

Marlborough Town Council



8 July 2025

Dear Councillor

Planning Committee

You are summoned to a meeting of the **Planning Committee** to be held in the **Court Room, Marlborough Town Hall** on **Monday, 14 July 2025** at **7pm**.

Yours sincerely

Richard Spencer-Williams

Richard Spencer-Williams, PSLCC

Town Clerk

If members of the public wish to attend and ask a question they should notify the Town Clerk of this by noon on the Friday prior to the meeting and provide their question in writing at the same time.

If members of the public wish to ask a question, but not attend, they can provide the question in writing to the Town Clerk by noon on the day of the meeting, and a written response will be provided.

PUBLIC QUESTION TIME

In accordance with Standing Order 3(f), members of the public may ask questions of the Planning Committee. The time allocated for this should not exceed 10 minutes and be limited to one question per person unless directed otherwise by the Chair. A full response may not be possible without further research, and the Chair may direct that a written or oral response be given.

AGENDA

- 1. Apologies**
- 2. Declaration(s) of Interest**
To receive declarations of interest and consider any requests for dispensation
- 3. Chair's Announcements**
- 4. Minutes**
To confirm the minutes of the meeting held 9 June 2025
- 5. Action Log**
To receive an update on the action log
- 6. Planning Decisions**
To note the planning applications recently determined by Wiltshire Council
- 7. Planning Applications**
To consider application consultations received from Wiltshire Council
- 8. Works to Trees**
To consider application consultations received from Wiltshire Council
- 9. Tree Preservation Order (TPO)**
To consider a provisional TPO
- 10. Briefing Note on Housing Land Supply**
To note and consider a briefing note issued by Wiltshire Council
- 11. Briefing Note on Wiltshire Community Air Network**
To note a briefing note issued by Wiltshire Council
- 12. Local Highway and Footway Improvements Group (LHFIG)**
To consider a highway improvement request
- 13. Speed Indicator Devices**
To note the most recent data reports and consider the updated location plan
- 14. Town Centre Working Party**
To receive a verbal update
- 15. Temporary Road Closures**
To note and consider orders issued by Wiltshire Council

To approve the minutes of the meeting held 9 June 2025

Marlborough Town Council



Planning Committee

Minutes of a meeting of the Planning Committee held Monday, 9 June 2025
in the Court Room, Marlborough Town Hall at 7pm

PRESENT	Councillor Kym-Marie Cleasby	Chair
	Councillor Emily Trow	Town Mayor (<i>ex officio</i>)
	Councillor Mervyn Hall	Vice Chair
	Councillor Mark Cooper	
	Councillor James Sheppard	
	Councillor Mark Luson	
	Councillor Kelvyn Shantry	
	Councillor Susannah O'Brien	
	Councillor Caroline Sadler	
	Councillor Abi Beaumont	
	Councillor Peter Morgan	
	Richard Spencer-Williams	Town Clerk
	Dawn Whitehall	Corporate Services Officer
ALSO PRESENT		
Neil Goodwin	Marlborough.News	
Plus one member of the public		

PUBLIC QUESTION TIME

There were no questions.

- 40/25 APOLOGIES**
Apologies for absence were received from **Councillors Fogg, Farrell and Wrench.**
- 41/25 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**
Councillor Luson – agenda item 9(b) – Highways Improvement Request – non-pecuniary. As the applicant, **Councillor Luson** would answer questions but not take part in discussions or vote on any decisions on this item.
- 42/25 CHAIR'S ANNOUNCEMENTS**
The Chair welcomed **Councillor Morgan** to his first Planning Committee meeting.

The Town Council was aware of unauthorised vehicles at the Recreation Ground. The Town Clerk was taking the proper steps to deal with the situation.

A temporary road closure notice had been received after this agenda had been produced. It relates to A4 High Street (from A345 roundabout for 35 metres) on 17 June for 5 hours, starting at 7pm.

Following concerns being raised about the length of time before the lights change to red at the crossing at The Green (Herd Street), Highways had confirmed that their contractors had set the priority to vehicles by default. This should have been set to pedestrian priority, and this change had been scheduled.

Councillor Cleasby had spoken to the Planning Officer about PL/2025/03165 (*proposed retirement apartments at former Police Station in George Lane/Action Log Ref 287*). The original decision date of 26 June would be extended because of the huge volume of objections. This would allow the Officer time to look at each objection carefully and go out for further consultation if necessary as well as discuss with the applicant. This means a decision is unlikely to be made until September or later. If the decision is to approve, Wiltshire Councillor Jane Davies (Marlborough West) will call it in to the Eastern Area Planning Committee and it was likely this would not be able to take place until early 2026. Councillor Cleasby, as a member of the Committee, would recuse herself from the meeting on the grounds that she is predisposed to refuse the application. This would ensure no conflict of interest for her or possible challenge to any decision made at that meeting. She would still be able to attend the meeting as the Chair of Planning for Marlborough Town Council and put the Town Council's case.

RESOLVED: to engage the services of a planning expert to advise the Planning Committee from time to time as required

43/25 MINUTES

RESOLVED: that the minutes of the meeting held 19 May 2025 were approved as a true record

44/25 ACTION LOG

Members noted the updated action log. Comments included:

#5 High Street Crossing Petition – a proposed scheme by Highways had been rejected as unsuitable, and the Town Centre Working Party had been asked to consider this. It was within the scope of a much wider piece of work to create a vision and development plan for the town centre which had recently started after appointing town planning expert consultants. A series of community engagement events would take place in June leading to a proposal for consultation in July and a recommendation by the end of September.

#89 Safe crossing point Port Hill to The Common – a pole was on order to place a speed indicator device here. Metrocount cables had recently been placed here too.

ACTION: **Councillor Cleasby** and the **Town Clerk** to make enquiries at Wiltshire Council about the reason for the Metrocount and to request the results

#151 Community Speed Watch – the Town Mayor **Councillor Trow** had arranged a meeting with a Devizes Councillor who had experience with speed watch to discuss ideas and devise a plan for Marlborough.

45/25 PLANNING DECISIONS

Members noted the planning applications that had recently been determined by Wiltshire Council.

46/25 PLANNING APPLICATIONS

a) PL/2025/04076 – Installation of 4 no. antennas (painted to match fabric of host building), 1 no. equipment cabinet (Grey RAL7035), 1 no. meter cabinet (Grey RAL7035) (external, ground level), and all ancillary developments including grillage. Removal of 4 no. timber frames and 4 no. sets of timber louvres and replacement with GRP replicas at St Peter’s Church, High Street, Marlborough for c/o agent Cornerstone

During a suspension of Standing Orders AnnMarie Newbigin (Chair of St Peter’s Council of Trustees) answered questions and confirmed the Trust supported this proposal. It would generate additional income and would not prevent tower tours taking place.

RESOLVED: that Marlborough Town Council has no objection to this application

b) PL/2025/04302 - Installation of 4 no. antennas (painted to match fabric of host building), 1 no. equipment cabinet (Grey RAL7035), 1 no. meter cabinet (Grey RAL7035) (external, ground level), and all ancillary developments including grillage. Removal of 4 no. timber frames and 4 no. sets of timber louvres and replacement with GRP replicas at St Peter’s Church, High Street, Marlborough for c/o agent Cornerstone

RESOLVED: that Marlborough Town Council has no objection to this application

AnnMarie Newbigin left the meeting

c) PL/2025/02151 – Proposed multi use games area at Barton Hill, Bath Road, Marlborough for Marlborough College

RESOLVED: that Marlborough Town Council has no objection to this application

- d) **PL/2025/04627** – Proposed non-illuminated fascia signs, fascia letters and projecting sign at 110 High Street, Marlborough for Image Technique Ltd
RESOLVED: that Marlborough Town Council has no objection to this application

47/25

WORKS TO TREES

- a) **PL/2025/04489** – T1 Oak – eastern aspect: sympathetically reduce lateral limbs overhanging residential garden by 2 metres. Southern aspect: sympathetically reduce lateral limbs by 2.5 metres at 10 St Margarets Mead, Marlborough for Ms Nicola Hobbs
RESOLVED: that Marlborough Town Council has no objection to this application

- b) **PL/2025/04778** – Fir tree – fell at Five Alls Court, London Road, Marlborough for Kate Deakin

Councillor O'Brien (Tree Officer) was concerned that this was a healthy, mature tree, noted the applicant was not the land owner, and that there did not appear to be a recommendation from a professional tree surgeon. Given this, she did not believe that felling the tree was justified. There was a question about whether the Town Council was the landowner and, if so, whether it could comment on the application.

ACTION: Town Clerk to ascertain whether the tree is on Town Council land and, if so, take advice from the Grounds Manager. If not, the Town Clerk should respond to the application to reflect the objections raised during the meeting.

RESOLVED: to delegate to the Town Clerk to reply on behalf of the Town Council following further investigation

48/25

LOCAL HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

a) Update on LHFIG meeting held 22 May

- The budget for the current year was £12,500
- The LHFIG had reviewed all the items on the list and agreed not to remove any. Items would be worked through accordingly
- There was a waiting list to get on the list that would not be addressed until the next financial year
- Any items submitted from now on may therefore take a long time to reach the top of the list
- There were other ways to address highway requests, e.g. direct to officers where they related to road safety or road markings

b) Highway Improvement Request – Road markings to prevent blocking of access at roundabout at junction of A346 and Jennings Road

Councillor Luson had submitted the request and answered questions and provided clarification. Members agreed that a solution was required and would take advice on whether signs or road markings were the correct solutions.

