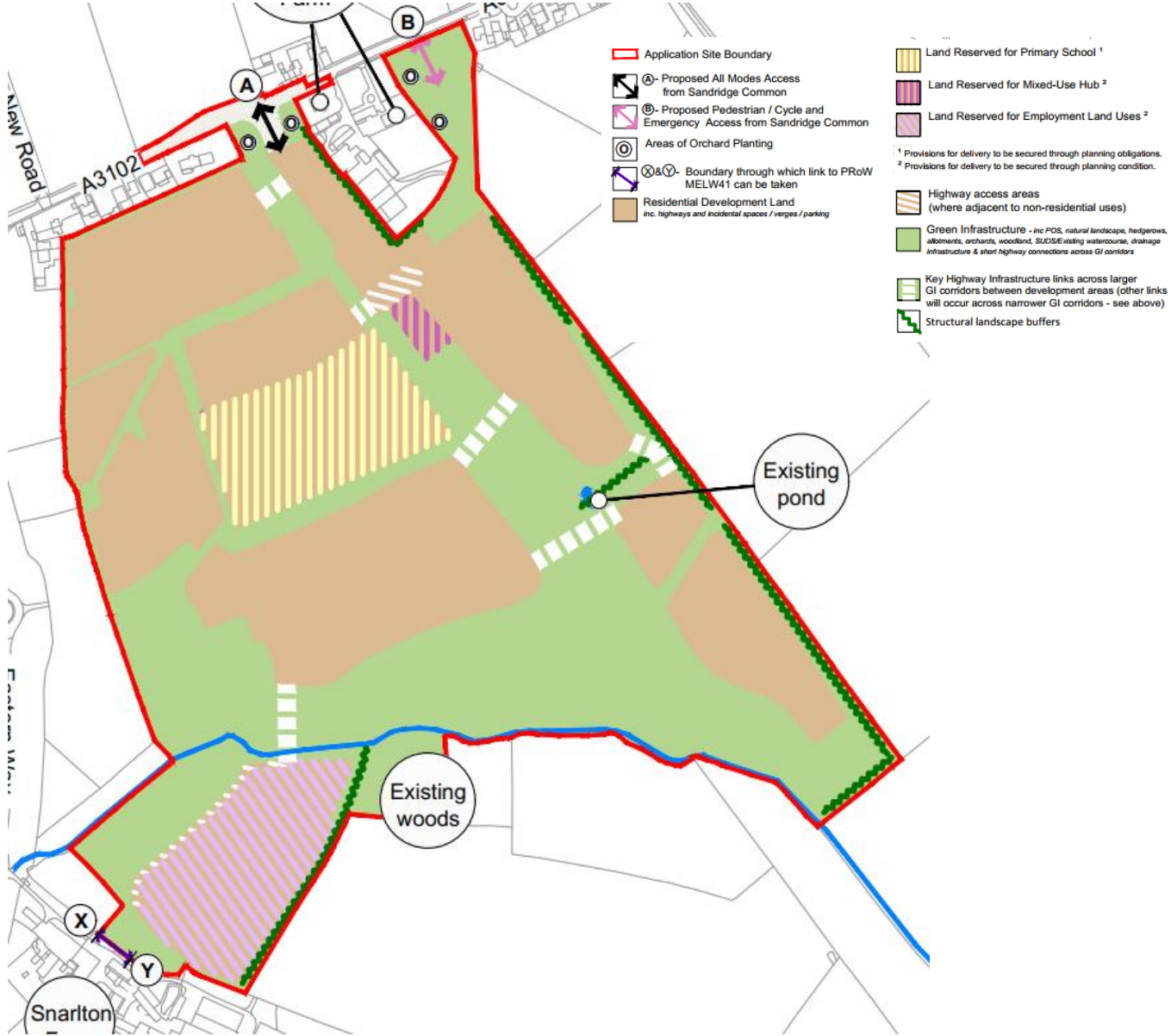


Aerial Photography

Illustrative Masterplan



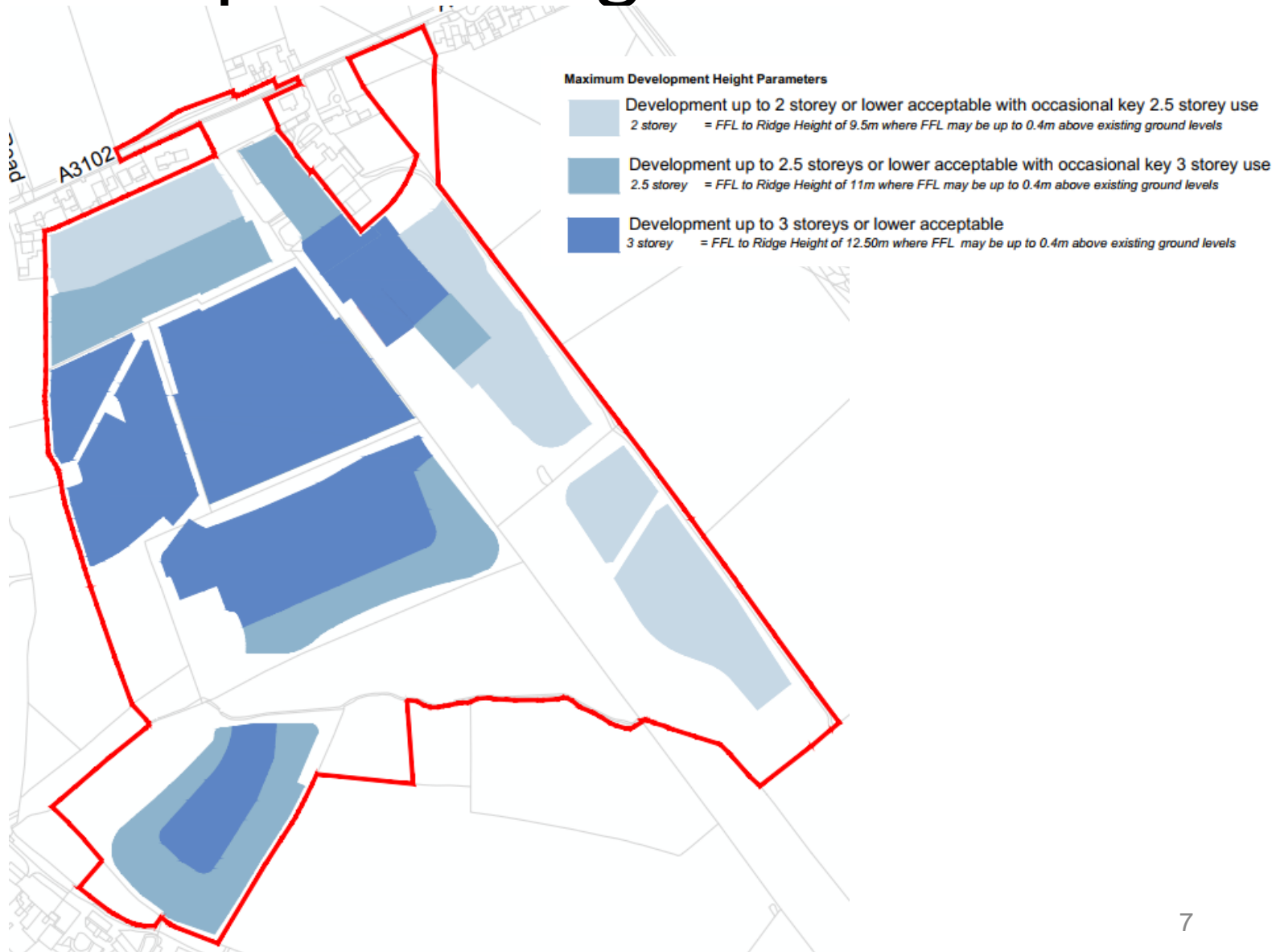
Proposed Composite Parameter Plan



Proposed Density Plan



Proposed Heights Plan



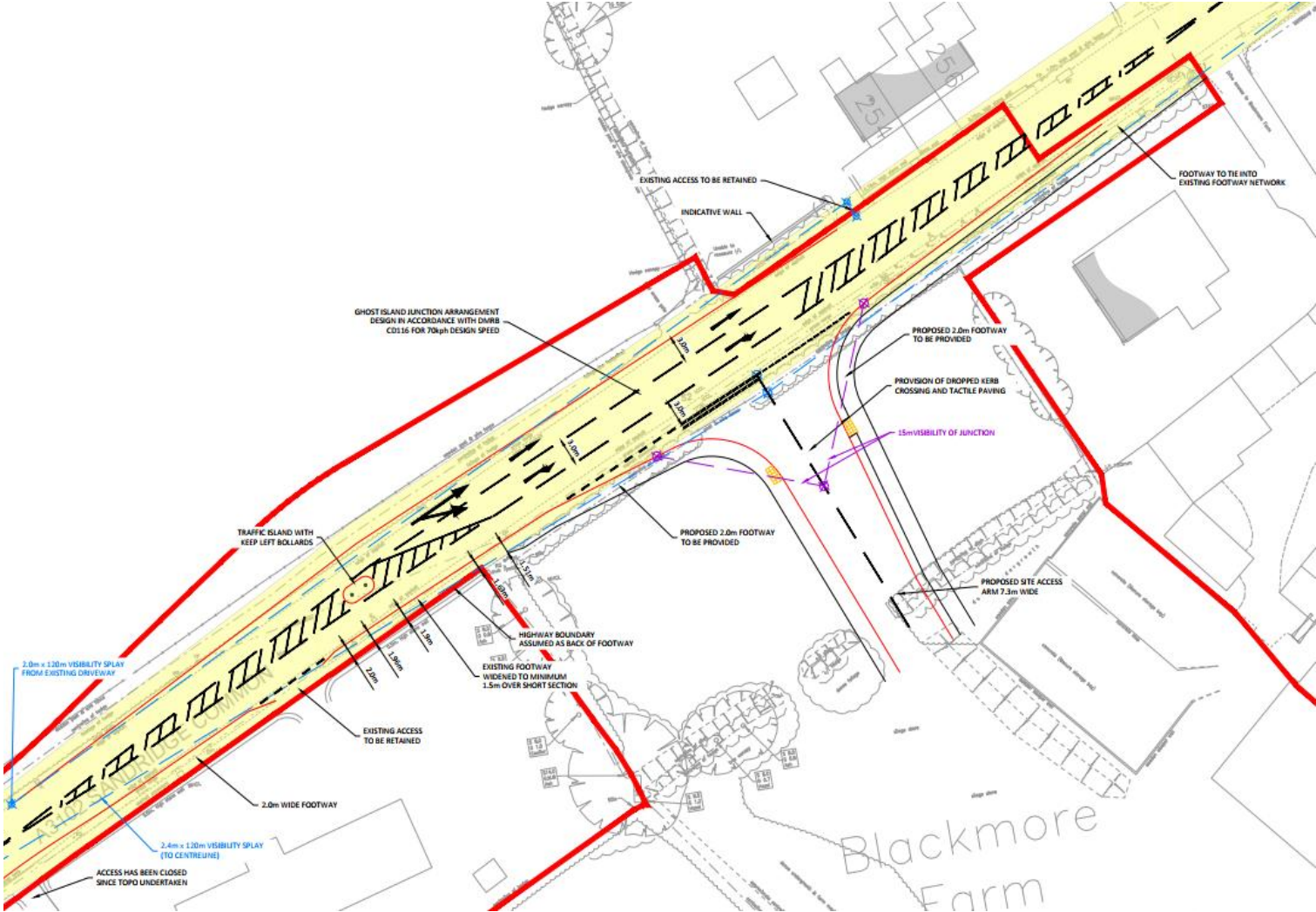
Demolition Plan (detailing agricultural buildings to be demolished at Blackmore farm)



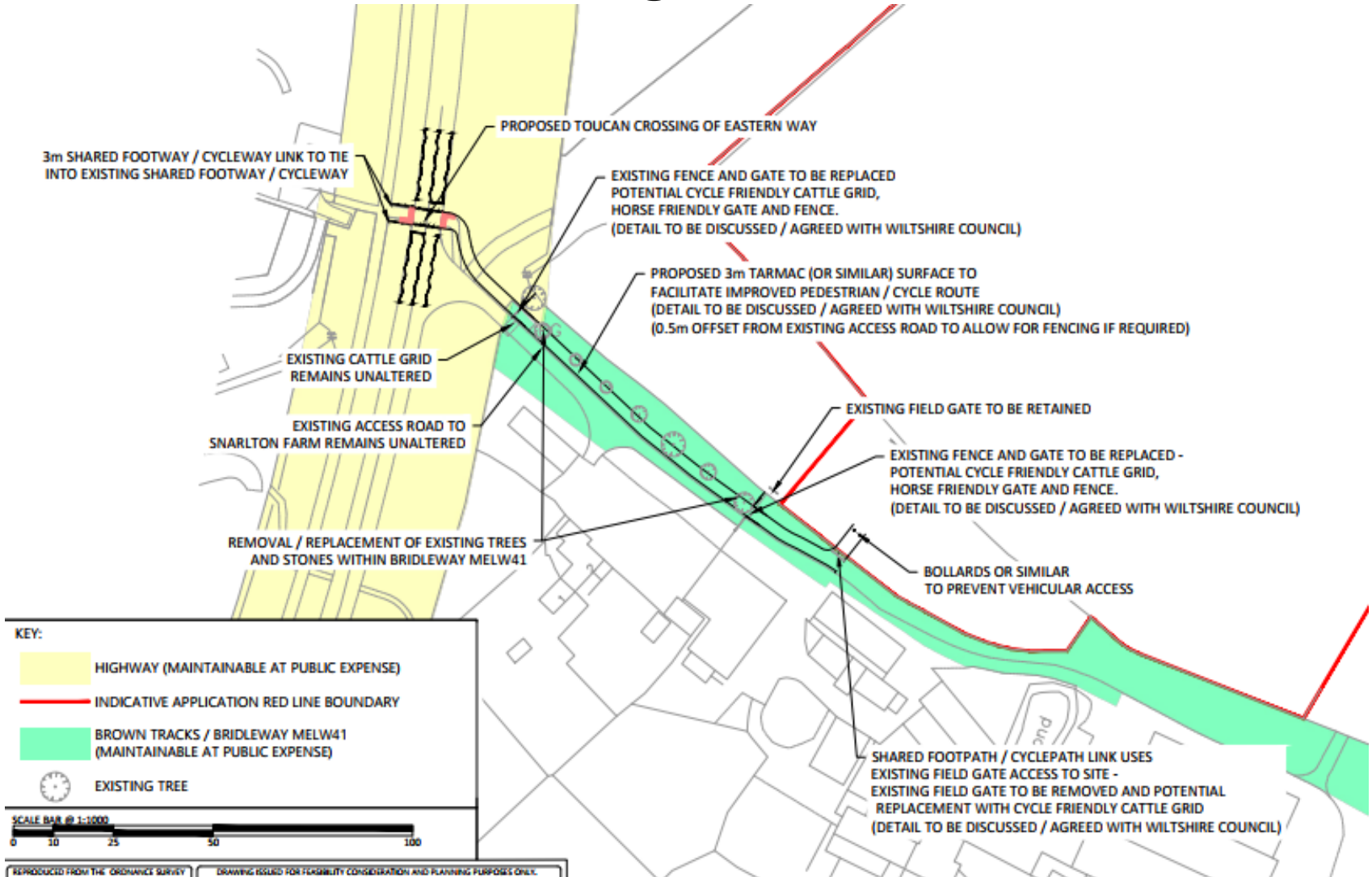
Existing farm buildings at Blackmore Farm that would be demolished



Proposed Access (Ghost Island Right Turn)



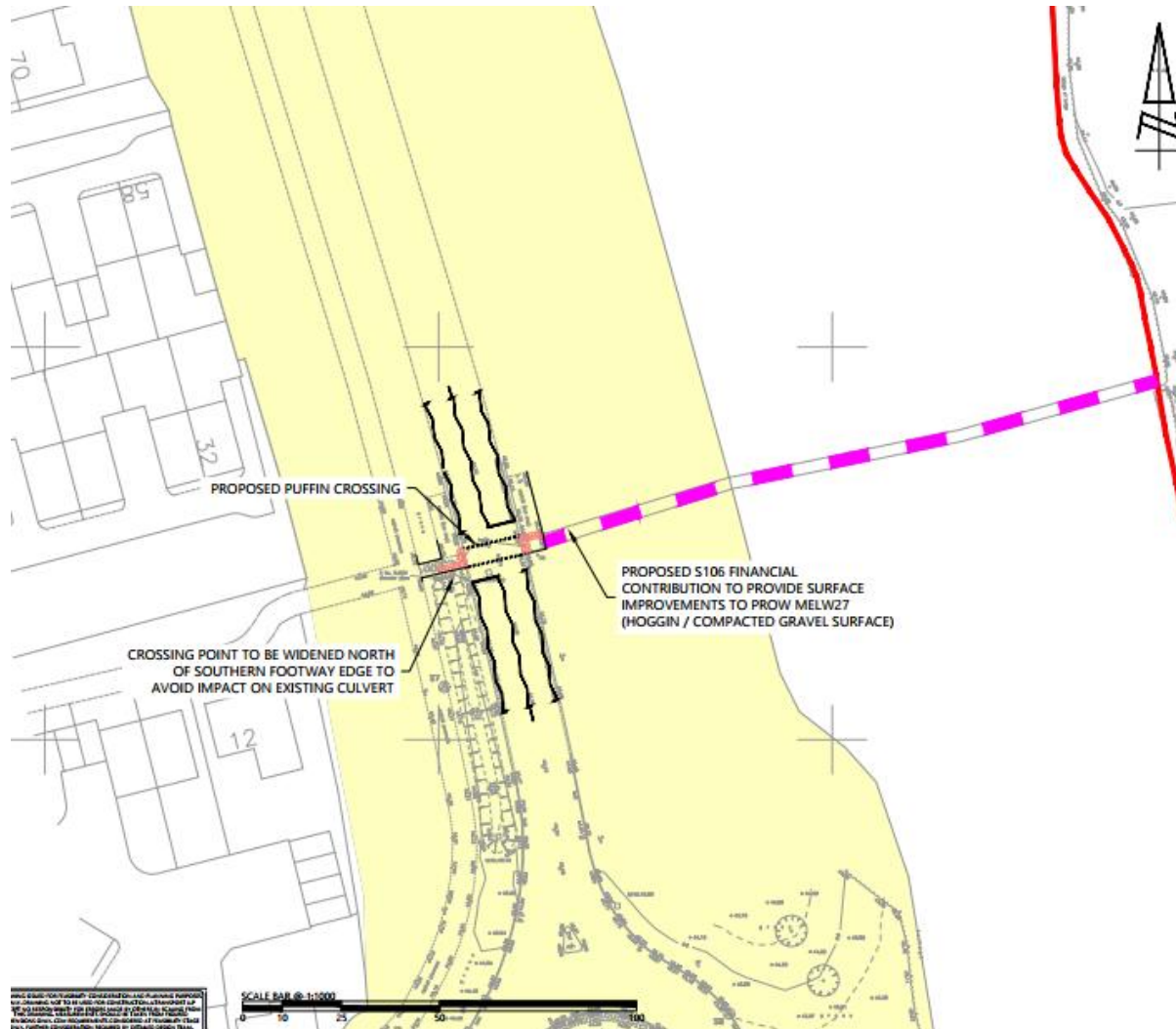
Proposed upgrade to bridleway MELW41 (south of site) to provide shared pedestrian/ cycle route connecting to Snarlton Lane



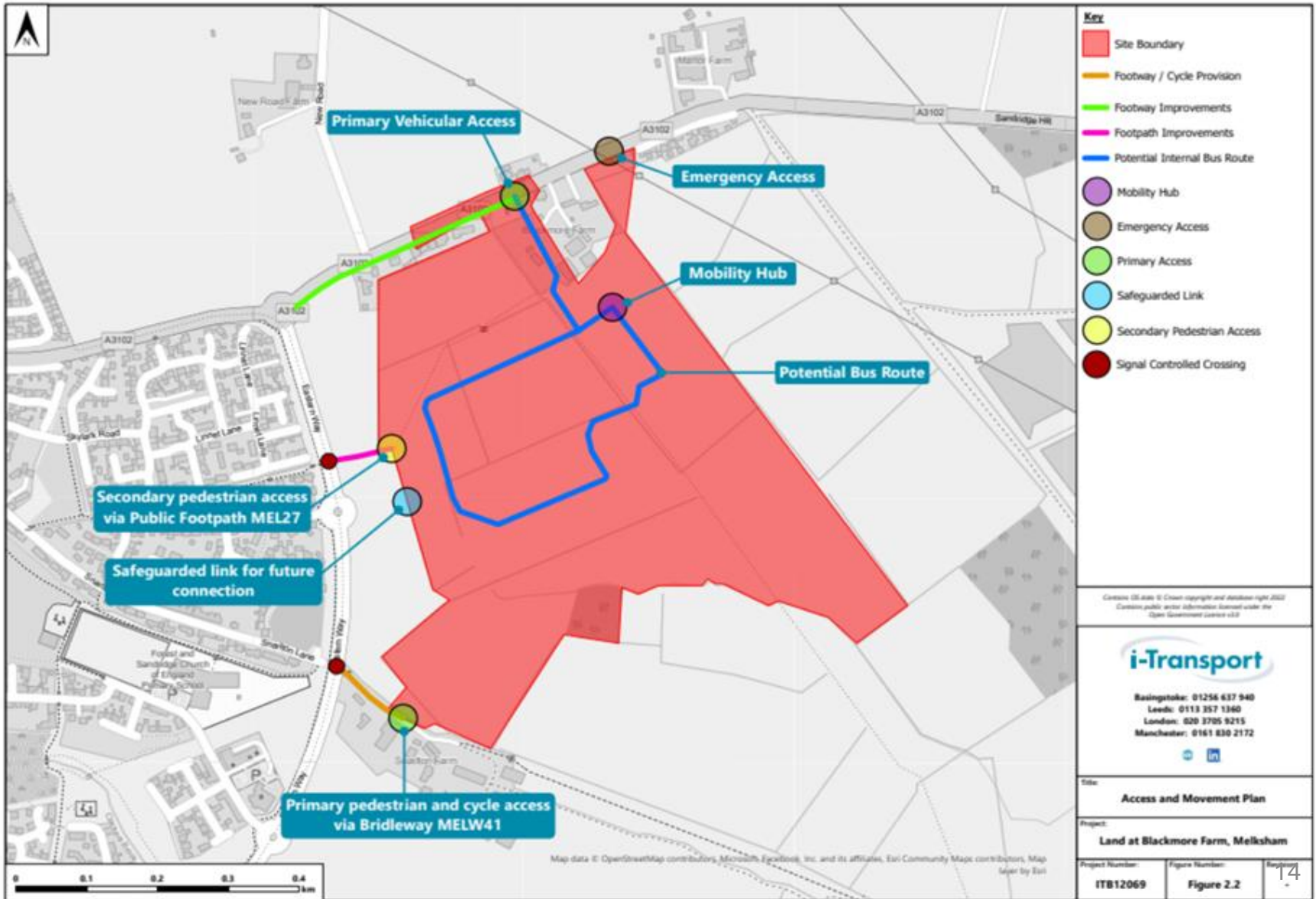
View of public bridleway MELW41 looking East and West (South of site)



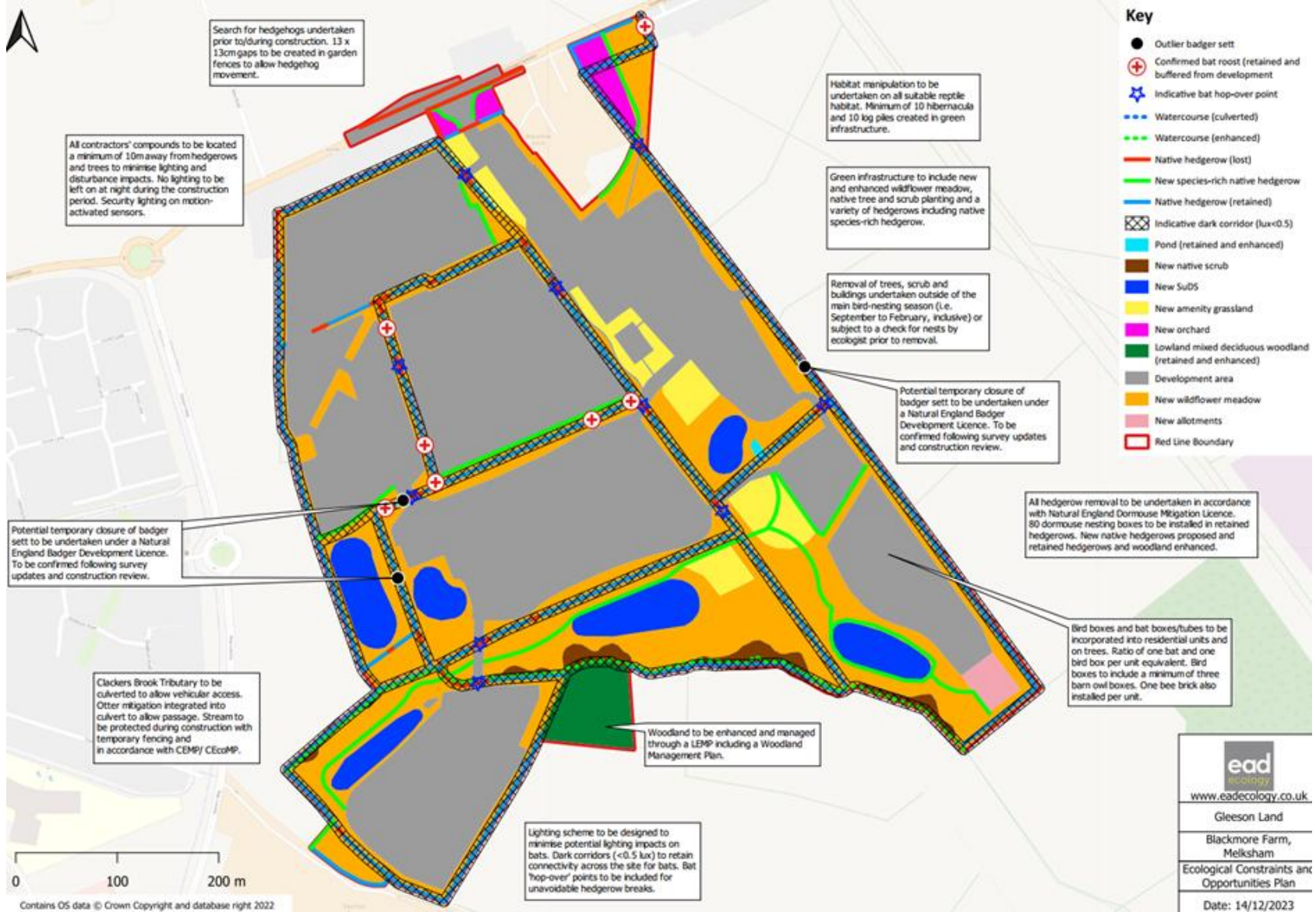
Proposed pedestrian Puffin / signal crossing connecting site (via public footpath MELW27) to Snarlton Lane



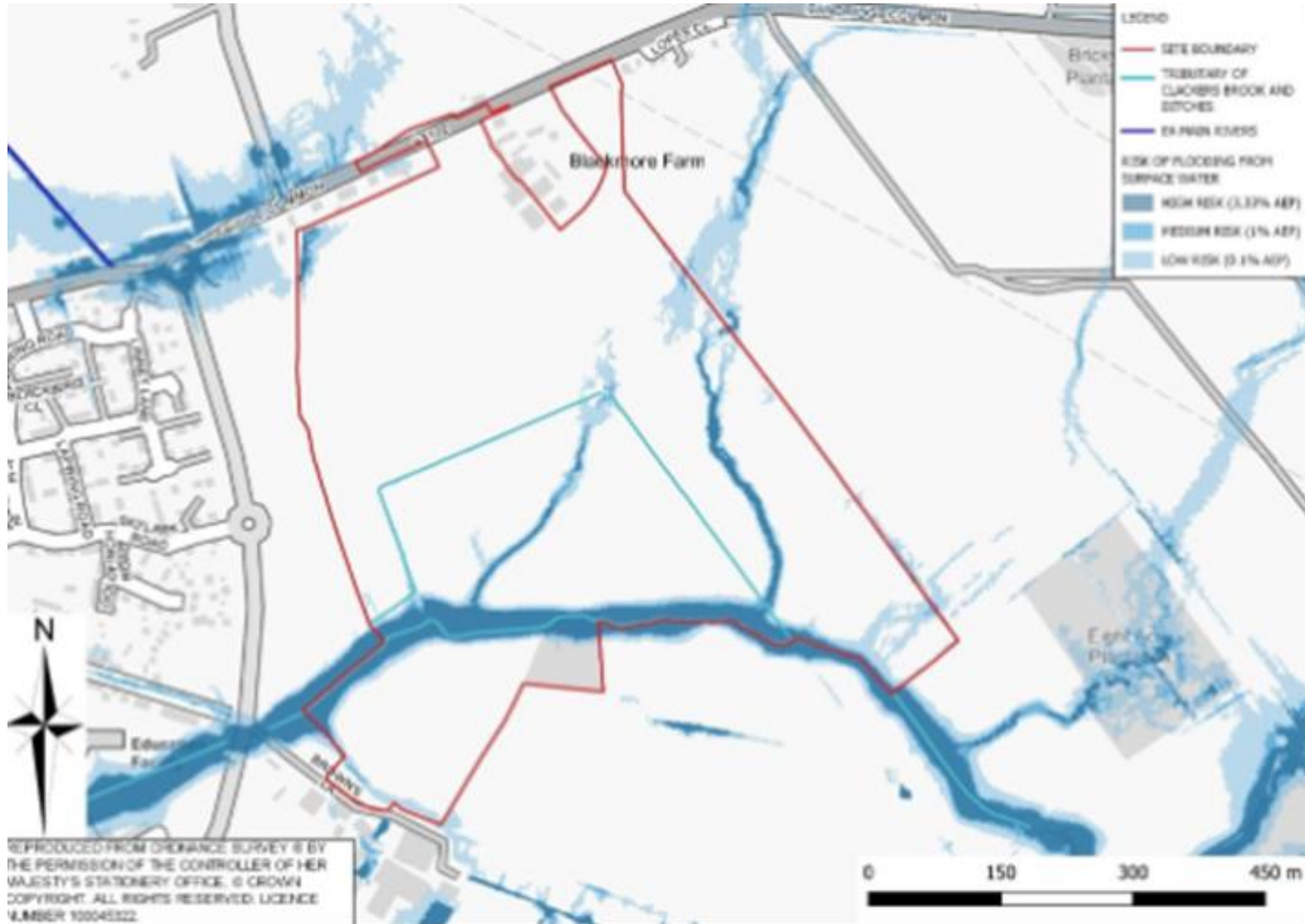
Access and Movement Plan



Ecological Constraints and Opportunities Plan



Areas at risk of surface water flooding



View of proposed site access from Sandridge Common Road (facing West and East)



View of site looking South towards Snarlton Farm



View of site looking Southwest



View of site looking Southeast



View of site looking East



View of site from Skylark Road roundabout looking East



View of site looking North



View from the site looking North towards the rear of properties fronting Sandridge Common Road



View of site looking Northeast (towards Sandridge Park Hill) from public footpath MELW27



View of the front/ rear elevations of the Grade II listed Blackmore House



Site as viewed from the Northeast (near Manor Farm)



Site as viewed from the Southeast (junction of public footpaths MELW26 and 41)



Site as viewed from the East (public footpath MELW40)



Plan detailing application site in relation to policy 18 of the emerging local plan



Comparison – Illustrative Master Plan and emerging policy 18 plan



Extract from Briefing Note No. 24-20 dated Dec 2024 detailing revised annual housing need calculation

The revisions to the PPG have set out a revised standard methodology for the Local Housing Need – this is the calculation that establishes the housing figure to be used in the housing land supply calculation. The revision has changed the method from being based on future household projections, to being based on the amount of existing housing stock in the local authority area. The revision has also changed the adjustment factor which is based on the affordability of housing in the local planning authority. The figure for Wiltshire has changed as follows:

Number of homes per annum under previous Local Housing Need calculation².	Number of homes per annum under revised Local Housing Need calculation.	Percentage change
1,917	3,525	+84%

Illustrative Masterplan



8) PL/2023/08640 Land South of Stanley Lane, Chippenham

Outline planning application for the development of up to 150 residential dwellings with associated parking, green infrastructure, engineering works and other infrastructure with all matters reserved except access.