Councillor Luson did not vote on this item.

RESOLVED: that Marlborough Town Council supports this request

49/25 VARIOUS ROADS, MARLBOROUGH – 20MPH SPEED LIMIT

Members noted that a recent consultation had resulted in objections, so it would be necessary for a report to be placed before the Cabinet Member for Highways, Street Scene and Flooding.

50/25 CONSULTATION

RESOLVED: that Marlborough Town Council supports the draft Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site Supplementary Planning Document

51/25 SPEED INDICATOR DEVICES (SIDs)

Members noted the most recent data downloaded from the Town Council's SIDs at Kingsbury Street (24 April to 13 May) and Poulton Hill (14 to 27 May). Discussion points included:

- The Chair had received information from Wiltshire Police that speed enforcement operations had taken place at Poulton Hill on 23 May, resulting in 8 drivers being served with prosecution notices, 7 being offered speed awareness courses or £100 fines with 3 points on their licence, and 1 receiving a £100 fine and 3 points on their licence
- It was noted that one driver had been recorded at 60mph going uphill at Kingsbury Street at the junction with Silverless Street. As SID data was shared with the police, whether they could be asked to conduct enforcement at points where such speeds were recorded, including Herd Street. Both these roads were used by many pedestrians, including children and there was a serious risk from people driving above the speed limit
- The **Town Clerk** was in the process of arranging for two senior police Inspectors to attend a future Town Council meeting, which would allow Councillors to explain their issues

ACTION: **Councillor Sheppard** to contact the relevant officer at Wiltshire Police to highlight the speeding issues in Marlborough

52/25 TOWN CENTRE WORKING PARTY

Councillor Shantry had been elected Chair at the first meeting of the Working Party and provided a verbal update:

- Updated terms of reference had been drawn up (attached to this agenda)
- Sustainable Drainage Systems (SuDS): there was a budget of £25,000 for this work. A meeting had been held with Action for the River Kennet and it was hoped that a scheme could be implemented in this financial year. Options being considered were two colourful, all-year round interest rain gardens to brighten up the High Street and collect rainwater runoff from buildings as well as one near the former St Peter's School in the Parade. Designs and costs would be considered at the next meeting
- Town Centre Vision and Development Plan: an extensive programme of public consultation had been agreed and would be publicised tomorrow (10 June). This included:
 - An invitation-only stakeholder workshop on 25 June
 - Walking tours on 25 and 28 June to get ideas from the public
 - A market stall and drop-in at the Jubilee Centre on 28 June with a giant map that people could pin ideas to
 - An interactive online map that people can comment on
 - A self-guided walking tour
 Feedback would be considered and a draft consultation document produced, probably in July, aiming to sign off and agree the documents in September. **Members** were asked to join in with the workshop and other events if they can.

53/25 TEMPORARY ROAD CLOSURES

Members noted that Wiltshire Council had issued temporary road closure orders at:

- TTRN: Orchard Road from its junction with Upper Church Fields in a north westerly direction for approximately 20 metres on 6 June from 09:00-16:00 to enable Wiltshire Council to carry out Bobcat Patching works
- TTRN: Herd Street/A346 from its junction with Barn Street to its junction with Rockley Road at Ogbourne Maizey on 16 June from 19:00 to 23:50 to enable Milestone on behalf of Wiltshire Council to carry out urgent carriageway patching works
- TTRO 10518: George Lane (part) from its junction with A345 to its junction with Ducks Meadow between 09:30 and 16:30 for 2 days from 26 July to enable Openreach to carry out blockage clearance work (recommencement notice)

Members noted the chaos caused by the last closure of Herd Street due to the contractor not having adequate signage in place, including on M4 gantries, to warn that there was no HGV access during this time.

ACTION: Town Clerk to contact Highways to seek assurance about comprehensive signage and alert the police to potential traffic issues

The meeting closed at 8.44 pm

Min #	Owner	Status & Mtg Date	Notes
#5 HIGH STREET CROSSING PETITION			
169/21	Town Clerk	31/08/21 In progress	<p>Town Clerk spoke to Mrs Hamblin on 25.10.21. Mrs Hamblin's view was that what was needed was a 'proper' crossing that suitably assisted those in particular with 'vulnerabilities' such as impaired vision or mobility to safely cross the large and busy High Street. A 'soft' crossing scheme as proposed she felt was inadequate for the needs of many of Marlborough residents. On 1.11.21 Cllrs Hall, Thomas, Sheppard, & Town Clerk met WC Highways engineer, Martin Cook to discuss ideas/options. MC undertook to see what scheme could be devised to cross High St near where Waitrose is located.</p> <p>10.01.22: Cllr Thomas submitted CATG request to MTC on 14.3.22. MTC support - CATG request forwarded to WC on 15.3.22.</p> <p>6.6.22: Mrs Hamblin had indicated that she was now more willing to accept any location rather than no crossing at all. Request with LHFIG but likely to be subject to a substantive bid once assessed by an engineer. WC Highways engineer to do plan and costing.</p> <p>28.11.22 Discussed at LHFIG on 24.11.22 - WC Highways to do feasibility plan and costing in readiness for 2023 24 substantive bid in June/July 2023 (if feasible).</p> <p>14.2.23 Plan received from WC Highways on 14.2.23, on agenda 27.2.23 for MTC Planning Committee consideration.</p> <p>27.2.23 Scheme deemed not appropriate/suitable by Planning Committee; referred to Town centre Working Party.</p>
#89 SAFE CROSSING POINT PORT HILL TO THE COMMON			
256/20	Town Clerk	02/11/20 In progress	<p>02.11.20: Written motion presented by Cllr Farrell to support petition presented by Hannah Cartwright. RESOLVED That the Town Council supports this request for a safer crossing point, whether a pedestrian crossing, reduction in the speed limit or by other means. It needs a full and urgent review through CATG and Highways officers. Also, to request a pedestrian count and to seek alternative Wiltshire Council funding options to conduct a whole town transport strategy.</p> <p>15.08.22: TC update - traffic survey had been in wrong location for Police to start risk assessment/enforcement. Too dangerous for Community Speed Watch. Town Clerk in discussions with WC to find way forward.</p> <p>16.8.22 Cllr CT emailed Police to ask for advice and assistance in progressing this issue.</p> <p>19.8.22 - WC emailed Town Clerk to state traffic survey was done in the best possible location given constraints, and that they had planned meeting to look at how best to collaborate with Police in these situations.</p>

Min #	Owner	Status & Mtg Date	Notes
			<p>19.8.22 Town Clerk emailed WC to ask for how they would advise to proceed given there is a known speeding issue at this location?</p> <p>05.09.22: JS escalated to PCC/Wilts Police/Wilts Council.</p> <p>28.11.22 Post to be installed by MTC for use of SID on green/ junction with Port Hill/Herd St.</p> <p>7.12.22 MTC reviewed SID guidance, due to distance between proposed location for pole and speed limit post cannot be installed for SID use.</p> <p>31.3.23 SID guidelines being revisited to reassess if can install pole. RSW re-stated to Police the need for enforcement.</p> <p>15.3.23 Enforcement action taken by Police February & March 2023; no evidence for speeding.</p> <p>12.6.23: Cllr Thomas to follow up with WP. Town Clerk re-requested enforcement action at Police Tasking meeting 20.7.23.</p> <p>LHFIG request for 40mph speed limit buffer-zone and traffic calming on agenda for 13.11.23; referred by TCWP - supported by MTC 13.11.23 for referral to LHFIG.</p> <p>Considered by LHFIG on 25.1.24 – Highways Engineer to check whether 40MPH buffer zone is feasible</p> <p>12.7.24 Discussed at LHFIG</p> <p>11.7.24 WC Highways Engineer advised was not possible. This was challenged by MTC/WC Councillors, and the engineer undertook to recheck if this is the case; and if so, provide an explanation including the relevant guidance and reasons for this judgement</p> <p>2.12.24 LHFIG reps still pushing for response on slowing down buffer zone. Cllr Farrell asked whether police could provide evidence of ‘no speeding’? Advised Area Board on 3.12.24 is “all things policing” and to ask in person</p> <p>3.4.25 RE Possible new pole for SID - Land parcel has substation and x2 BT boxes on it; Grounds Manager booked to do CAT and GENNY training 4.4.25 to enable to Grounds Manager to locate if or where underground cables are and assess if it is safe to install a pole. Survey to be carried out 6.4.25.</p> <p>23.4.25 Survey clear. Indicative plan submitted to WC for permission to install.</p> <p>7.5.25 Preliminary permission granted by WC Highways; currently in the process of agreeing a date to do the works.</p> <p>4.7.25 Pole installed; on portable SID rota.</p>
#143 20MPH SPEED LIMIT REVIEW			
284/22	Town Clerk	06/02/22 In progress	<p>LHFIG request sent 7.2.23. LHFIG supported request on 11.3.23. MTC to provide additional street names for adding to review.</p> <p>30.5.23 MTC WP to meet 8.6.23 to review.</p> <p>13.6.23 WC Highways emailed with preferred review locations; 1. London Road –section from Elcot Lane junction to the double mini roundabout 2. Salisbury Road – Tesco roundabout to the</p>