Recommendation: Subject to all parties entering into an agreement under s106 to the Town and Country Planning Act 1990 (as amended), then: Planning Permission is GRANTED subject to conditions



Site Location Plan



Aerial Photography

Illustrative Masterplan



Access and Movement Parameters Plan



- Key**
- Site Boundary
 - Green Infrastructure
 - Village Green
 - ↘ Foot/Cycle Access
 - ↘ Vehicular Access
 - ↘ Foot/Cycle Access
 - Indicative Vehicle Loop
 - Retained Through Route From Stanley Lane to Stanley Park



A Key Revised / Status updated
 Amendments MD JE 12/03/2024
 By: MD JE Date:

PLANNING

Site/Planning No: **22548/4030A** Site Title: **Land at Gale Farm, Chippenham**
 Scope: **Access & Movement**
 Drawing No: **Access & Movement Parameter Plan**
 IP: **A2**

Author/Designer: **pad** www.pad-design.com

Green and Blue Infrastructure & Ecological Parameters Plan



- Key**
- Site Boundary
 - Green Infrastructure
 - Village Green
 - Green Corridor (including infrastructure)
 - Existing Restored Orchards
 - * Local Equipped Area of Play (LEAP)
 - * Allotments and Orchard
 - Retained Trees
 - Retained Hedgerows
 - * Attenuation Basin/Pond
 - / Swales

A. This amended as per client's email of 05/08/23
 Amendments

A2
 No. 02

PLANNING

22548/AG/24
 Land of Gable Farm,
 Chippingham,
 Green & Blue Infrastructure
 Plan



View towards site looking east from Stanley Lane / London Road Junction



View towards site looking north from London Road/A4 Roundabout



View towards site looking west from within Stanley Park Sports Ground



View towards site from Stanley Lane



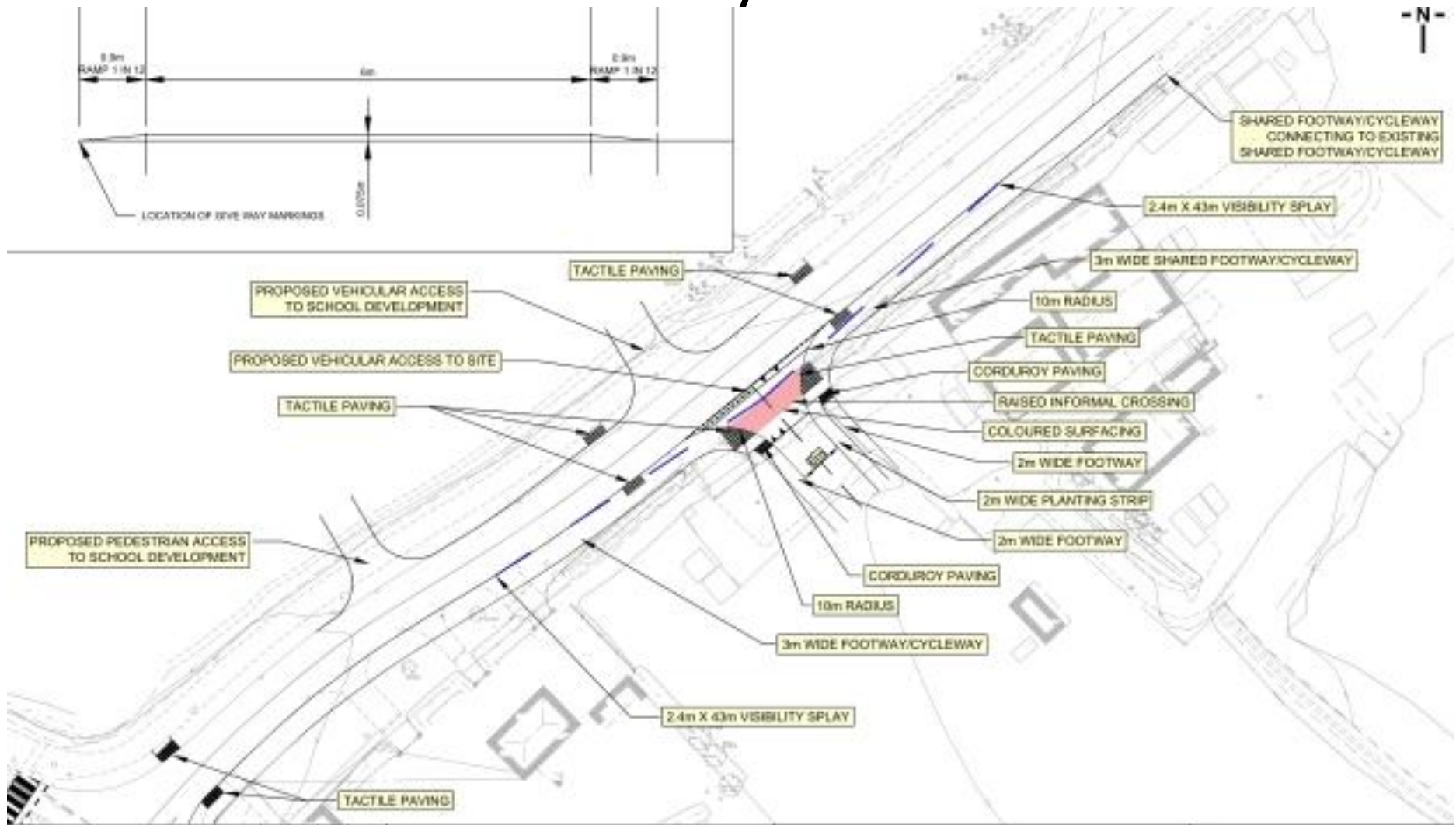
Extract from Briefing Note No. 24-20 dated Dec 2024 detailing revised annual housing need calculation

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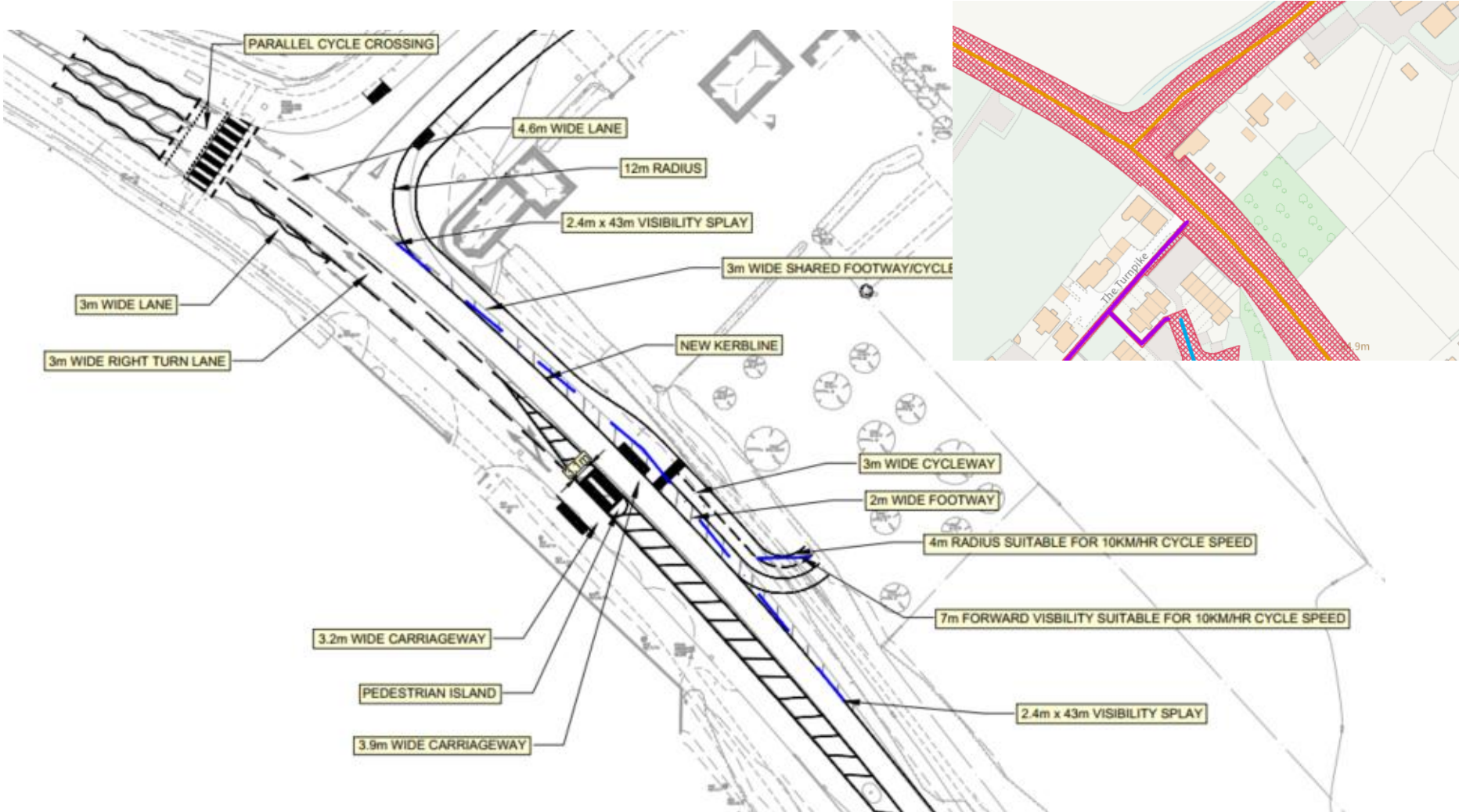
Number of homes per annum under previous Local Housing Need calculation².	Number of homes per annum under revised Local Housing Need calculation.	Percentage change
1,917	3,525	+84%

The Council can now demonstrate a **2.03 years housing land supply.**

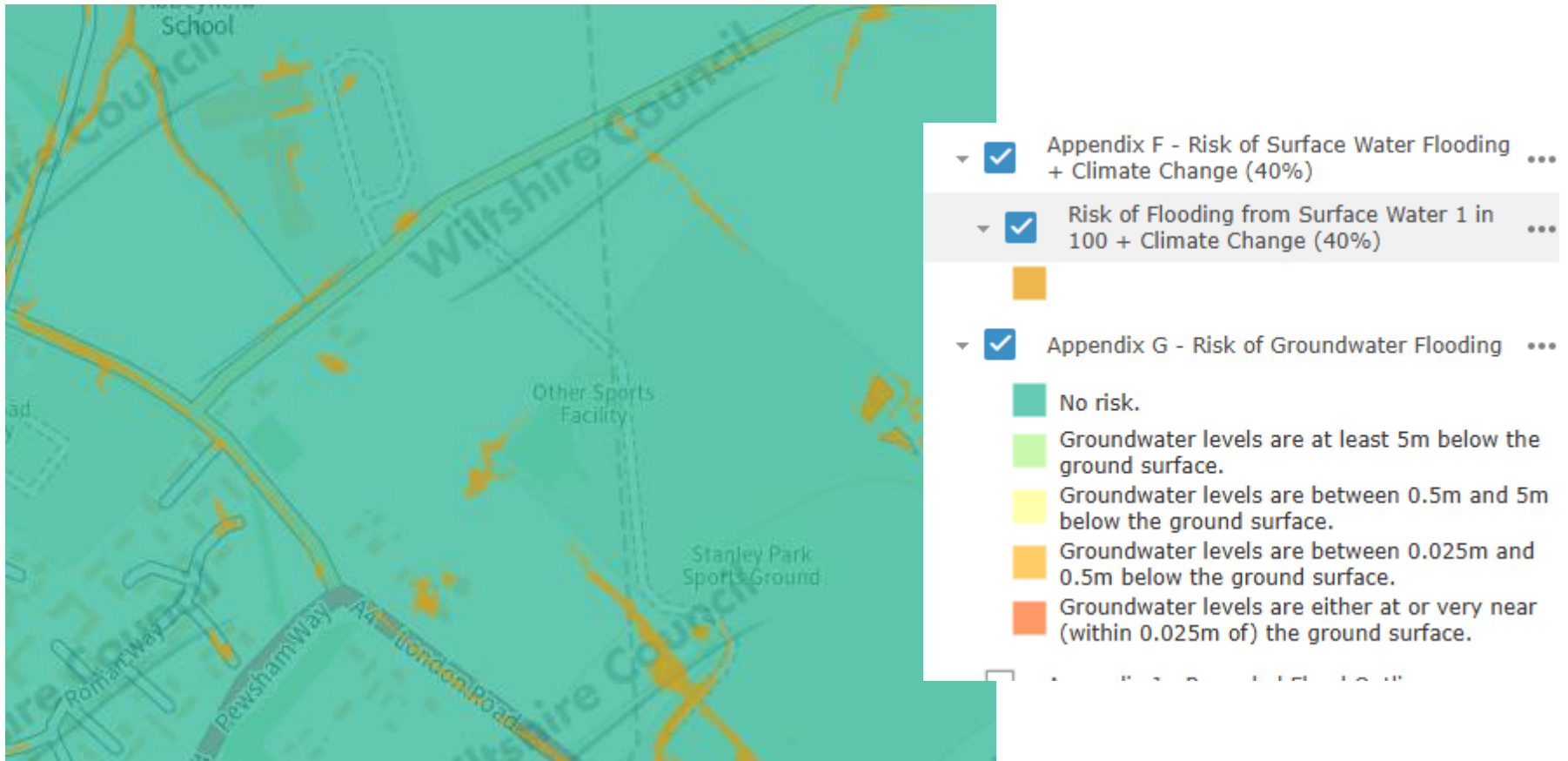
Proposed access and highways works on Stanley Lane



Proposed highways works on London Road



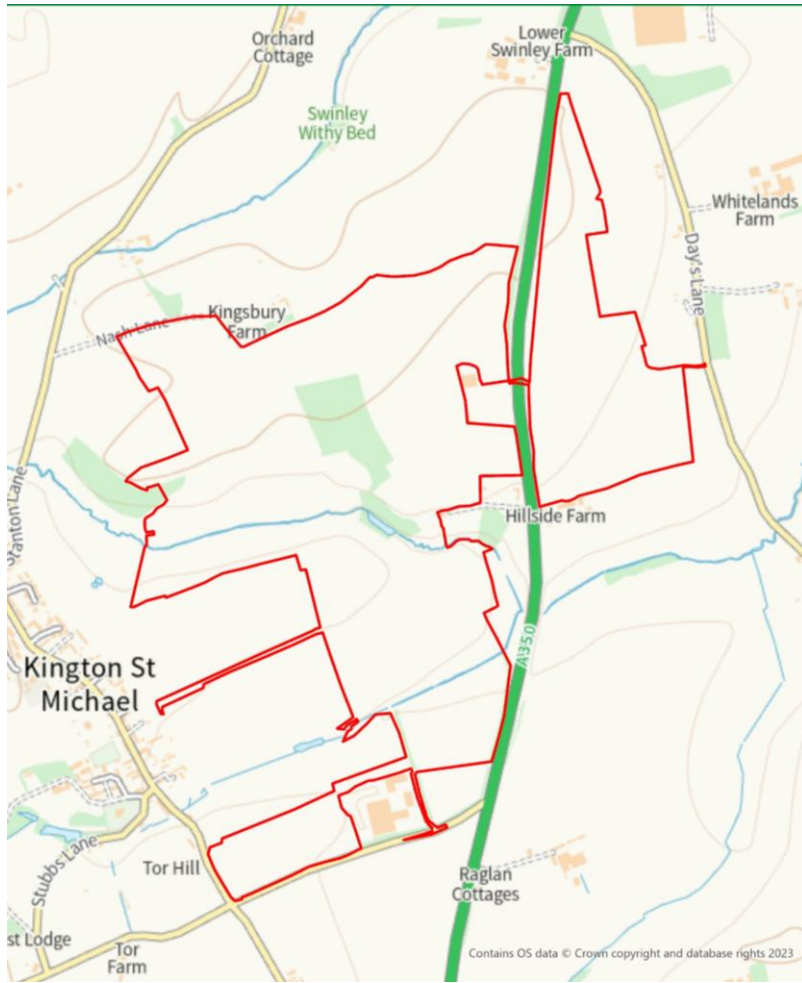
Extract from Council SFRA – Ground and Surface water flood map



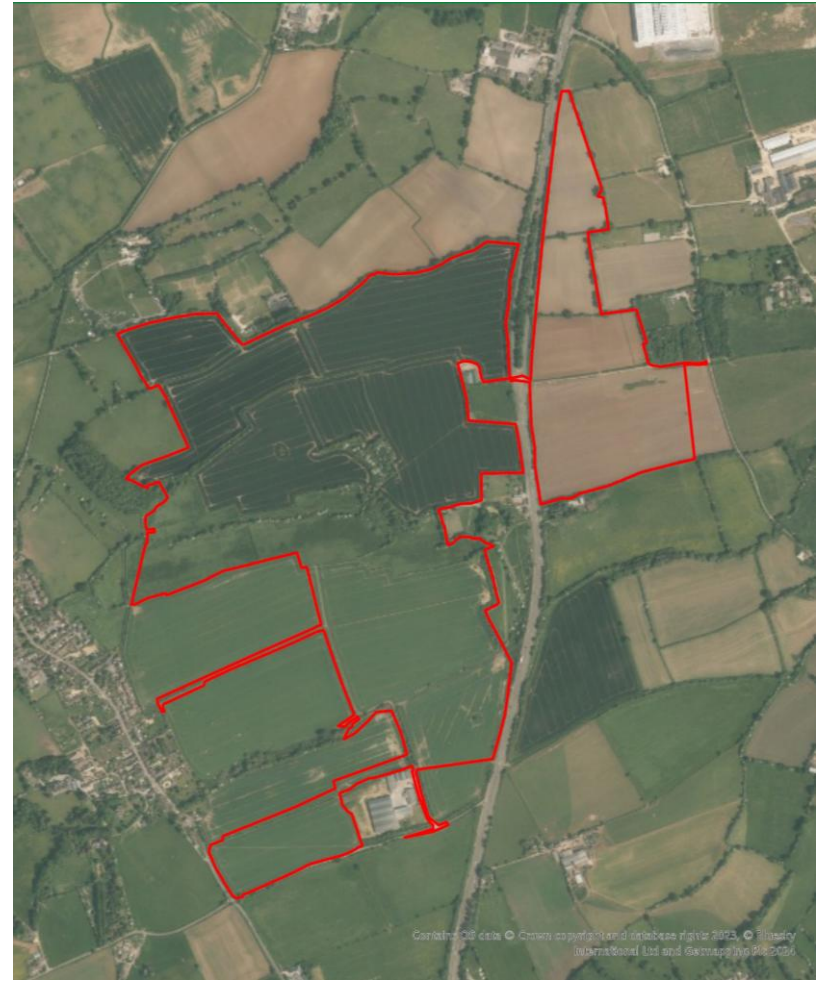
9) PL/2023/08481 - Land at Red Barn, East of Kington St Michael, Chippenham

Development of a solar farm of up to 40MW ac of export capacity, comprising the installation of solar photovoltaic panels, associated infrastructure and associated works including grid connection.

Recommendation: Approve subject to conditions

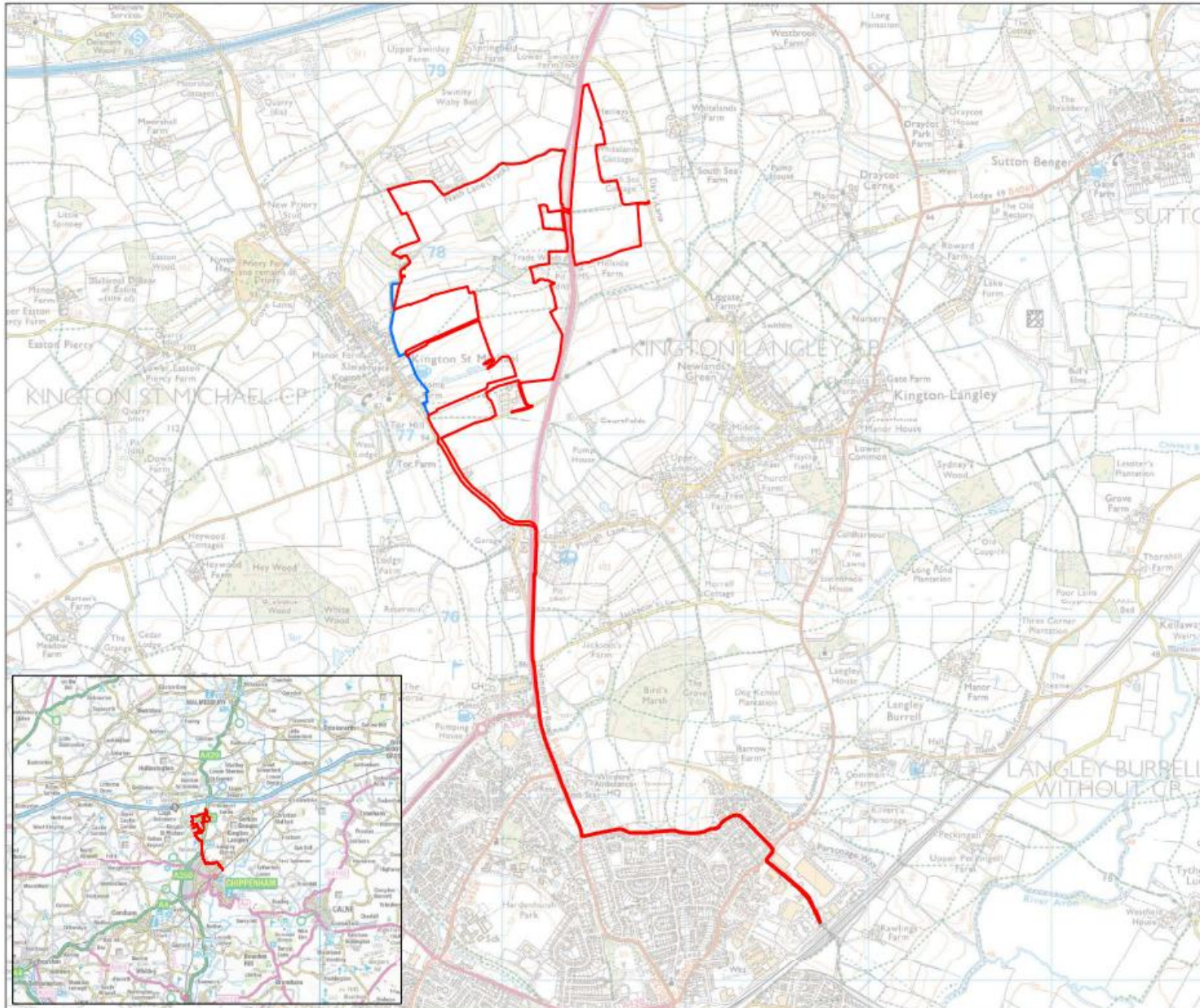


Site Location Plan



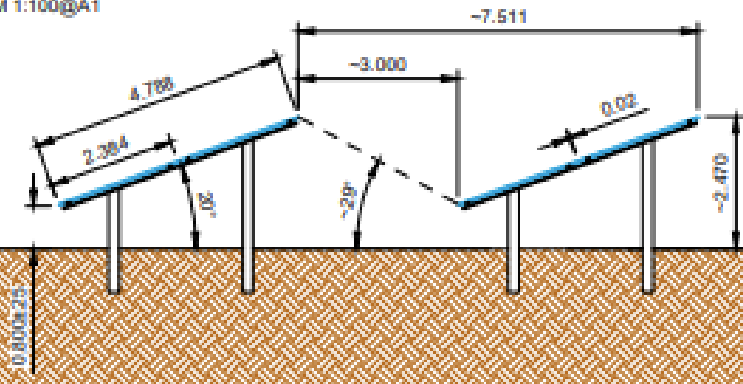
Aerial Photography

Site local plan including cable routing

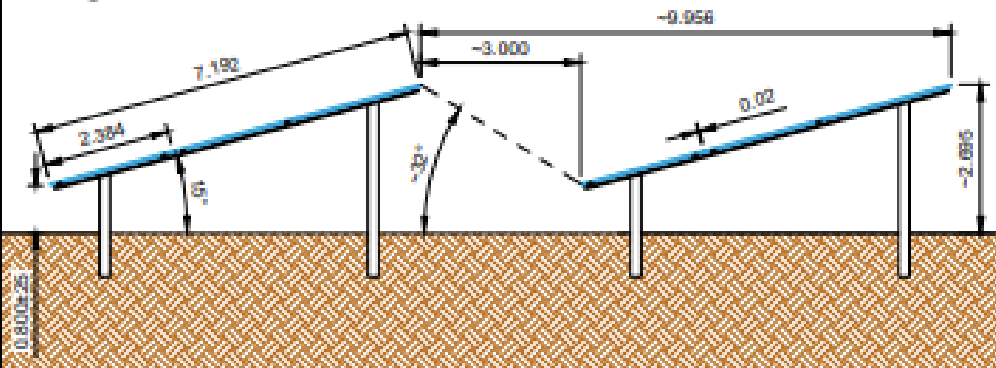


Panels – typical cross-section

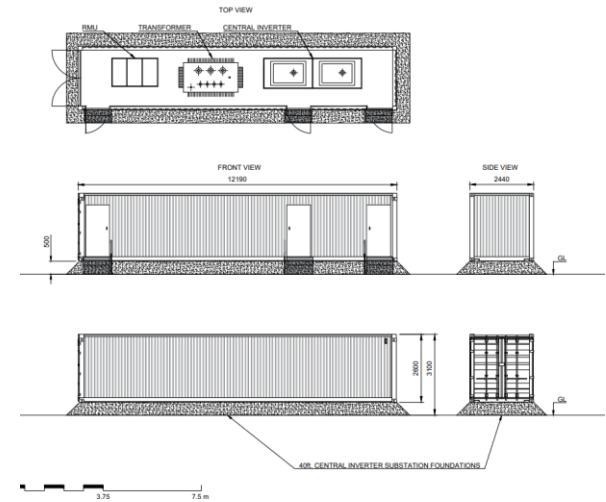
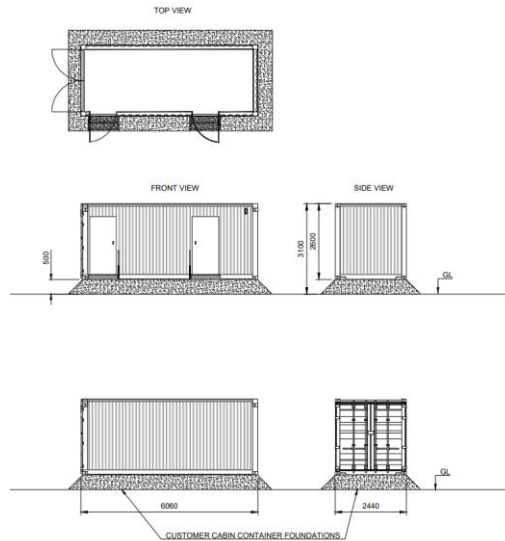
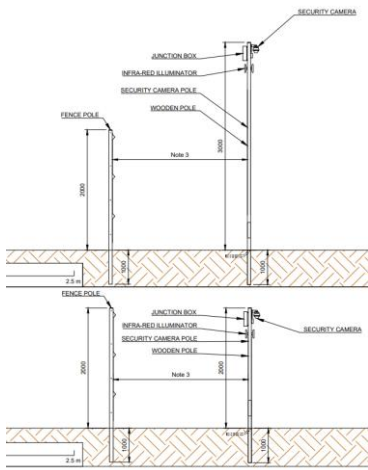
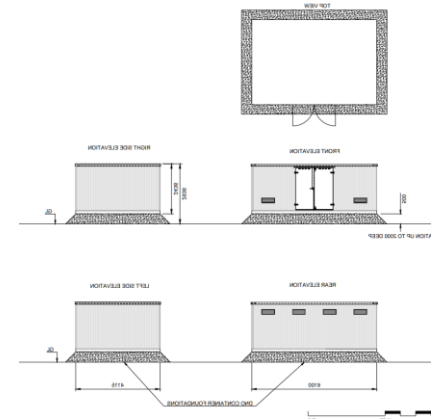
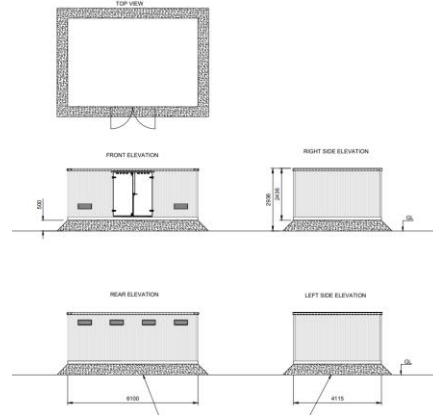
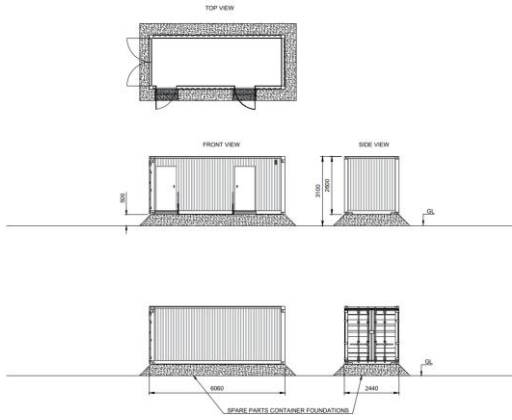
DETAIL A | 2P Fixed-tilt side view
M 1:100@A1



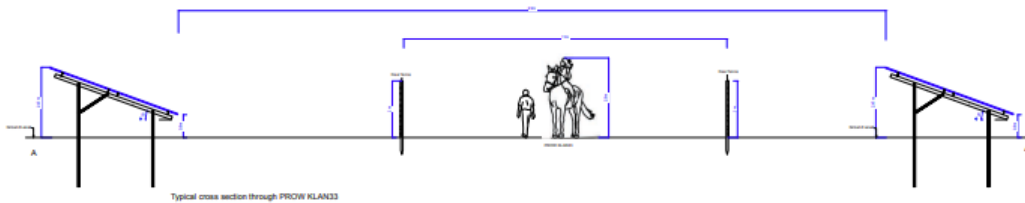
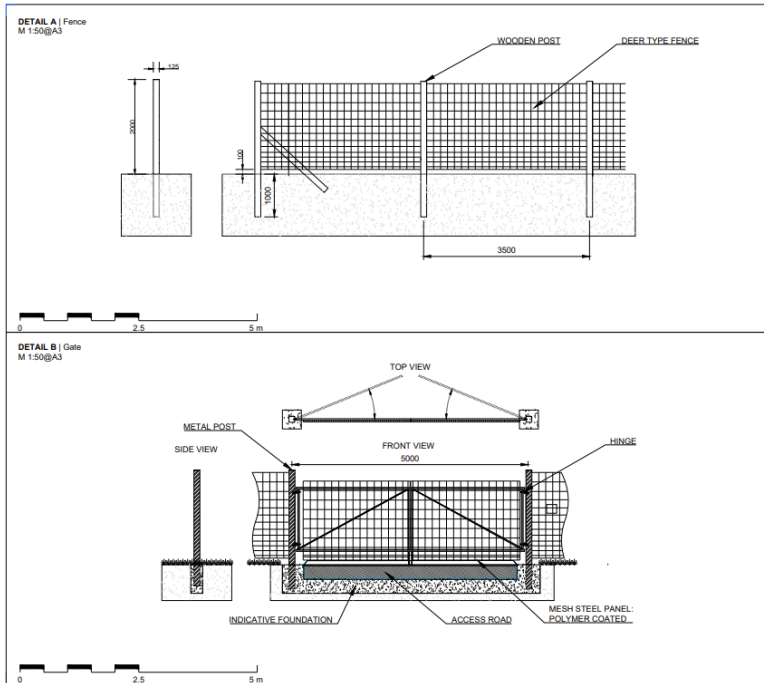
DETAIL B | 3P Fixed-tilt side view
M 1:100@A1

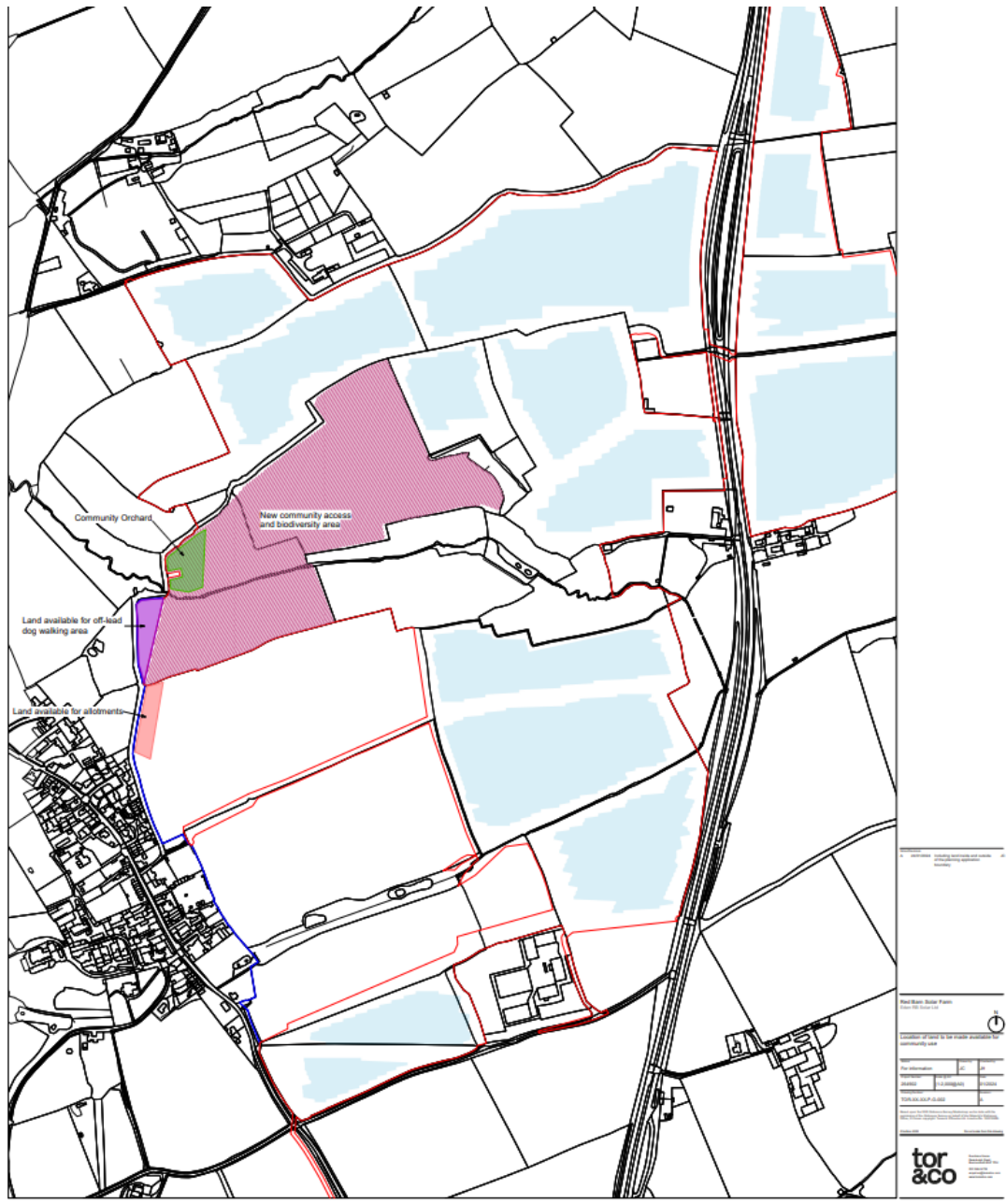


Ancillary buildings and CCTV



Fence and gate details



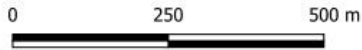


Layout showing allotments, dog walking area, community orchard and community access areas