Min #	Owner	Status & Mtg Date	Notes
			<p>double mini roundabout 3. George Lane – end to end 4. Pewsey Road – St Peter’s roundabout to junction with George Lane 5. Bridewell St – St Peter’ roundabout to junction with College Fields 6. Herd St – Junction St Martins to junction with The Common 7. The Common – junction Herd St to Kingsbury St. 8. Port Hill – junction The Common/Herd St to 50 yards past Golf Club entrance. Plus, existing; Kingsbury St, Oxford St, St Martins, High St, New Rd.</p> <p>4.7.23 WC Highways emailed adding request for Hyde Lane/Cross Lane/Back Lane/St Johns Close</p> <p>22.7.24 Report received; on the agenda for the Planning Committee 29.7.24.</p> <p>9.8.24 Town Clerk emailed WC Highways to confirm MTC support implementation in Hyde Lane, Back Lane, Cross Lane, Cardigan Road and St Johns Close as recommended in the report. Also, that MTC, via WC Cllr Davies, will be requesting reconsideration of the 20MPH speed limit in George Lane, with unanimous and strong support within the Council</p> <p>2.12.24 WC Cllrs in discussion with Cabinet Members re George Lane. LHFIG Chair to call extraordinary meeting to resolve</p> <p>3.2.25 Both areas (Hyde Lane + and George Lane +) would go to next stage - public consultation</p> <p>23.4.25 Public consultation live; consultation period ends 12 5 25</p> <p>29 5 25 WC Highways emailed to state 'Further to previous correspondence regarding the above proposals I can confirm that the consultation has now ended. As objections were received for the same it will be necessary for a report to be placed before the Cabinet Member for Highways, Street Scene and Flooding'.</p>
#151 COMMUNITY SPEED WATCH			
359/22	Town Clerk	24/04/23 In progress	<p>15.3.23 Town Council to facilitate the creation of local CSW teams and provide publicity to call for people to take part</p> <p>12.6.23 Volunteers being recruited</p> <p>25.9.23 Cllr Trow expressed interest in becoming involved Needs further consideration and support to progress</p> <p>9.6.25 Mayor has arranged a meeting with a Devizes Councillor to share ideas</p>
#184 HIGH STREET SHORT STAY PARKING/LOADING BAY			
228/23	Town Clerk	25/09/23 In progress	<p>Submitted on 02.10.23</p> <p>24.01.24: prioritised with action for WC Highways engineer to progress</p> <p>Proposal received from WC on 11.11.24. On agenda 02.12.24. Resolved to accept the revised plan as proposed by the Highways Engineer. 3.12.24 email sent to WC Highways to confirm.</p> <p>21.5.25 TC to chase up WC for installation date</p> <p>30 5 25 matter is with TRO team for advertisement, likely in June, as advised by WC Highways.</p>

Min #	Owner	Status & Mtg Date	Notes
#219 ILLUMINATED SIGNS AT SPECSAVERS AND SPACE NK			
PQT	Town Centre Working Party	18/03/24 In progress	8.4.24 - referred to TCWP to investigate wider implications of High Street lighting to make a recommendation to the Committee 2.12.24 TC to check with enforcement officer for response re shop signage near St Peters 3.2.25 - matter of shop near St Peters now with Enforcement Officer
#287 PROPOSED RETIREMENT DEVELOPMENT AT FORMER POLICE STATION			
32/25	Town Clerk and Councillors	21/05/25 In progress	21.5.25 Collate all relevant research on objections to PL/2025/03165 McCarthy Stone Pending petition
#289 METROCOUNT AT PORT HILL			
44/25	Cllr Cleasby & Town Clerk	09.06.26 Complete	9.6.25 Make enquiries about traffic count cables at Port Hill Officer replied: "We are in the process of collecting traffic data and bus and rail passenger data across the county, for the sole purpose of generating a new strategic transport model to replace our current 2018 iteration. The use of the model will inform the next iterations of the Local Plan and Local Transport Plan but will also support business cases for funding for our large strategic schemes. This model will also form the basis of smaller local modelling which may be commissioned to better understand the impact of development and infrastructure on our Market Towns."
#290 STATUS OF APPLICATION TO FELL TREE OVERHANGING FIVE ALLS COURT			
47/25	Town Clerk	09.06.25 Complete	9.6.25 Ascertain whether the tree is on council land and if so, take advice from Grounds Manager. If not, reply to reflect objections raised at the meeting to tree app PL/2025/04778 Not on council land. Replied with objection to felling but would be amenable to size reduction (on agenda 14 July, item 9)
#291 ALERT POLICE TO SID DATA AND SPEEDING HOT SPOTS IN MARLBOROUGH			
51/25	Cllr Sheppard	09.06.25 In progress	9.6.25 Contact relevant Wiltshire Police officer to highlight speeding issues in Marlborough
#292 ATTEMPT TO HEAD OFF HGV CHAOS DURING A346 CLOSURE			
53/25	Town Clerk	09.06.25 Complete	9.6.25 Contact Highways to seek assurance about comprehensive signage and alert police to potential traffic issues during Herd St closure 16 June 10.6.25 WC Streetworks: All schemes designed by our contractors will have engaged and used a TM contractor to draft plans and ensure all signage is appropriate and compliant with regulations and code of practice. This scheme is very different to the BT scheme that occurred in February, this is one restricted evening shift between 19:00 and 00:00 however due to the nature of the patching works the road is only likely to be closed for an hour of two. We will ensure this site is highlighted

Min #	Owner	Status & Mtg Date	Notes
			<p>to our contractor and will ensure it is checked when it is set out on Monday.</p> <p>Police: Some time ago now we may have previously assisted with signage but this is something that we have long stopped. This would be due to us taking on some degree of responsibility for the closures which would not be the case. We are not trained or suitably skilled in such matters.</p>

ITEM 6

PLANNING DECISIONS

To note planning applications determined by Wiltshire Council between 2 June – 6 July 2025:

- a) **PL/2023/10490** – Elm Tree Motor Company, Pelhams Court, Marlborough
 Demolition of all buildings on the site and erection of 13 dwellings, a new office building and associated works
Decision: Approve **MTC:** No objection but wishes to register its disappointment at the lack of any affordable housing within the development in view of the Town Council's declaration of a housing emergency
Notes from Officer's Report:
8.2 Housing Type and Tenure: ...The dwellings are predominately 3-bed... meets with policy MARL3 of the Marlborough NP where it states that evidenced local housing need is for two and three bed dwellings...
 ...With regards **affordable housing (AH)** the NPPF (para 65) makes it clear that the "Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)." This is further qualified in guidance as being 10 or more units or a site area of more than 0.5ha (lower threshold applying)... The application is proposing 13 dwellings and in line with the NPPF... would be normally expected to provide AH. However, the site contains 4 dwellings/flats which although perhaps not lived in are retained in residential use and are capable of being occupied and therefore count as residential units. Policies allow these to be considered and subtracted from the total to give the net increase figure. As this is only 9 dwellings it is less than the threshold of 10. As the site area is under 0.5ha and not within a designated rural area, the applicant is not required by policy to provide any AH... Accordingly.... there is no conflict in this respect nor too with any Marlborough NP policy.
- b) **PL/2025/01002** – 8-9 High Street, Marlborough
 Change of use from offices (Class E) to 4 No. residential apartments (Class C3) and associated works
Decision: Approve with conditions **MTC:** No objection
- c) **PL/2025/03473** – Preshute House, Preshute Lane, Manton
 Conversion of a room within the squash court building from its current use as a general

storeroom into a plant room to house new heating and hot water plant to service the boarding house

Decision: Approve with conditions **MTC:** No objection

- d) **PL/2025/03487** – Maylong, Five Stiles Road, Marlborough
Installation of air source heat pump

Decision: Approve with conditions **MTC:** No objection

- e) **PL/2025/03497** – The Priory, High Street, Marlborough
Full roof covering replacement including lead valleys and hips. Remedial work to chimney, refurbishment of timber fascias, removal/refurbishment/replacement of soffit boards. Decoration of all rainwater goods and replacement if required

Decision: Approve with conditions **MTC:** No objection

- f) **PL/2025/03581** – 7 Reeds Ground, Marlborough

First floor extension over existing single storey ground floor extension to create new upstairs bathroom

Decision: Approve with conditions **MTC:** No objection

- g) **PL/2025/03608** – Pear Tree Cottage, Angel Yard, Marlborough

The proposal is to provide a window and opening into the north-west wall of the ground floor sitting room

Decision: Approve with conditions **MTC:** No objection

PL/2025/03667 – 31 Edwards Meadow, Marlborough

Rear extension and garage conversion

Decision: Approve with conditions **MTC:** No objection

- h) **PL/2025/03746** – Highbanks, 64 London Road, Marlborough

Proposed single storey rear extension, including internal alterations

Decision: Approve with conditions **MTC:** No objection

- i) **PL/2025/03747** – 14 Golding Avenue, Marlborough

Double storey rear extension and associated works

Decision: Approve with conditions **MTC:** No objection subject to conditions relating to the window arrangements to prevent loss of privacy and preventing use of an adjacent private car park