Public Rights of Way



Location of Public Rights of Way within Red Barn Solar Farm

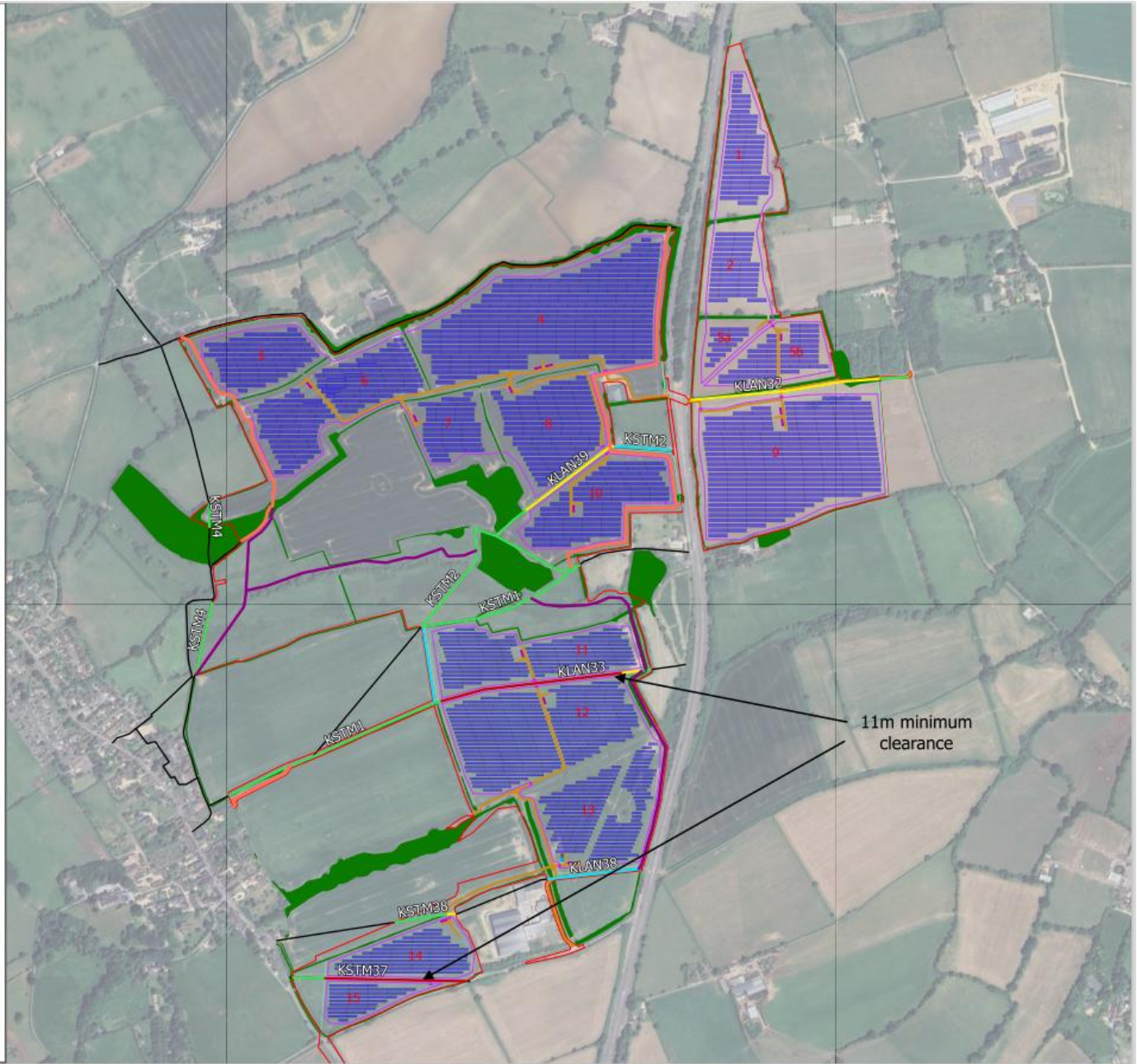


Date	27/03/2024
Version Number	9
Design Version	EDR1008-101Z

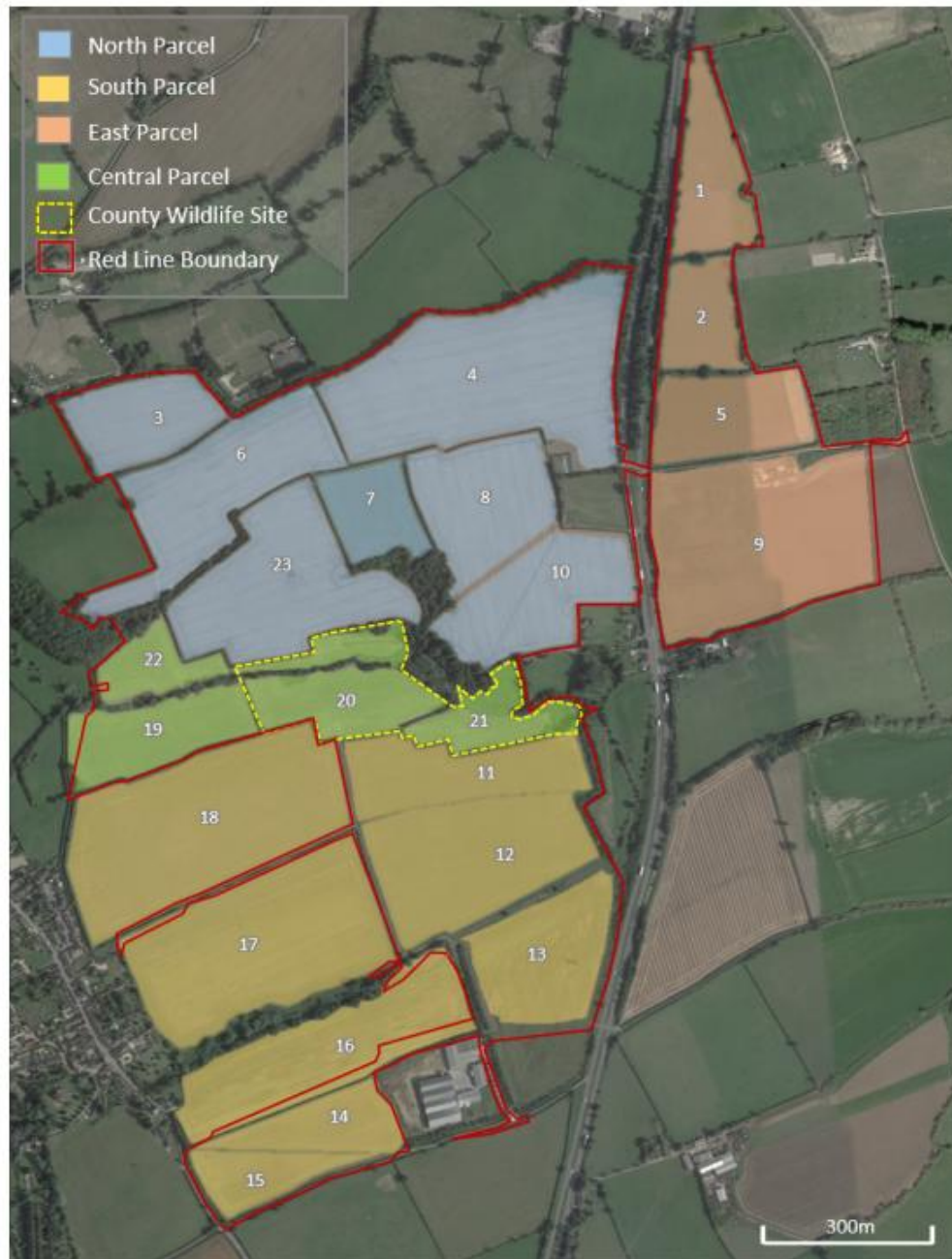
Legend

- Existing PROW with proposed deer fence on either side —
- Existing PROW with proposed deer fence / hedge on either side —
- Existing PROW with proposed hedge on one side —
- Existing PROW unaffected by development —
- Proposed New Permissive Bridleway —
- Proposed New Permissive Footpath —
- Existing PROW outside Site Redline —
- Site Redline
- Fenceline
- Maintenance Track —
- PV Modules ■
- Proposed Hedgerows ■
- Existing Vegetation ■

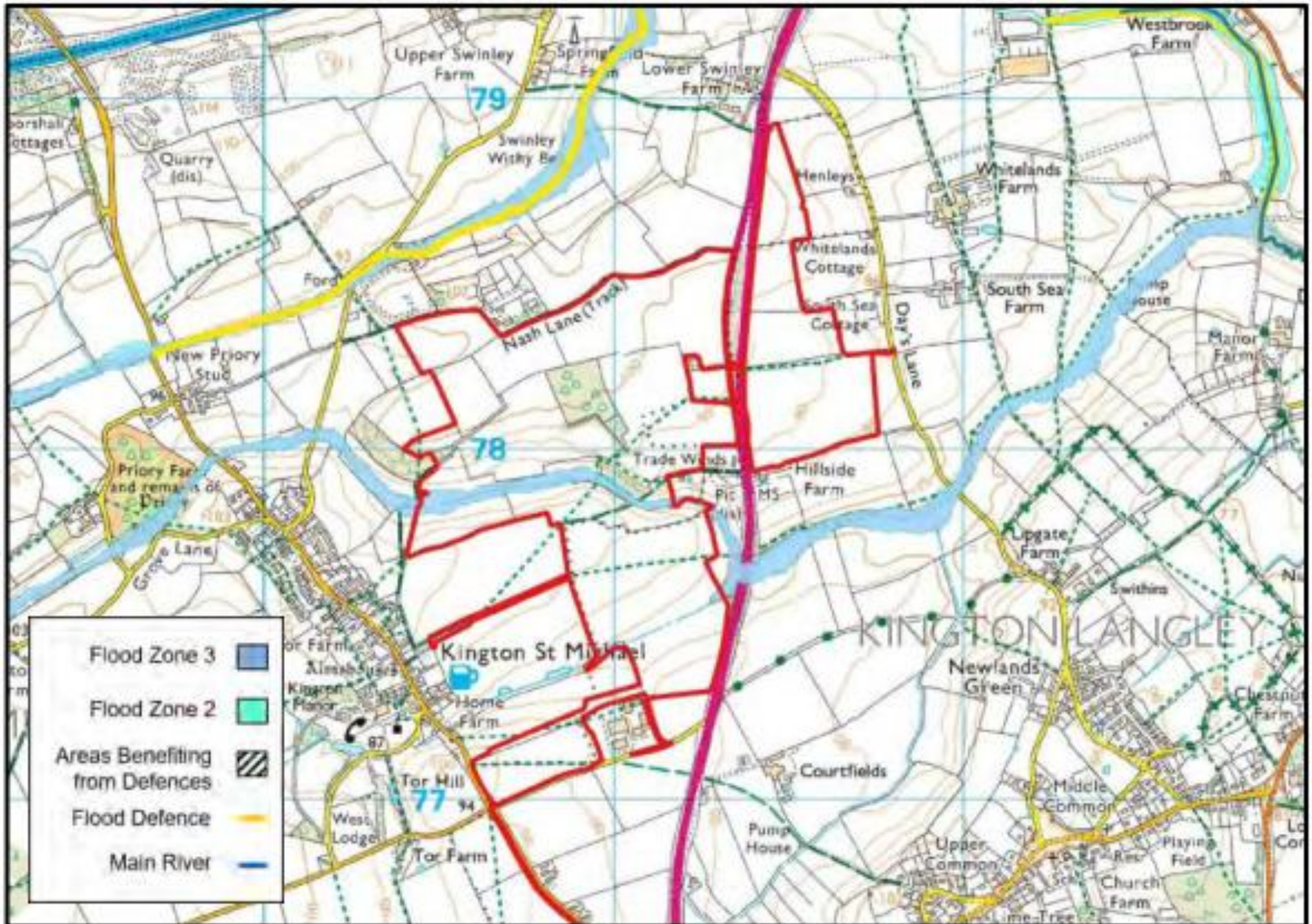
Public routes within Site Redline	Length (m)
PROW unaffected by development	1,752
PROW with proposed deer fence on either side	632
PROW with proposed deer fence and hedge on either side	625
PROW with proposed hedge on one side	448
Proposed New Permissive Bridleway	1,704
Proposed New Permissive Footpath	1,597