Condition 3: ...first floor window... shall be permanently maintained with obscure glazing in perpetuity. Reason: in the interests of residential amenity and privacy

- j) **PL/2025/03831** – 23 College Fields, Marlborough

Proposed single storey lean-to rear extension

Decision: Approve with conditions **MTC:** No objection

- k) **PL/2025/04195** – 24 Thomson Way, Marlborough

Internal alterations with change to fenestration and external brickwork

Decision: Approve with conditions **MTC:** No objection

- l) PL/2025/04489** – 10 St Margarets Mead, Marlborough
T1 Oak – Eastern Aspect: Sympathetically reduce lateral limbs over hanging residential garden by 2 meters. Southern aspect: Sympathetically reduce lateral limbs by 2.5 meters

Decision: Approve with conditions **MTC:** No objection

- m) PL/2025/04778** – Five Alls Court, London Road, Marlborough
Fir tree – fell

Decision: TCA – TPO Raised **MTC:** objects to the felling of a mature and apparently healthy tree. An updated proposal by a tree surgeon to make a sympathetic reduction would likely meet no objection (*See agenda item 9*)

- n) PL/2025/05672** – The Master’s Lodge, Marlborough College
Swamp Cypress tree – 70% reduction of the current height

Decision: The Council confirms that the above Tree is classified as Dead and Dangerous (DD). The tree can be reduced under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application to the Council **MTC:** Not consulted, but informed of 5-day DD decision

ITEM 7

PLANNING APPLICATIONS

To consider consultations received from Wiltshire Council. Councillors and members of the public should contact the Town Clerk by midday on 14 July if they feel any of the following applications need full discussion at the meeting.

- a) [PL/2025/04733](#)** – Full Planning Permission
Change of use of 1st floor of former bank from ancillary retail/commercial accommodation to self-contained flat with associated reconfiguration of ground floor with additional points of access to side elevation to achieve internal access to upper parts and including for self-contained refuse and recycling storage. Removal of external steel staircase to rear elevation, relocation and installation of new plant, new side rear external door from commercial ground floor premises at 125 High Street for Mr Moody, Daymark Capital
- b) [PL/2025/05114](#)** – Full Planning Permission
Removal of existing patterned glazing on front elevation and replacement with clear glazing at 125 High Street, Marlborough for Gail’s Ltd c/o agent
- c) [PL/2025/05251](#)** – Consent to display an advertisement
Proposed non-illuminated lettering to be pinned to existing timber fascia and another non-illuminated lettering to be installed to proposed planter on highway to front of

building. Proposed hanging sign to be installed above shopfront entrance at 125 High Street, Marlborough for Gail's Ltd c/o agent

- d) [PL/2025/04972](#) – Full Planning Permission
Demolish the boundary wall at rear of property and rebuild like for like. To include additional brick piers to improve the structural integrity and a soldier course to the top rather than the concrete coping stones at Ivy House, 43 High Street, Marlborough for Mr Geraint Morgan, Marlborough College
- e) [PL/2025/05078](#) – Full Planning Permission
Change of use of the Master's Lodge (Grade II listed) to ancillary educational facility, including internal alterations to facilitate use as a day house for pupils, with associated refurbishment works at Master's Lodge, Marlborough College, Bath Road, Marlborough for Estates Department, Marlborough College
- f) [PL/2025/05149](#) – Listed building consent (alt/ext)
Change of use of the Master's Lodge (Grade II listed) to ancillary educational facility, including internal alterations to facilitate use as a day house for pupils, with associated refurbishment works at Master's Lodge, Marlborough College, Bath Road, Marlborough for Estates Department, Marlborough College
- g) [PL/2025/05505](#) – Full planning permission
Demolition of garage and summerhouse to create a three-bed new build dwelling in the rear garden of Isbury House, making use of the existing access at Isbury House, 31A Kingsbury Street, Marlborough for Maurice
- h) [PL/2025/04963](#) – Listed building consent (Alt/Ext)
The proposed work under this application is to install a gas meter in the same location as the electric meter, which is located in the external covered walkway between Wykeham House and 50A High Street at Wykeham House, 50 High Street, Marlborough for Mr Geraint Morgan, Marlborough College
- i) [PL/2025/05291](#) – Listed building consent (alt/ext)
Re-roofing of property including infill of a non-original rear rooflight. Repairs to the lead flashing, boxed eaves and brackets. Repainting of windows at 35 High Street, Marlborough for Mr G & Mrs J Davies, DPDS Consulting Group
- j) [PL/2025/04702](#) – Householder Planning Permission
First Floor and rear extensions. Conversion of existing garage. Carport to front at Folly Dale, Barnfield, Marlborough for Mrs Alison Pitceathly
- k) [PL/2025/04648](#) – Removal or variation of a condition
Variation of condition 5 of PL/2022/07438 to enable long term rental of the annexe at 8 Pipers Piece, Herd Street, Marlborough for Mr and Mrs Davison

ITEM 8

WORKS TO TREES

To consider consultations received from Wiltshire Council.

- a) [PL/2025/05221](#) – Notification of proposed works to trees in a conservation area
T1 – Salix Caprea (Goat Willow) tree – fell. T2 – Ilex Aquifolium (Holly) tree – fell. T3 – Taxus Baccata (Yew) tree – fell at 41 Herd Street, Marlborough for Mr James Cooke
- b) [PL/2025/05621](#) – Notification of proposed works to trees in a conservation area
Cherry tree – Reduce crown by up to 3 metres vertically and laterally (30% of current crown mass). Crown mass raise up to 2.5 metres from ground level. Crown clean to remove crossing and competing laterals. Remove dead or diseased material. At 5 Bridge Street, Manton for Mr H Wroth
- c) **To note only (comments date expired)** [PL/2025/05023](#) – T1 Yew – Reduce by up to 20% all over at 1A The Green, Marlborough for Ms Purdin. MTC replied “no objection” after consulting Chair and Tree Officer

ITEM 9

TREE PRESERVATION ORDER

To consider a provisional Tree Preservation Order TPO/2025/00012 – Norway Spruce Tree - at Five Alls Court, London Road, Marlborough

Background

Under the terms of the Town & Country Planning (Trees) Regulations 2012 Wiltshire Council has consulted the Town Council about a provisional TPO that was made on 23 June 2025.

The reason the Council has made this Order: **To protect the visual amenity value and character of the local area**

Wiltshire Council will consider whether the Order should be confirmed within 6 months of the date of being made, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

Objections or other comments must be submitted in writing by **21 July 2025**.

The Town Council is a consultee as a land owner of neighbouring Plume of Feathers Gardens.



See Appendix 1 for the consultation letter, provisional TPO and location plan

MTC Comment on [PL/2025/04778](#)

The Committee considered an application (link above) to fell the tree at its meeting on 9 June (*Min. No. 47/25*). Subsequent to confirming the tree is not on Town Council land and on the guidance of the Planning Committee and Tree Officer, the Town Clerk responded that the Town Council: **“objects to the felling of a mature and apparently healthy tree. An updated proposal by a tree surgeon to make a sympathetic reduction would likely meet no objection”**

Recommendation

Members are asked to note Wiltshire Council’s decision and consider whether to comment in support or objection to the making of a TPO and instruct the Town Clerk accordingly.

Town Clerk 30.6.2025

ITEM 10

BRIEFING NOTE ON HOUSING LAND SUPPLY

To note and consider Briefing Note No 25 – 04: Wiltshire’s Housing Land Supply Statement

Summary

Nic Thomas, Director - Planning, Economy and Regeneration issued the note on 18 June:

“We have now completed the update to Wiltshire’s housing land supply position. The current position is a 2.42 year supply using a base date of 1 April 2024. This will be used to inform decision-taking of planning applications and appeals.

This is the first Housing Land Supply Statement to be published since the update to the National Planning Policy Framework (NPPF) was issued on 12 December 2024. This made changes to how housing land supply should be assessed, including the reintroduction of a buffer on the housing requirement, and an update to the calculation by which the housing requirement is established. An update on how the revised NPPF impacts on the council’s planning functions is provided in Briefing Note 24-20.

Recent housing delivery in Wiltshire remains strong, with the latest Housing Delivery Test results (from 2023) indicating the council has met 135% of its housing targets over the past three years.

However, it is imperative that the housing land supply is continually replenished with new planning permissions and site allocations to ensure that housing requirements in the future can be met.

Where there is an insufficient housing land supply to meet housing requirements over the next five years (for example, through allocated sites not being brought forward promptly) the council can be exposed to unplanned, ‘speculative’ planning applications, to help improve the housing land supply.

This briefing note provides information on both these Government measures and what the implications are for decision making.”

Please refer to Appendix 2 for the Briefing Note

Recommendation

Members are asked to note the Briefing Note, consider its contents and instruct the Town Clerk accordingly.

Town Clerk 18.06.2025

ITEM 11 BRIEFING NOTE WILTSHIRE COMMUNITY AIR NETWORK

To note Wiltshire Council Briefing Note 25 – 05: Wiltshire Community Air Network

Background

On Thursday, 19 June the Town Clerk received an email to say that the Environmental Control and Protection team have launched a one-year project to monitor PM2.5 air pollution across the county and are seeking hosts for 100 low-cost air quality sensors. Individuals and organisations could apply online to host a sensor. The closing date for applications is Friday, 11 July.

Summary

Claire Francis, of Wiltshire Council’s Environmental Control and protection team wrote:

“The Environmental Control and Protection team has launched a one-year project to monitor PM2.5 air pollution across the county and are seeking hosts for 100 low-cost air quality sensors.

The air quality sensors will measure PM2.5 air pollution, small particles in the air that can increase the risk of health problems and that can be damaging to the environment. This is part of the council’s Wiltshire Community Air Network (WCAN) project and is the first step in gathering evidence on local PM2.5 concentrations. The sensors will provide real time data which members of the public will be able to access online.

Individuals and organisations can now apply online to borrow a sensor (closing date: Friday 11 July)”

The full briefing note can be found at Appendix 3.

Recommendation

Members are asked to note the contents of the briefing note and that the Town Council has applied for a sensor to be mounted on the Town Hall or offices at 5 High Street if the Town Hall is not suitable.

Town Clerk 19.06.2025

ITEM 12 HIGHWAY AND FOOTWAY IMPROVEMENTS GROUP (LHFIG)

To consider a highway improvement request

Safety improvements for pedestrians at Hyde Lane

Contact details

Name: Andy Barnes Estates Bursa

Address: Marlborough College, Bath Road, Marlborough, SN8 1PA

Date: 09.06.2025

Telephone No.: REDACTED

Email address: REDACTED

Issue Details

Location of Issue: Summerfield Boarding House, Hyde Lane, Marlborough,SN

Community Area: South West Wiltshire

Parish or Town Council: Marlborough Town Council

Nature of Issue: Pupils are crossing over Hyde Lane from Summerfield boarding house to the College facilities. The road is very narrow with condensed parking and in most cases outside the approved parking area. This creates poor visibility for oncoming traffic. Cars are speeding on the road, there is very poor lighting to the road and the situation is more precarious after dark.

How long as it been an issue? The situation has deteriorated with the increase of illegal parking for which no action seems to be taken locally or otherwise.

What would you like done to resolve this issue? To consider:
Introduction of speed signs ; School crossing signs ; Road humps ; Lighting ; Extend no parking zone

Have you been in touch with your local Councillor? Yes/No Yes

Recommendation

Members are asked to consider the highways request and instruct the Town Clerk accordingly.

Town Clerk 10.6.25

ITEM 13

SPEED INDICATOR DEVICES (SID)

To note the most recent speed data reports for Herd Street (29 January to 11 June), Bath Road (40mph) (28 May to 11 June) and George Lane (12 to 25 June) and to consider the updated SID rotation plan. Reports at Appendix 4.

SID Locations

There is a SID permanently situated at Herd Street. A second SID is deployed on rotation to:

- Bath Road (30MPH, adjacent to Memorial Hall and 40MPH, near Golding Avenue)
- Chopping Knife Lane
- George Lane
- Kingsbury Street
- London Road (2 locations)
- **Port Hill (added July 2025)**
- Poulton Hill

At the date of this report the SID was in London Road, with Port Hill being the next location.

Recommendation

Members are asked to note this report and consider whether any changes are required to the SID location/rotation plan.

Deputy Town Clerk 07.07.2025

ITEM 14

TOWN CENTRE WORKING PARTY

To receive a verbal update.

To **note and consider** Temporary Traffic Regulation Orders (TTRO) issued by Wiltshire Council under Section 14(1) of the Road Traffic Regulation Act 1984 to close temporarily to all traffic:

a) Urgent Closure of: Kingsbury Street (Part), Marlborough

To all traffic in the interests of public safety to enable Wiltshire Council to carry out Handpatching and other associated works.

Kingsbury Street (Part), Marlborough; from outside property known as Thorsend in a southerly direction for approximately 100 metres.

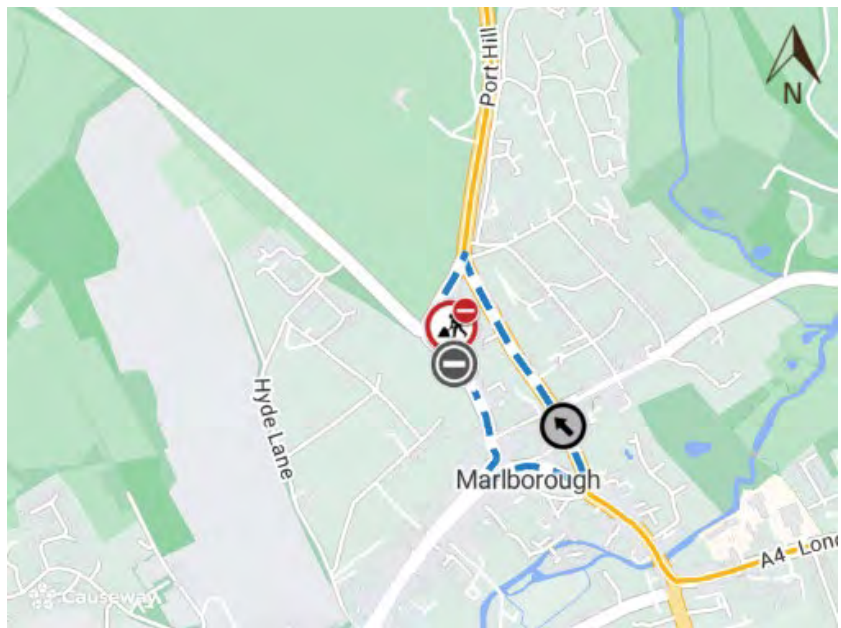
Alternative route: via Kingsbury Street (unaffected length), High Street, New Road, Barn Street, Herd Street, Port Hill, The Common and vice versa.

The closure and diversion route will be clearly indicated by traffic signs. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.

These works will commence on **21st July 2025** and are anticipated to be required for **6 hours between the hours of 09:30 and 15:00**. This Notice will have a maximum duration of 5 days.

For further information regarding these works please contact Wiltshire Council 0300 456 0105

The closure can also be found on one.network here: <https://one.network/?tm=143855755>



b) Urgent Closure of: Cross Lane (Part), Marlborough

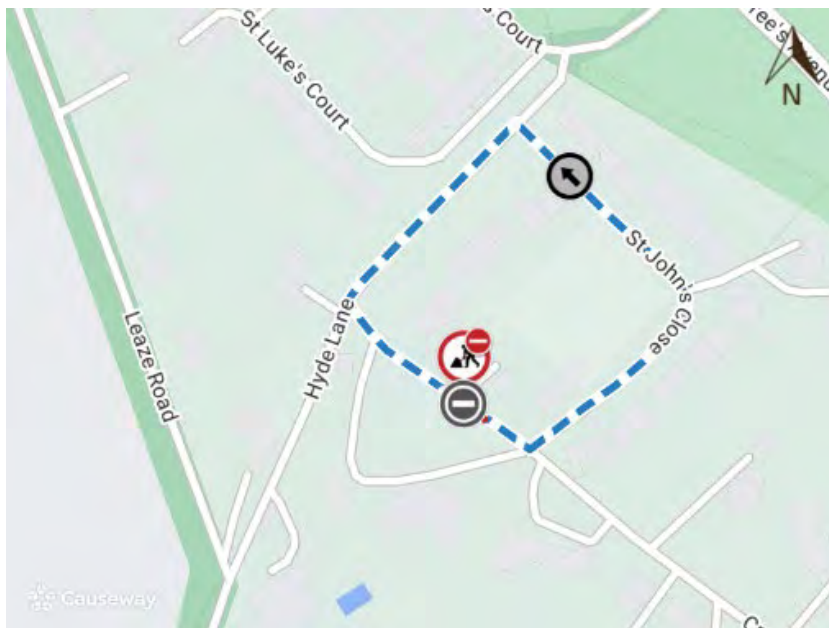
To enable Wiltshire Council to carry out Handpatching works.

Cross Lane (Part), Marlborough; 43 metres south of its junction with Hyde Lane in a southerly direction for approximately 17 metres.

Alternative route: via Cross Lane (unaffected length), Hyde Lane, St Johns Close and vice versa.

The closure and diversion route will be clearly indicated by traffic signs. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works.

These works will commence on **22nd July 2025** and are anticipated to be required for **7 hours between the hours of 09:00 and 16:00**. This Notice will have a maximum duration of 5 days.