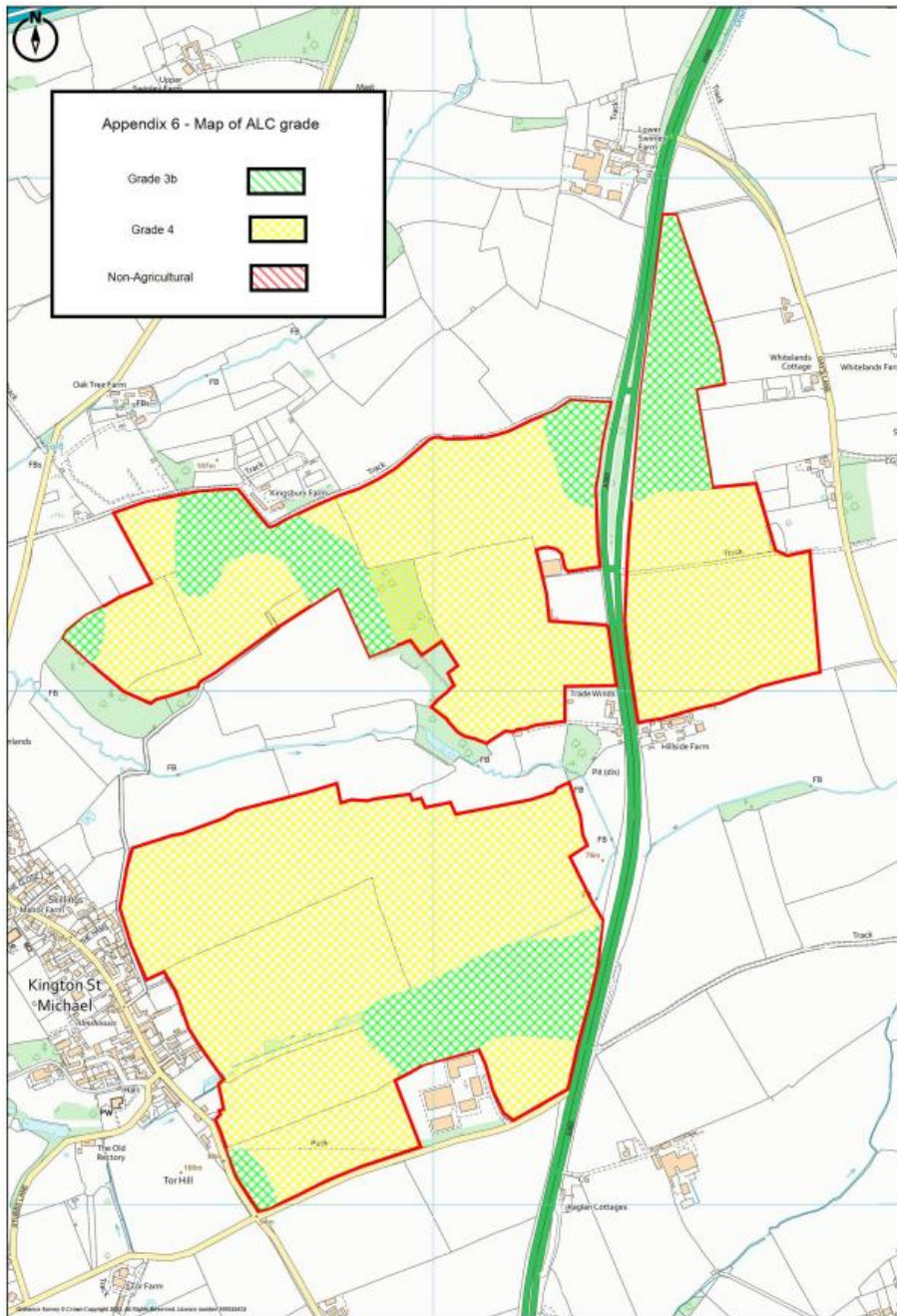


Plan showing land parcels and County Wildlife Site



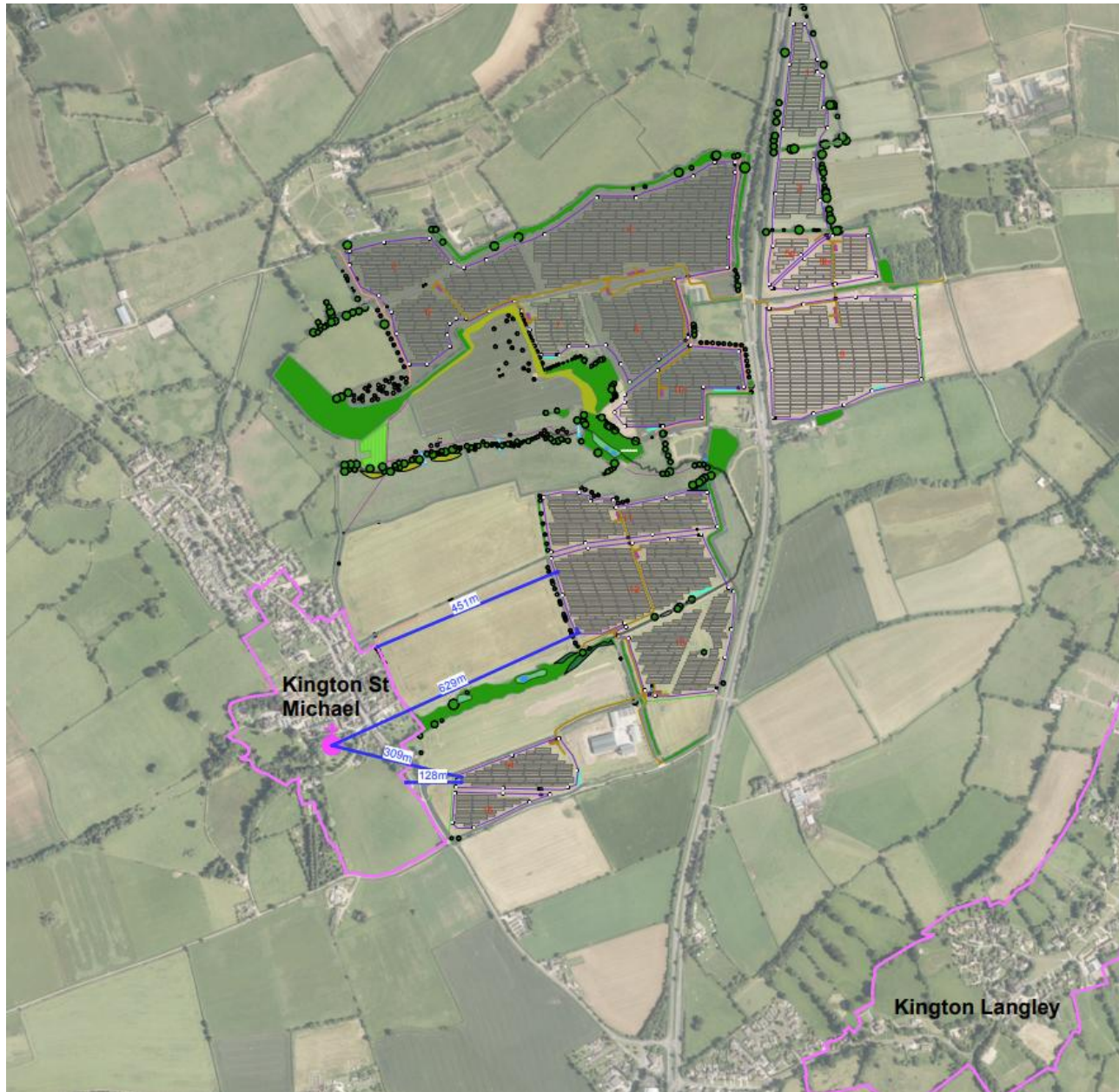
Flood Zones






Agricultural Land Classification

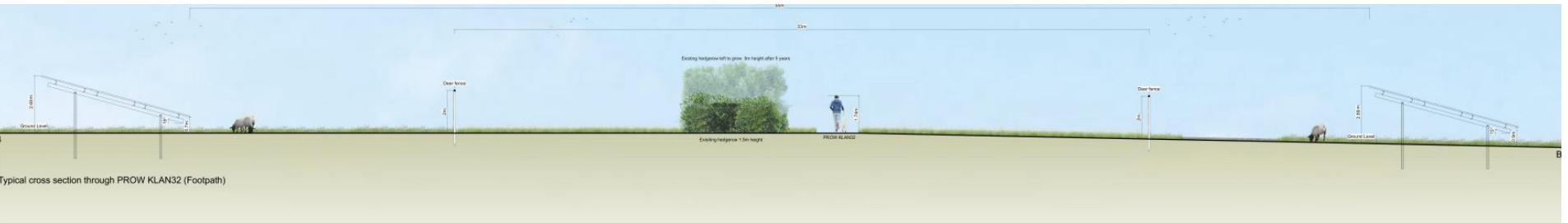
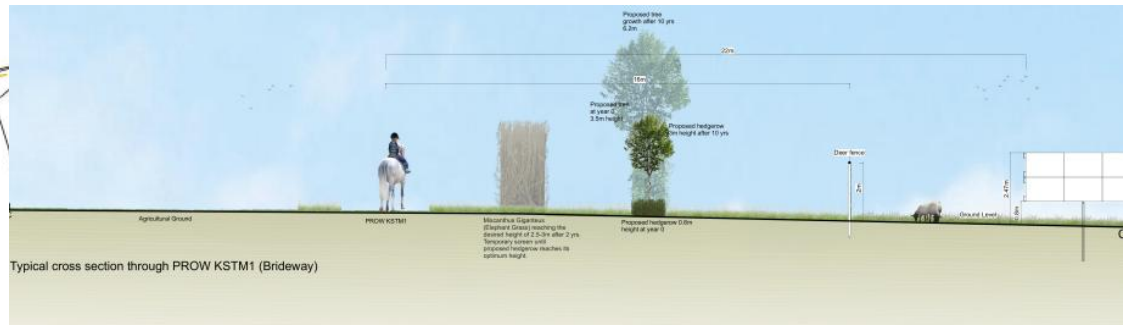
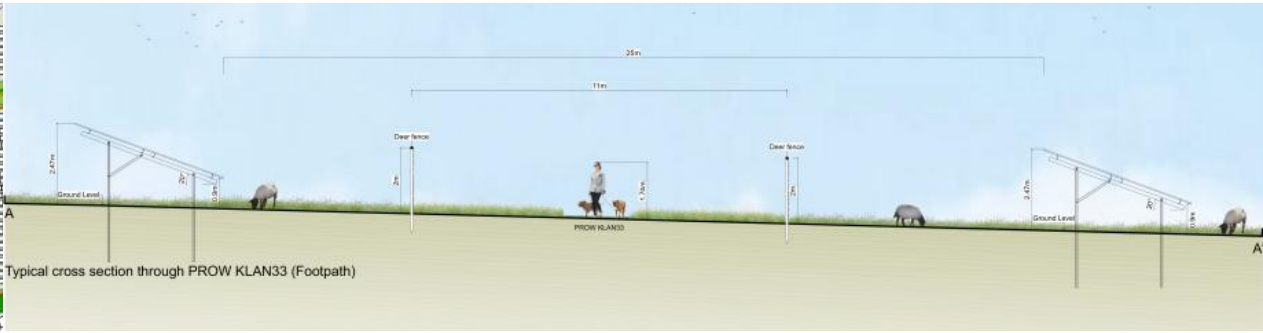
Distances to heritage assets



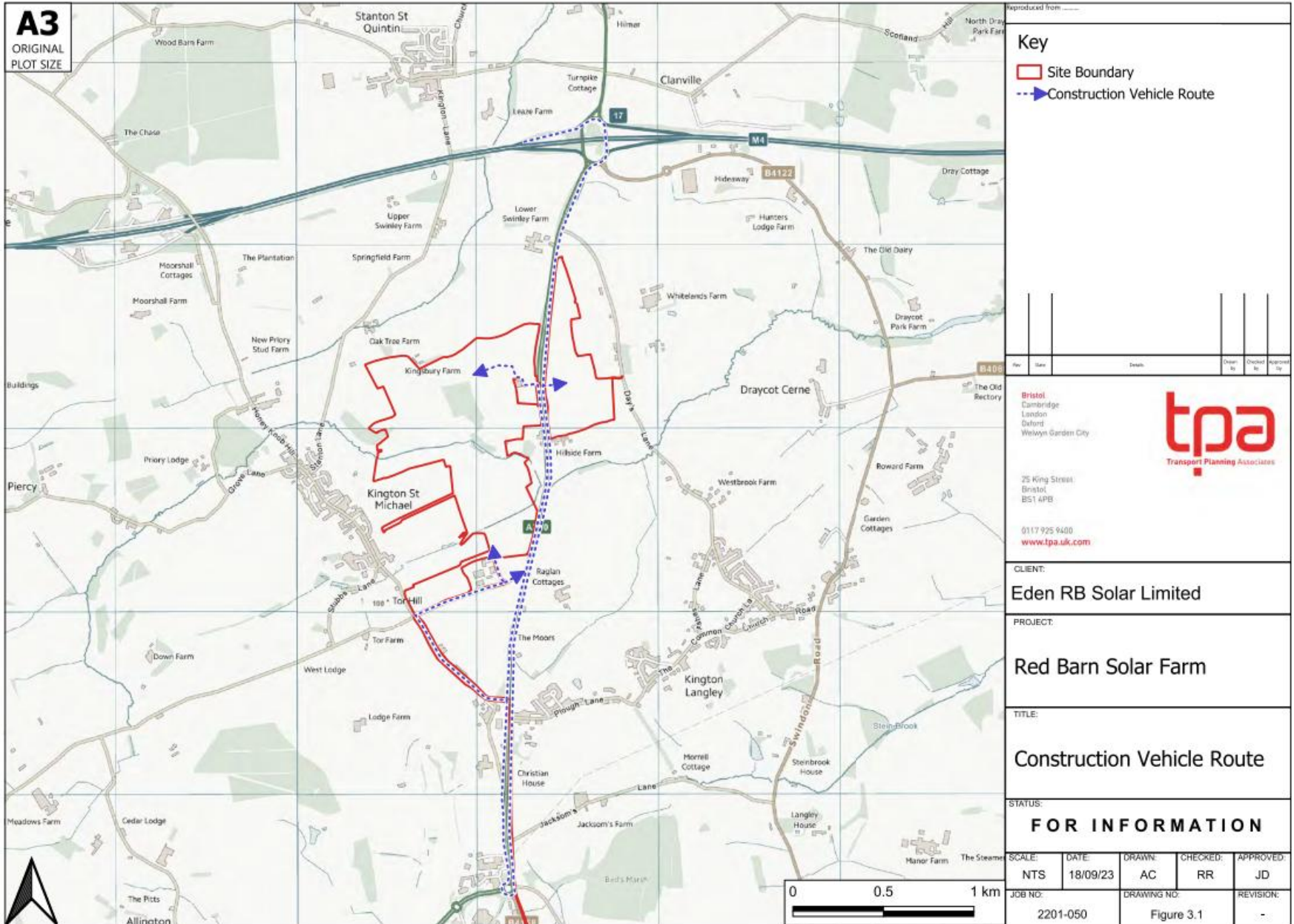
KEY

-  Conservation area boundaries
-  St. Michael & All Angels Church

Typical cross-sections and relationship with PRowW



Construction vehicle routing



Reproduced from _____

tpa
 Transport Planning Associates

25 King Street
 Bristol, BS1 4PB

0117 925 9400
www.tpa.uk

CLIENT:
 Eden RB Solar Limited

PROJECT:
 Red Barn Solar Farm

TITLE:
 Construction Vehicle Route

STATUS:
FOR INFORMATION

SCALE:	DATE:	DRAWN:	CHECKED:	APPROVED:
NTS	18/09/23	AC	RR	JD
JOB NO: 2201-050		DRAWING NO: Figure 3.1		REVISION: -

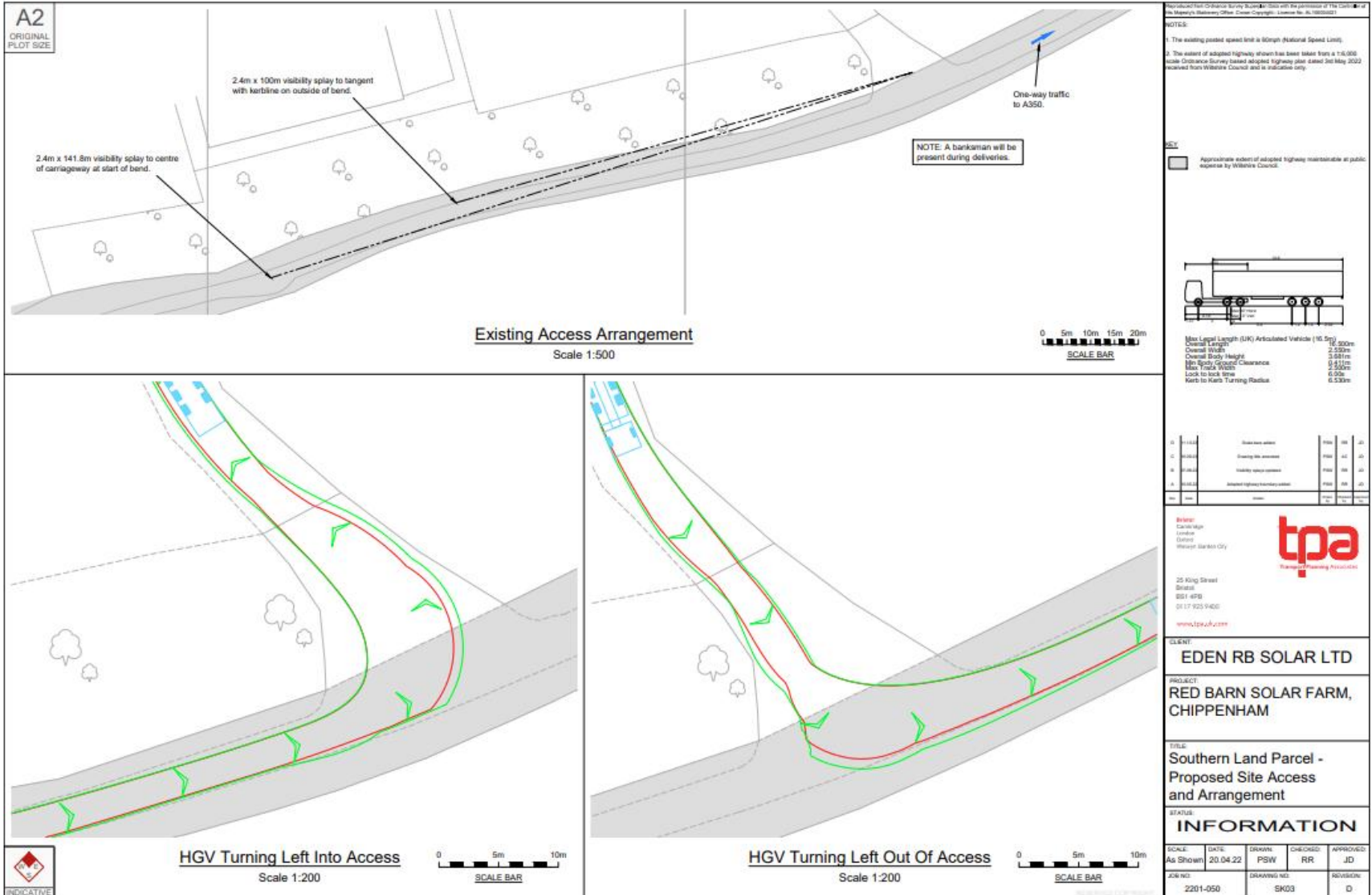
Construction access to Western parcel from A350