For further information regarding these works please contact Wiltshire Council 0300 456 0105

The closure can also be found on one.network here: <https://one.network/?tm=144178109>

c) Temporary Closure of: George Lane (part), Marlborough (TTRO 10598)

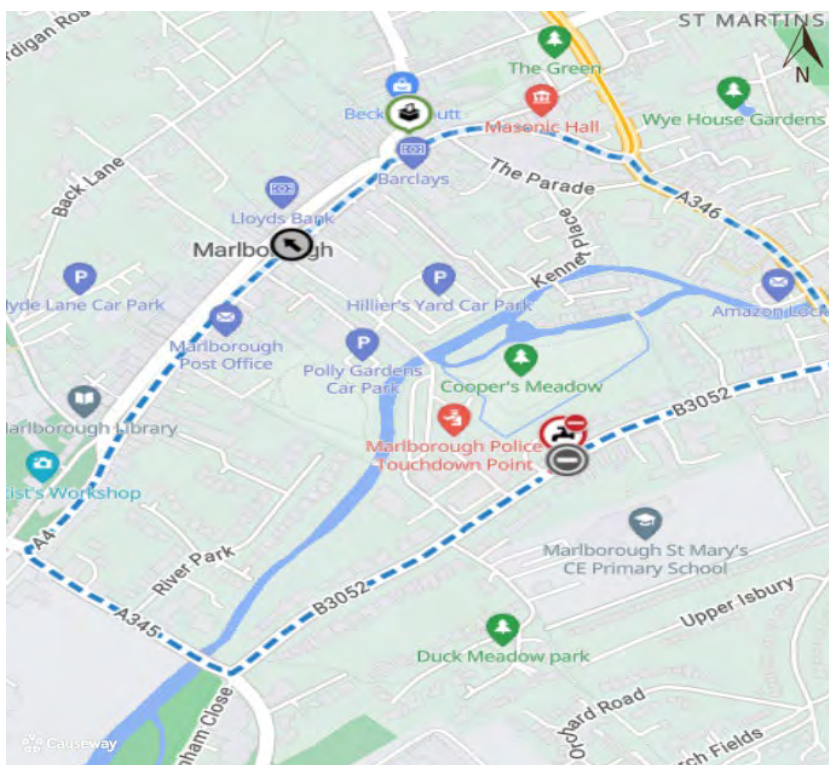
George Lane (Part), Marlborough; from outside property known as No.16 George Lane for a distance of approximately 30m in a westerly direction.

To enable: Thames Water to carry out sewer repairs relating to collapsed pipework.

Alternative route: via George Lane (unaffected length) – Salisbury Road – London Road – New Road – High Street – Pewsey Road and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

This Order will come into operation on **18 August 2025** and the closure will be required until **29 August 2025**. It is anticipated that the works will take the stated duration to complete depending upon weather conditions.



Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact Thames Water on 07462320929

The closure can also be found on one.network here: <https://one.network/?tm=144126963>

d) Temporary Closure of: Laineys Close, Marlborough (Ref: TTRO 10587)

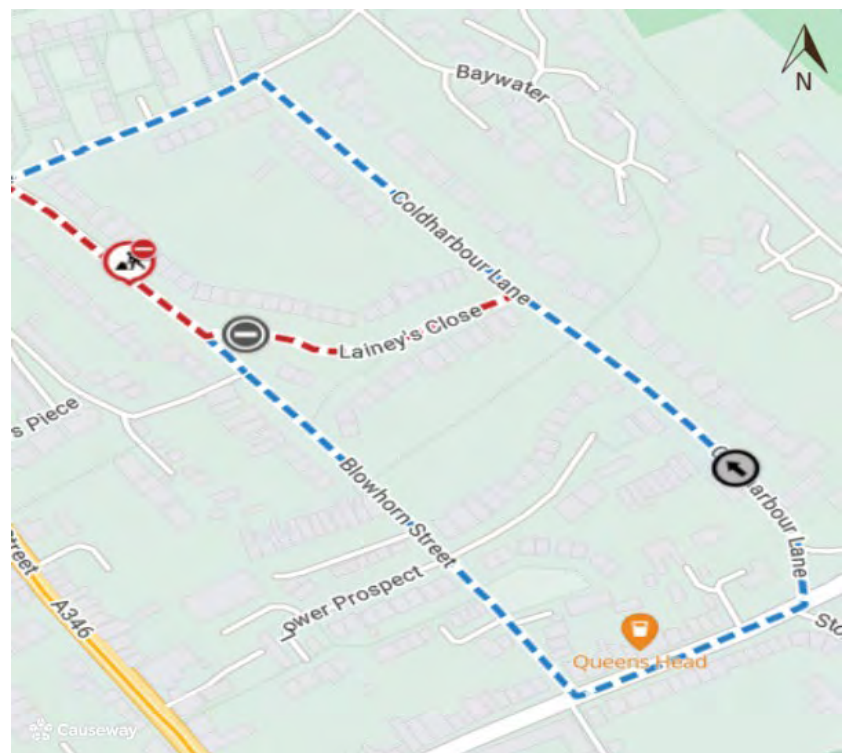
Laineys Close, Marlborough; from its junction with North View Place to its junction with Coldharbour Lane.

To enable: Wiltshire Council to carry out footways resurfacing and ironwork adjustment.
Alternative route: via North View Place – Coldharbour Lane – St Martins – Blowhorn Street and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

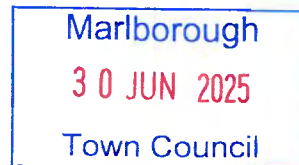
This Order will come into operation on **26 August 2025** and the closure will be required for **3 days**. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact Wiltshire Council on 0300 456 0105



The closure can also be found on one.network here: <https://one.network/?tm=142923452>

Marlborough Town Council
Council Offices
5 High Street
Wiltshire
SN8 1AA



Development Services
Wiltshire Council
www.wiltshire.gov.uk
Tel: 0300 456 0114

planningtrees@wiltshire.gov.uk

23 June 2025

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

Wiltshire Council – FIVE ALLS COURT, LONDON ROAD, MARLBOROUGH, SN8 1BA Tree Preservation Order – TPO/2025/00012

Under the terms of the Town & Country Planning (Trees) Regulations 2012, this is a formal notice to let you know that the Council made the above Tree Preservation Order which took effect, on a provisional basis, on **23 June 2025**.

I am writing to you because the requirement states that we must notify the owner and occupier of any land adjoining the land on which the trees are situated, or other interested party.

A copy of the Tree Preservation Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given in the leaflet, Protected Trees: A Guide to Tree Preservation Procedures, produced by the Department for Communities and Local Government, and is available on the Wiltshire Council website: <http://www.wiltshire.gov.uk/planning-trees-hedges>. If you would like a printed copy of the guidance notes please contact the planning office on 0300 456 0114.

The reason the Council has made this Order: **To protect the visual amenity value and character of the local area**

The Council will consider whether the Order should be confirmed within 6 months from the date of being made, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **21 July 2025**. Your comments must comply with Part 2, Section 6 of the Town and Country Planning (Tree Preservation Order) (England) Regulations 2012, a copy of which is printed overleaf. Send your comments to myself at planningtrees@wiltshire.gov.uk. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please do not hesitate to contact me.

Yours faithfully

Simon Turner

Arboricultural Officer
Email: simon.turner@wiltshire.gov.uk
Telephone: 01 249 706 643

Planning Committee

Marlborough Town Council
0300 456 0100

wiltshire.gov.uk

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@wiltscouncil

Agenda

14 July 2025

PART 2 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) (ENGLAND) REGULATIONS 2012

Objections and representations

- 6(1) Subject to paragraph (2), objections and representations –
- (a) shall be made in writing and -
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- 6(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – FIVE ALLS COURT, LONDON ROAD, MARLBOROUGH, SN8 1BA

Provisional Tree Preservation Order TPO/2025/00012

Wiltshire Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, as amended in the Town and Country Planning (Tree Preservation)(England) Regulations 2012, make the following Order:

Citation

This Order may be cited as

TPO/2025/00012

Norway Spruce tree.

Tree Preservation Order: **TPO/2025/00012**

Interpretation

- (1) In this Order “the authority” means the Wiltshire Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- (1) Subject to article 4, this Order takes effect provision on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter ‘C’ being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 23 day of June 2025.

Simon Turner

Signed on behalf of the Wiltshire Council
Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER (without modifications)

This Order was confirmed by the Wiltshire Council subject to the modifications indicated by (*state how indicated*),

..... day of

by a Confirmation (with Modifications) under reference number (*insert reference number to the Confirmation of Order (with modification)*) a copy of which is attached

.....
Authorised by the Council to sign in that behalf.

CONFIRMATION OF ORDER (with modifications)

This Order was confirmed by the Wiltshire Council subject to the modifications indicated by (*state how indicated*)

..... day of

.....
Authorised by the Council to sign in that behalf.

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Wiltshire Council on the

..... day of

.....
Authorised by the Council to sign in that behalf.

VARIATION OF ORDER

This Order was varied by the Wiltshire Council on the

..... day of

by a variation order under reference number (*insert reference number to the variation order*) a copy of which is attached.

.....
Authorised by the Council to sign in that behalf.

REVOCATION OF ORDER

This Order was revoked by the Wiltshire Council on the

Authorised by the Council to sign in that behalf.

SCHEDULE

SPECIFICATION OF TREES

**Wiltshire Council – FIVE ALLS COURT, LONDON ROAD, MARLBOROUGH, SN8 1BA
Tree Preservation Order TPO/2025/00012**

TREES SPECIFIED INDIVIDUALLY

(encircled in green on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
T1	Norway Spruce	FIVE ALLS COURT, LONDON ROAD, MARLBOROUGH, SN8 1BA

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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GROUP OF TREES

(within a broken black line on the map)

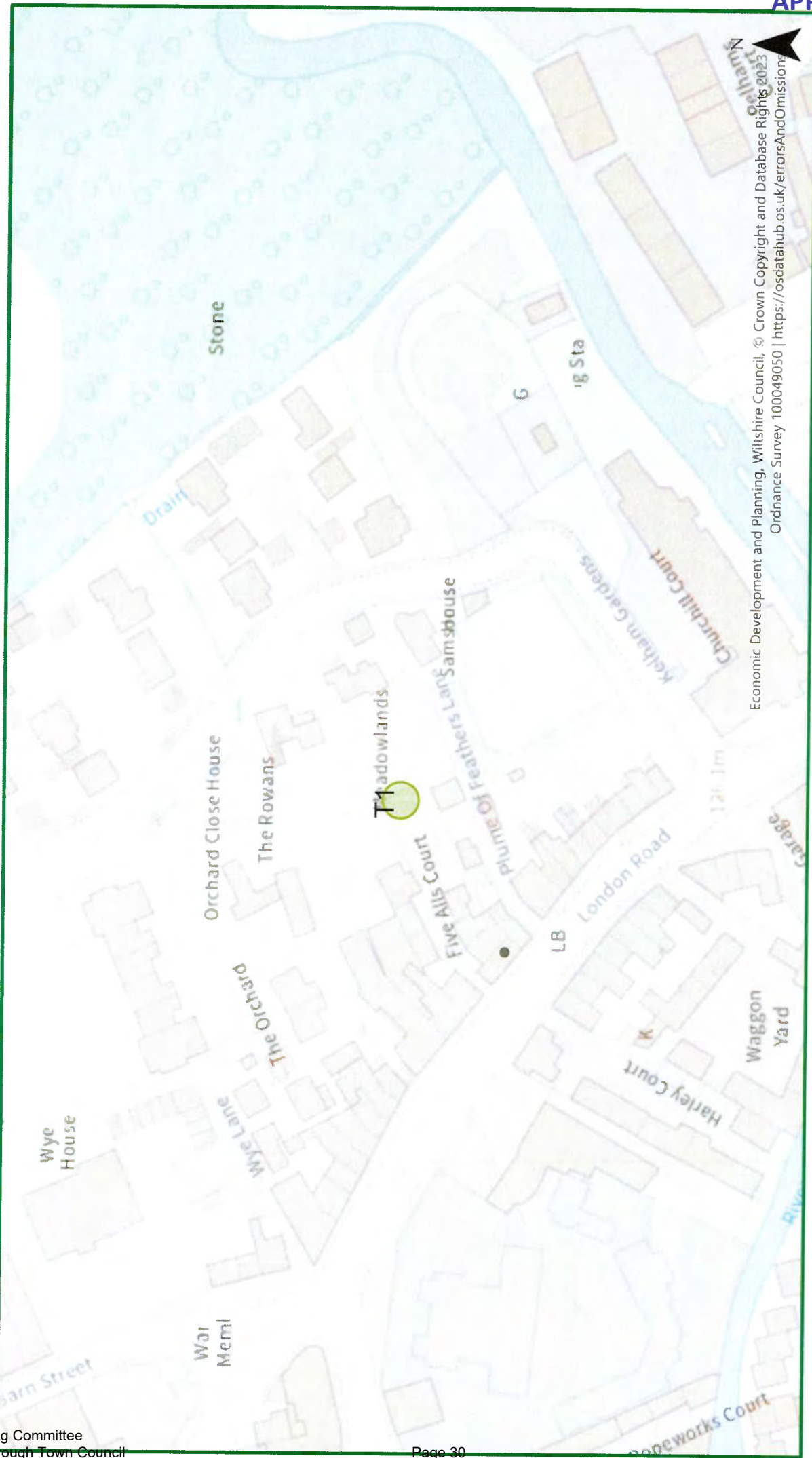
<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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WOODLANDS

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

*complete if necessary to specify more precisely the position of the trees.



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 Ordnance Survey 100049050 | <https://osdatahub.os.uk/errorsAndOmissions>

Wiltshire's Housing Land Supply Statement

Briefing Note No. 25 - 04

Service:	Planning
Further Enquiries to:	Nic Thomas, Director - Planning, Economy and Regeneration
Email:	nic.thomas@wiltshire.gov.uk
Date Prepared:	18 June 2025

BRIEFING NOTE ON HOUSING LAND SUPPLY

Summary

We have now completed the update to Wiltshire's housing land supply position. The current position is a **2.42 years** supply using a base date of 1 April 2024. This will be used to inform decision-taking of planning applications and appeals.

This is the first Housing Land Supply Statement to be published since the update to the National Planning Policy Framework (NPPF) was issued on 12 December 2024. This made changes to how housing land supply should be assessed, including the reintroduction of a buffer on the housing requirement, and an update to the calculation by which the housing requirement is established. An update on how the revised NPPF impacts on the council's planning functions is provided in [Briefing Note 24-20](#).

Recent housing delivery in Wiltshire remains strong, with the latest Housing Delivery Test results (from 2023) indicating the council has met **135%** of its housing targets over the past three years.

However, it is imperative that the housing land supply is continually replenished with new planning permissions and site allocations to ensure that housing requirements in the future can be met. Where there is an insufficient housing land supply to meet housing requirements over the next five years (for example, through allocated sites not being brought forward promptly) the council can be exposed to unplanned, 'speculative' planning applications, to help improve the housing land supply.

This briefing note provides information on both these Government measures and what the implications are for decision making.

1. Introduction

- 1.1 Government policy as set out in the National Planning Policy Framework (NPPF) includes two measures that are designed to drive the delivery of housing:
- (i) Five-year housing land supply (see below)
 - (ii) Housing Delivery Test
- 1.2 The main difference between the two is that:
- (i) the five-year housing land supply measures the level of 'supply' that can be expected to come forward over a five-year period of time i.e. the number of homes that it is anticipated **will be** built; whereas
 - (ii) the Housing Delivery Test measures the number of homes that **have been** built over a set period.
- 1.3 Both measures have established methodologies and assess the expected delivery of homes, and homes that have been delivered respectively, against the housing requirement for a local authority area. There is no latitude as to how the methods are applied.

2. What is the five-year housing land supply?

- 2.1 The latest NPPF (December 2024) sets out how the five-year housing land supply operates. There are two pertinent paragraphs:

Paragraph 78

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

Paragraph 79

To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;

b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

Where there has been significant under delivery of housing over the previous three years¹, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)."

2.2 As the Wiltshire Core Strategy (adopted January 2015) is more than five years old, the housing requirement to be used in the five-year housing land supply calculation is Wiltshire's local housing need based on the Government's standard method². The local housing need is based on the existing housing stock and an adjustment to take account of housing affordability in the local authority area. It is recalculated every year based on the latest data which is applicable at the base date, currently 1 April 2024. The standard methodology operates on a local authority basis and does not disperse the local housing need figure to a smaller geographic level.

2.3 The annual update for Wiltshire has now been completed and the results of the assessment, using a base date of 1 April 2024, are set out in the 2024 Housing Land Supply Statement (HLSS). This is available on our website via this [link](#). Key points:

- The council cannot demonstrate the requisite five-year housing land supply. The current position indicates there is a **2.42 years** supply.
- The deliverable supply has increased from the previous position (as set out in Briefing Note 24-20) due to a number of factors, including an increase in the number of permissions being granted, and solutions for nutrient mitigation on environmentally designated sites being established.

¹ Where the Housing Delivery Test results indicate delivery below 85%.

² Planning Practice Guidance (MHCLG, December 2024) - <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

3. How is the housing land supply calculated?

- 3.1 Housing land supply is calculated using a base date from which calculations are made to ensure a consistent position is established.
- 3.2 We have now updated the housing land supply calculation using a base date of 1 April 2024. Using this base date, an explanation is provided below:

Starting point for calculation at base date of 1 April 2024:

Local Housing Need (as at 1 April 2024) = **3,525 homes per annum**

Base 5-year requirement = **17,625 homes**

Add a 5% buffer to the base 5-year requirement = **18,506 homes**

What can be included in the supply ?

- (i) Number of homes on small sites (less than 10 homes) with planning permission or resolution to grant at 1 April 2024 = **1,415 homes** outstanding of which **955 homes** were considered to be deliverable within five years (the reduced number takes into account a delivery rate that is based on historic data on non-implementation and delivery timescales).
- (ii) Number of homes on large sites (10 or more homes) with full planning permission at 1 April 2024 = **4,853 homes** outstanding of which **4,289 homes** were considered deliverable within five years (the reduced number reflects delivery timescales and that some sites will not deliver in their entirety, or at all, in the five-year period).
- (iii) For other large sites with either outline planning permission, resolution to grant planning permission, or sites of any size which are allocated in the development plan³ at 1 April 2024 = **9,745** homes outstanding, of which **2,411 homes** were considered deliverable over the five year period from 1 April 2024 to 31 March 2029 (the reduced number reflects delivery timescales and that some sites will not deliver in their entirety, or at all, in the five-year period).
- (iv) Windfall allowance: number of homes expected to be completed on new 'windfall' sites (which do not have planning permission as at 1 April 2024) over a five-year period from 1 April 2024 to 31 March 2029 = **1,290 homes**

Therefore, in total **8,945 homes** can be included in the deliverable supply.

- 3.3 (i) and (ii) are relatively straightforward statistical exercises, which involve an understanding of delivery timescales for individual sites.

³ Wiltshire Core Strategy, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, and allocations in Neighbourhood Plans which do not yet have planning permission.