Access to western parcel from A350



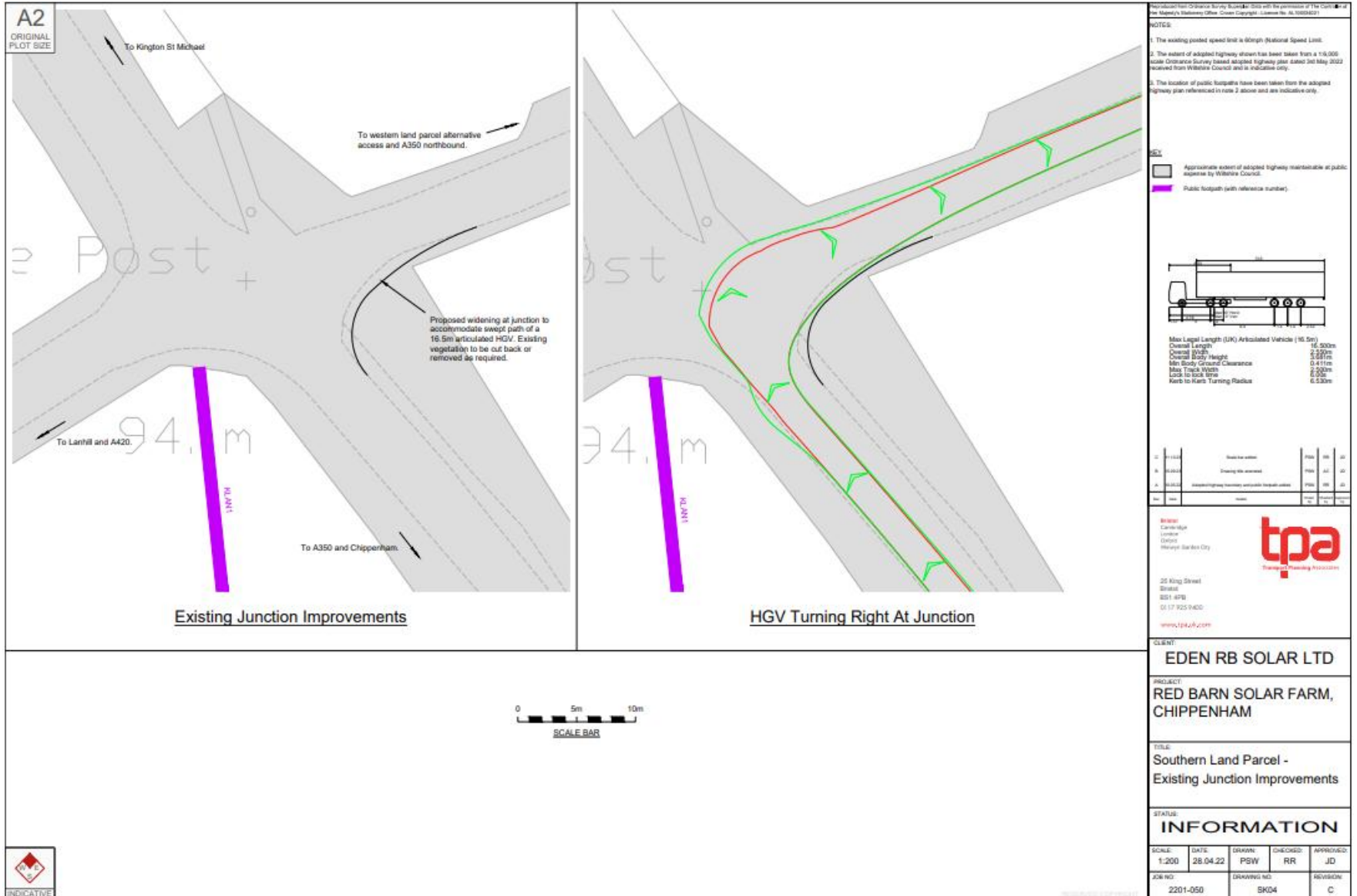
Construction access to Southern parcel from Allington Lane



Allington Lane access



Junction improvements to Tor Hill crossroads



Tor Hill crossroads



Allington Lane



Allington Lane



Access to eastern parcel from A350



Example viewpoints from submitted LVIA – Days Lane (eastern parcel)



Viewpoint 8 winter - Looking south from Day's Lane
 Visualisation type 1. To be viewed at a comfortable sight length and parked at A1



Viewpoint 8 summer - Looking south from Day's Lane
 Visualisation type 1. To be viewed at a comfortable sight length and parked at A1



Example viewpoints from LVIA – junction of KTSM1 and KTSM 2 Rights of Way



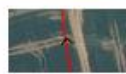
Viewpoint 8 winter - Taken from the junction of Subhighway KTSM1 and footpath KTSM2 looking south-east
 Viewpoint 8 winter - To be viewed at a comfortable viewing height and position at A1



Viewpoint 8 winter
 Figure 6.10 part 1
 Taken from the 2020
tor & co



Viewpoint 8 winter - Taken from the junction of Subhighway KTSM1 and footpath KTSM2 looking south-east
 Viewpoint 8 winter - To be viewed at a comfortable viewing height and position at A1



Viewpoint 8 winter
 Figure 6.10 part 2
 Taken from the 2020
tor & co

Example viewpoints and time progression from LVIA – year progression view from footpath along road as entering Kington St Michael



Nearest solar array development

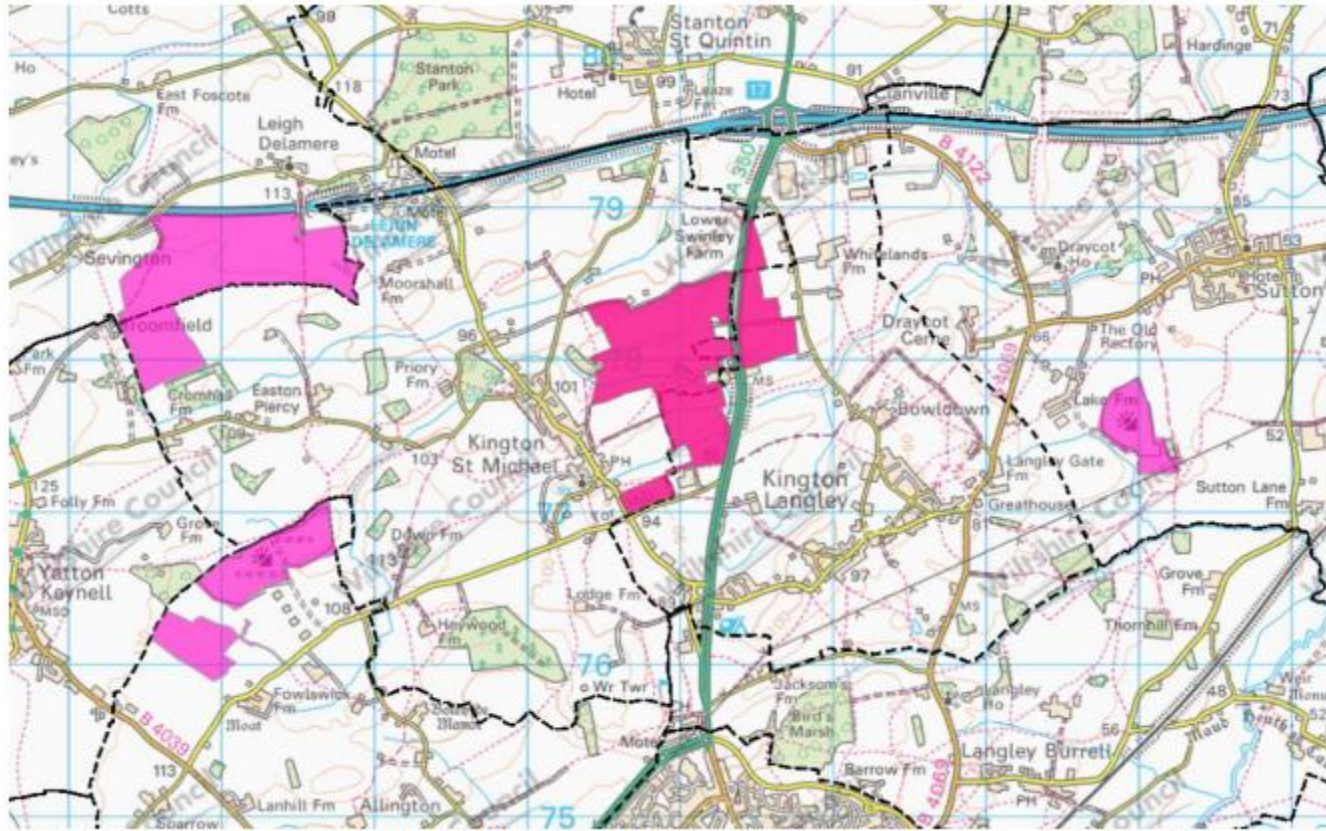
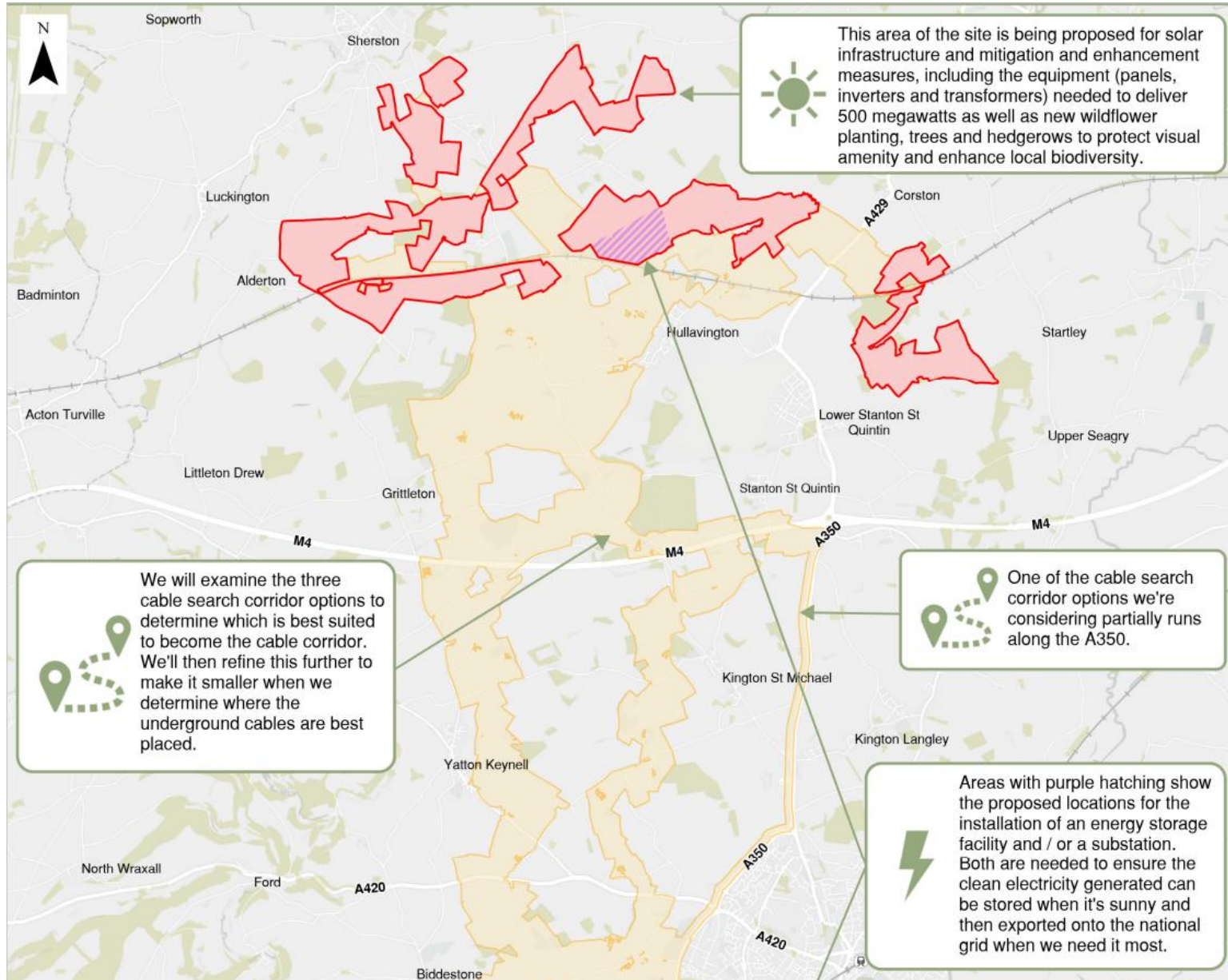


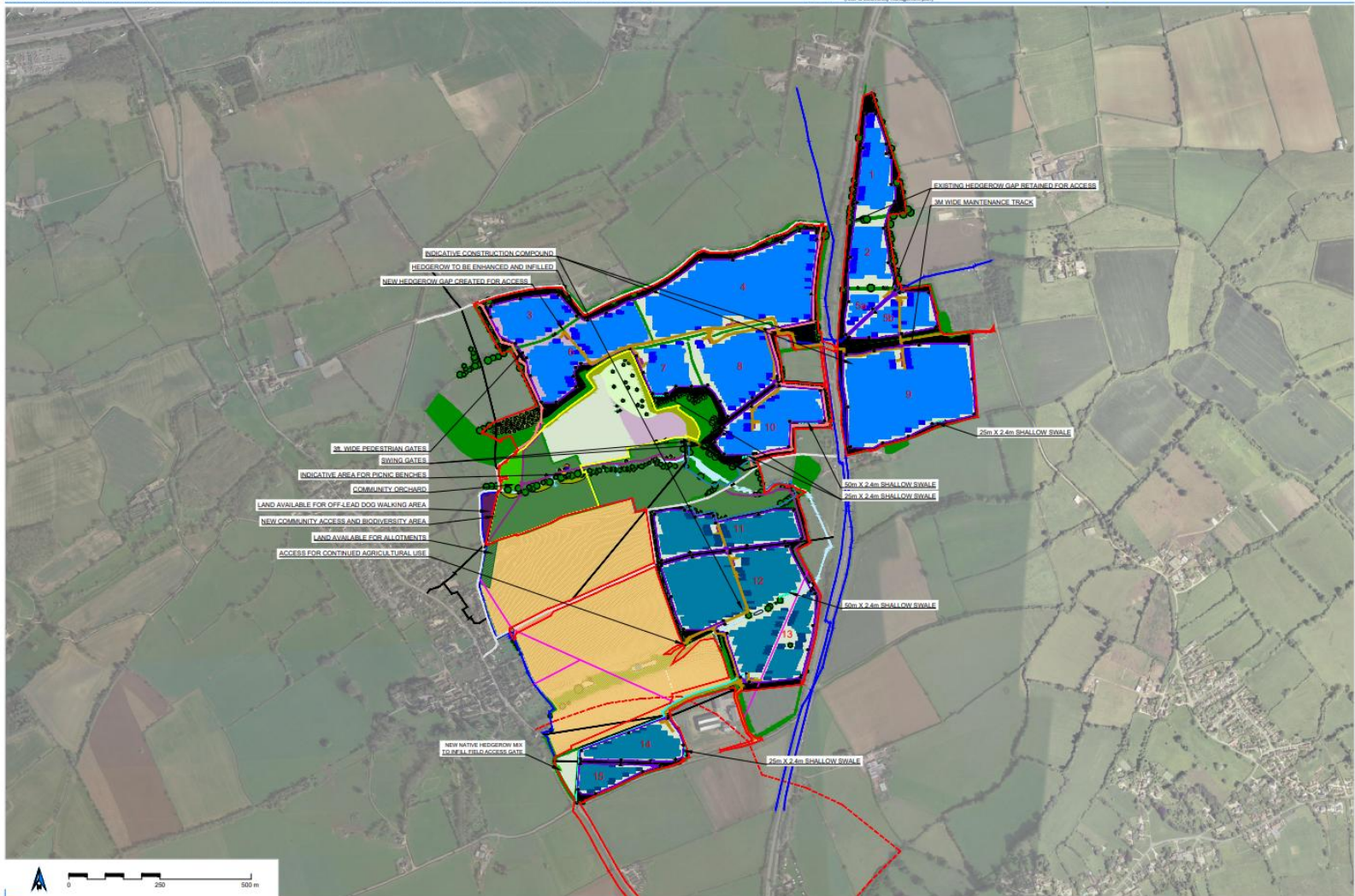
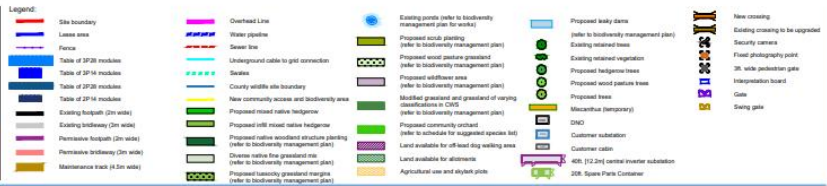
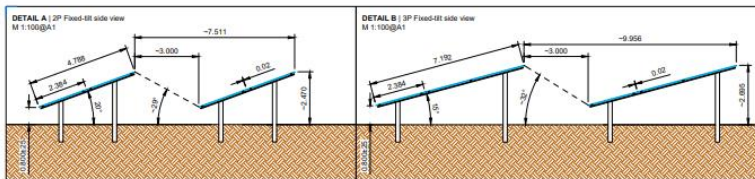
Figure 8: Applications for Solar Parks (pink infill) with parish boundaries (dashed black online) relative to Red Barn Solar (centrally located in image)

Figure 8 shows the spatial relationship between solar farm planning application sites (regardless of their approval/construction status) closest to the Red Barn site. Those being:

- Land to the south of the M4 at Leigh Delamere (PL/2021/06100) approximately 1.5km west – not yet constructed, but permission extant
- Land at Battens Farm (N/13/01311/FUL) approximately 2km west – constructed
- Land East of Battens Farm (PL/2024/09410) – approximately 3km west – application under consideration
- Lake Farm (N/11/00003/FUL) approximately 2km east - constructed

Lime Down solar park





- Notes:**
- All dimensions to be confirmed on site prior to installation.
 - All dimensions are indicative only and in new unless otherwise specified.
 - Drawing based on: "Hed Best Topo Map" "Hed Best Inv"
 - Existing hedgerow will be retained and grassed up, interspersed with new trees 3m high at widest.

System description:

Max. Export Capacity	4000 kW
Substructure type	Fixed-tilt system
Tilt angle	15° (2P), 20° (3P)
Shading angle	-12° (2P), -10° (3P)
Asympt. from South	Dir. South
Inverter model	Siemens Simon PV000
Inverter power, kVA	4000
No. of inverters	13
DC/AC ratio	-



Location: Kingdon St. Michael, Chippingham, United Kingdom
 51°30'7.15"N 2°7'58.10"W

Title: PV Layout
Drawn: DETRA /NM Checked: RW
Scale: 1:5000@A1 Date: 28/03/24
Drawing No: ED1008-101 Rev: 1

The Barn, Ford Farm, Ashburn, Macclesfield, S98 2DP, UK
 Phone: +44 (0)1625 21628
 Email: enquiries@edenrenewables.com
www.uk.edenrenewables.com



10) PL/2024/06897 Land off Sherston Road, Malmesbury

Application for outline planning permission for up to 55 residential units (all matters reserved other than access)

Recommendation: Approve subject to a s106 legal agreement and planning conditions



Site Location Plan

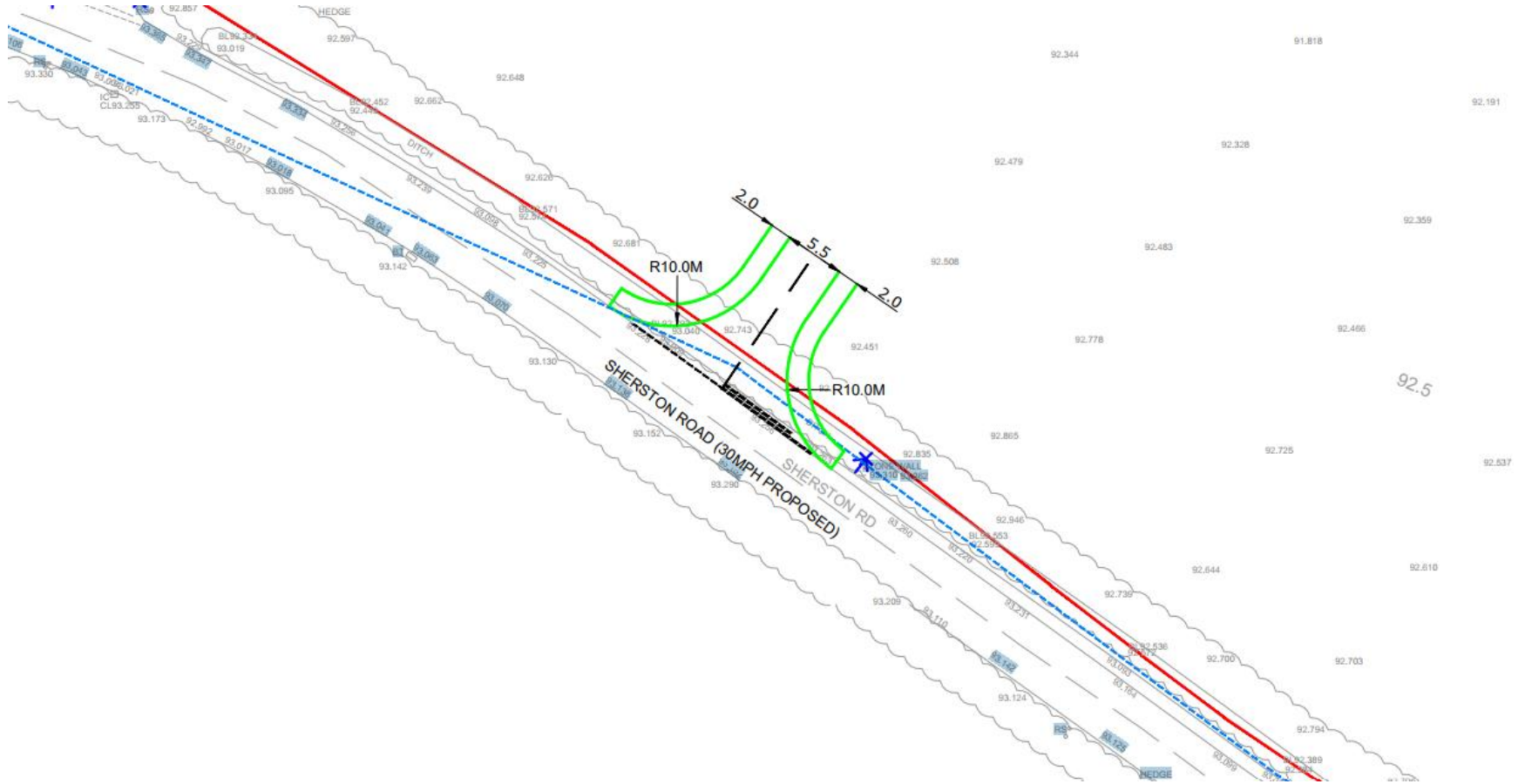


Aerial Photography

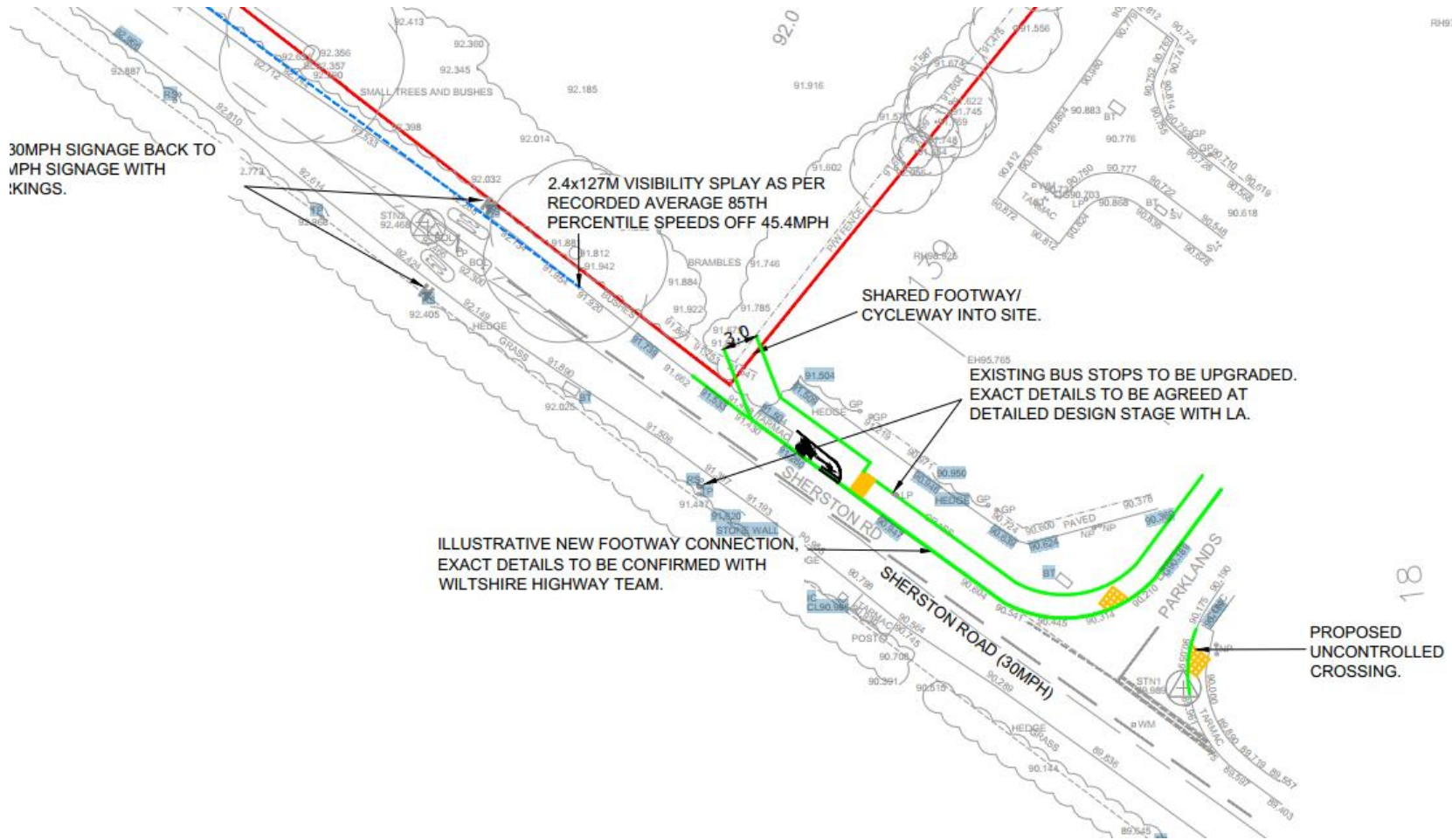
Indicative Layout Plan



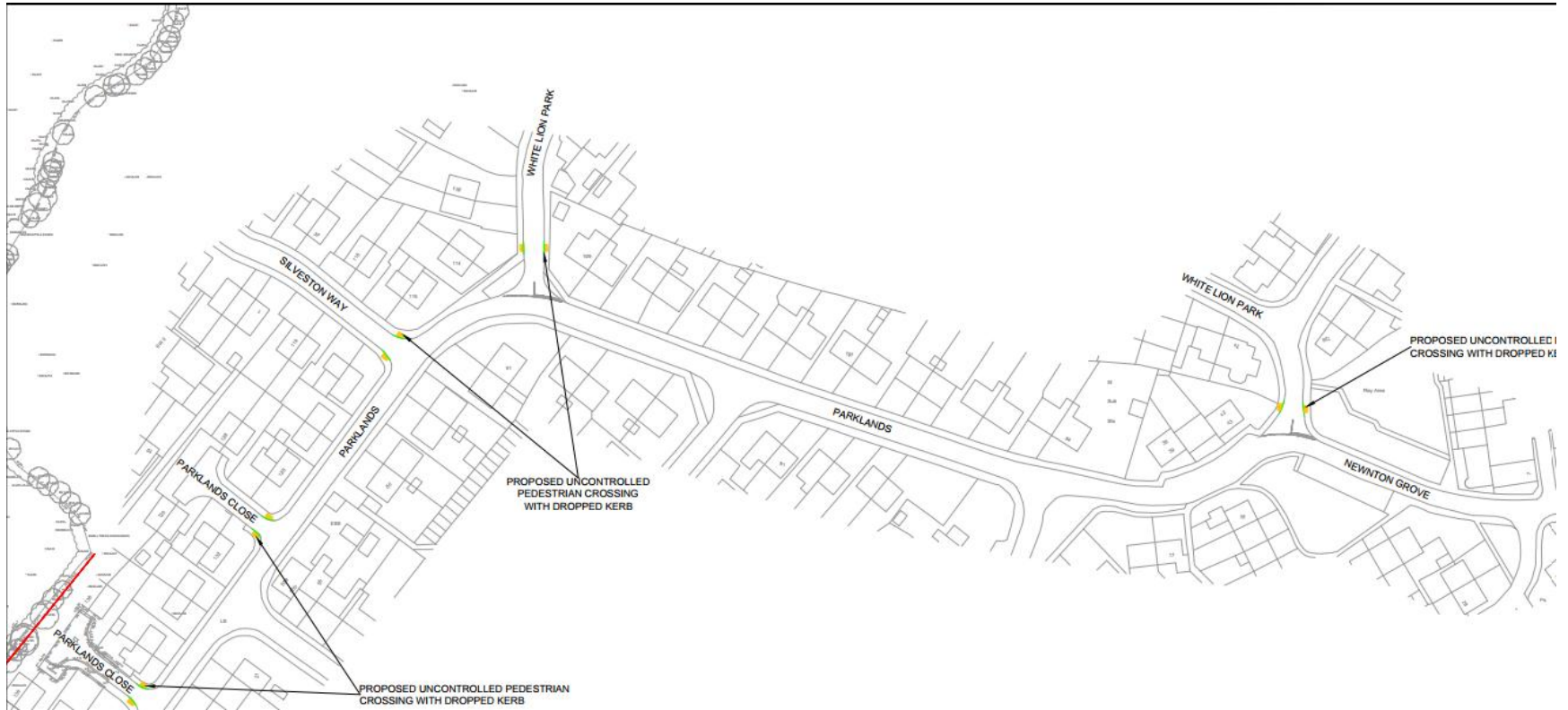
Site access Point



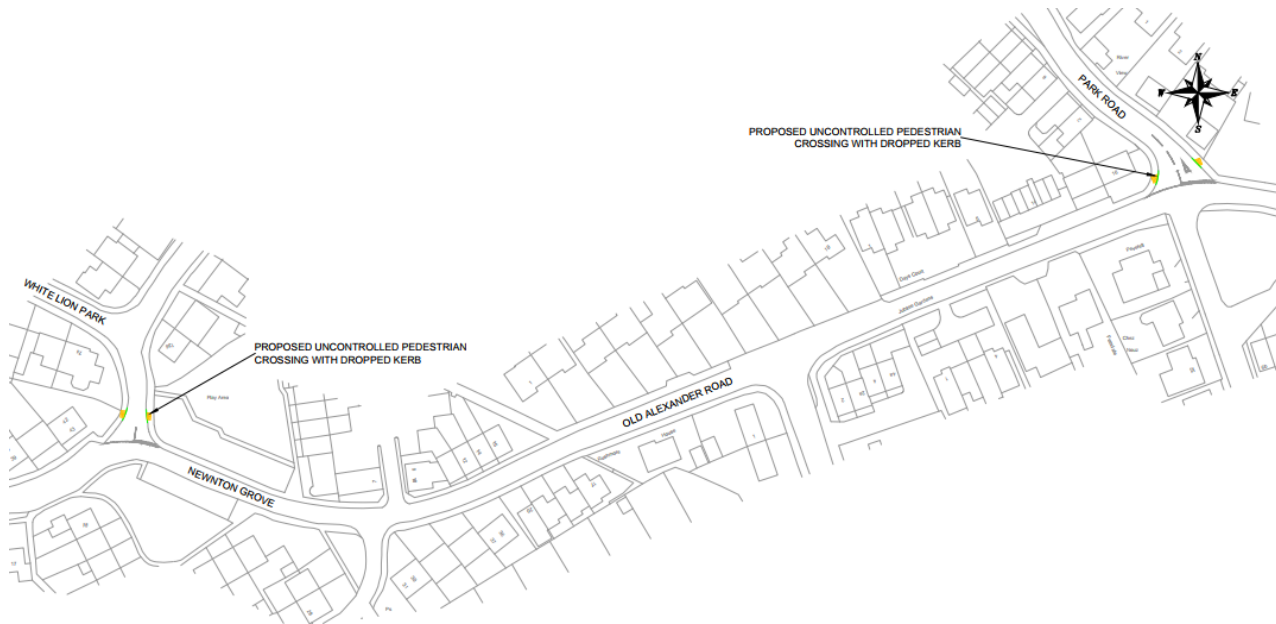
Site access arrangement



Off site highway works



Off site highway works



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.



SITE LAYOUT (NTS)

VIEW from Western corner Looking South East



View from Western corner looking East



View looking East



VIEW from footpath MALM12



Photoviewpoint 3: View from Footpath MALM12 linking White Lion Park and Park Lane, looking south towards the Site

View from Footpath BROK17



Photoviewpoint 2: View from Footpath BROK17 looking east towards the Site

View from B4040 Sherston Road



Photoviewpoint 1: View from B4040 Sherston Road looking east towards the Site

Strategic Planning Committee

23rd January 2025