- 3.4 (iv) is also a statistical exercise that requires understanding of past delivery trends and the potential for development opportunities to come forward in the future. As these are matters which vary year-on-year, the allowance is reviewed and refreshed as part of each annual update. The position includes an allowance for delivery on brownfield sites and small greenfield sites.
- 3.5 (iii) is more complex, and clear evidence must be provided for each site to meet the requirements of paragraph 78 of the NPPF, which requires that sites are deliverable over the five-year period being assessed. This means that for large sites, which take time to deliver, we may only be able to include the early phases of development in the five-year land supply.
- 3.6 So, while on the face of it there is a substantial pool of sites (for **17,303 homes** in total) and a higher level of supply could be expected, the timescales within which these can be delivered is a key consideration in setting out the five-year housing land supply. An assessment of the deliverability of these sites has indicated that only **52%** of these are capable of delivery during the five-year period 1 April 2024 to 31 March 2029. This is an increase from last year's assessment of deliverability, indicating that larger strategic sites are starting to come forward and contribute to the five-year supply. Factors determining housing delivery are often outside our control, as the development industry ultimately determines how and when sites come forward, despite planning permissions being granted and sites being allocated within the development plan.
- 3.7 It is important for credible judgements to be made in undertaking these assessments because they are subject to scrutiny at appeal by appellants, third parties and the appointed Planning Inspector.

4. What are the implications of not having a five-year housing land supply?

- 4.1 The implications for not having an adequate housing land supply for decision making were set out in previous briefing notes, most recently in [No. 24-18](#) (September 2024). These indicated that the presumption in favour of sustainable development applied when determining planning applications.
- 4.2 Following the December 2024 changes to the NPPF, the council is now required to demonstrate a five-year housing land supply (including the appropriate buffer as set out in paragraph 78 of the NPPF) to prevent the presumption in favour of sustainable development (or 'tilted balance') applying when determining planning applications. The implications of this are detailed in Briefing Note 24-20 (December 2024).

5. What is the Housing Delivery Test (HDT) and consequences?

- 5.1 It measures net homes delivery (i.e. net homes built) in a local authority area, such as Wiltshire, against the homes required over the preceding three years. It uses local authority completions statistics and planning data to carry out the calculation.
- 5.2 The results are published for each local authority area by the Secretary of State annually, see [Housing Delivery Test \(www.gov.uk\)](http://www.gov.uk)
- 5.3 As set out in the NPPF the Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. The most up to date

result, at the time of writing, is for 2023.

5.4 Since the inception of the Housing Delivery Test the published results for Wiltshire are:

2018	139% (years measured 2015/16 - 2017/18)
2019	149% (years measured 2016/17 - 2018/19)
2020	140% (years measured 2017/18 - 2019/20)
2021	141% (years measured 2018/19 - 2020/21)
2022	106% (years measured 2019/20 - 2021/22)
2023	135% (years measured 2020/21 – 2022/23)

5.5 The three consequences of failing the Housing Delivery Test (HDT) are set out in paragraph 79 of the NPPF, as follows:

1. Triggering the presumption in favour of sustainable development (HDT below 75%)

The presumption in favour of sustainable development (paragraph 11d, NPPF), as explained above, should be applied to decisions where the HDT indicates delivery has fallen below 75% of the housing requirement.

2. 20% buffer (HDT below 85%)

The five-year land supply must include an additional buffer of 20% where the HDT indicates that delivery was below 85% of the housing requirement.

3. Requirement to prepare an action plan (HDT below 95%):

The authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

5.6 Wiltshire has consistently performed well against the HDT and has passed the test in the latest results. As a result, none of the consequences set out above apply in Wiltshire.

6. What can we do to improve the housing land supply?

6.1 The council will look to restore a five-year housing land supply through the Local Plan, which should be adopted prior to December 2025. In the interim, where applications are being considered for sites at settlements but outside the defined settlement boundaries there may be the opportunity to improve housing supply by favourably considering housing development proposals. The Wiltshire Local Plan review also looks to allocate additional housing land, some of which can be delivered within five years, and therefore will contribute towards meeting the five-year housing land supply in the future.

6.2 Since the base date of 1 April 2024, consents have continued to be granted permission on suitable sites. While these do not currently contribute to the housing land supply because they were permitted after the base date of 1 April 2024, they will help to increase the housing land supply in the future. New permissions help replenish the housing land supply as it is reduced due to housing completions, planning permissions lapsing, and delays in

delivery on key sites. Table 4 of the HLSS contains a list of large new sites (10 or more dwellings) that have been permitted since the base date up to the date of publication.

- 6.3 Work will now commence on the preparation of the next HLSS which will have a 1 April 2025 base date. These statements take time to prepare, particularly for authorities the size of Wiltshire, and typically take around 9 to 12 months from the base date to publication. It is anticipated that the next HLSS will take into account housing allocations in the Local Plan review.

Wiltshire Community Air Network

Briefing Note No. 25 - 05

Service: Environmental Control and Protection team
Further Enquiries to: Claire Francis
Date Prepared: June 2025

Background

The Environmental Control and Protection team has launched a one-year project to monitor PM2.5 air pollution across the county and are seeking hosts for 100 low-cost air quality sensors.

The air quality sensors will measure PM2.5 air pollution, small particles in the air that can increase the risk of health problems and that can be damaging to the environment. This is part of the council's Wiltshire Community Air Network (WCAN) project and is the first step in gathering evidence on local PM2.5 concentrations. The sensors will provide real time data which members of the public will be able to access online.

Individuals and organisations can now apply online to borrow a sensor.

We encourage you to share the information about the WCAN project with your networks, and with constituents who may be interested in applying for a sensor. The closing date for applications is Friday 11 July 2025.

Wiltshire Community Air Network

The data collected from the sensors will enable us to gain a greater understanding of PM2.5 air pollution and put us in a stronger position to determine requirements for long-term monitoring and identify ways to reduce pollution.

Existing monitoring indicates that the air quality in Wiltshire is predominantly very good. However, there are a small number of locations where the combination of traffic, road layout and physical features of an area result in pollutants being trapped so that concentrations increase to unacceptable levels.

Historically two pollutants have been of concern in Wiltshire: nitrogen dioxide and PM10. There have been significant improvements in the levels of these pollutants and the council intend to start revoking some of the eight air quality management orders currently in place, where pollutant levels now comply with UK air quality standards.

Recent focus has shifted to air pollution from very fine particulates (PM2.5) as there is increasing evidence of damage to health and the environment, but it is not well understood at the local level. PM2.5 is not currently part of the UK Government's Local Air Quality Management framework, so local authorities are not required to monitor and report PM2.5 levels. However, since 2016 the government has stated that it expects all local authorities to effectively use their powers to reduce PM2.5 emissions from the sources which are within their control.

Professional-grade air quality monitoring equipment is expensive, costing tens of thousands of pounds to purchase and maintain. The council currently has professional-grade air quality monitoring stations in Salisbury, Bradford-on-Avon, Marlborough, and Devizes. Recent technological developments have made it possible to use low-cost air quality sensors for some types of air quality monitoring. The low cost makes it possible to monitor a much wider range of locations than would be possible with professional-grade air quality equipment. The quality of the data from low-cost sensors is more limited than that of professional-grade equipment, so findings will need to be treated as indicative and used with caution.

Low-cost air quality sensors are easy to use and maintain, making them ideal for citizen science projects, which involve members of the public in research and collecting data. Evidence shows it is an effective way to improve public understanding of air quality challenges and supports deeper engagement in addressing these challenges.

Alongside this project, Wiltshire Council are in the process of updating the equipment at two regulatory air quality monitoring stations (Masons Lane in Bradford-on-Avon and Exeter Street in Salisbury). The new equipment will measure PM2.5, alongside PM10 and nitrogen dioxide, providing long-term, high quality PM2.5 monitoring at these locations.

Together, these new sources of evidence will be an important input in developing the next Air Quality Strategy, which will include a new focus on addressing PM2.5 challenges in Wiltshire, alongside efforts to keep reducing nitrogen dioxide and PM10.

Hosting an air quality sensor

We are asking members of the public and local organisations to volunteer to host a sensor outside their home or building. This will generate PM2.5 data in communities all over Wiltshire, creating a detailed local picture.

The sensors need to be placed outdoors, plugged in to a mains power supply and connected to a stable internet connection. They are easy to use, and volunteers will be supported to set up and maintain the sensor. At the end of the one-year project, hosts can choose to keep the sensor for their own use or return it to the council for recycling.

The approximate location of the sensor will be visible on a publicly available online map.

Once applications have been assessed, successful applications contacted, and sensors will be delivered to them with detailed installation instructions. Support will be available for anyone that needs help installing the sensor.

How the sensors will be allocated

To ensure a wide range of places and communities are part of the project, we have allocated a number of sensors to each of the 18 community areas of Wiltshire. This is based on the size of the population.

In each area, we will be prioritising applications from:

1. Schools, including nurseries, primary schools, secondary schools, and tertiary institutions.
2. NHS medical settings, including healthcare centres, hospitals, or GP surgeries.
3. Supported housing providers.
4. Locations near known or suspected sources of PM2.5 pollution.

If there is high demand for air quality sensors then we may run more projects in the future.

If an application is unsuccessful this time we will encourage people to keep an eye on our social media and webpage for future opportunities.

Requirements

People need to:

- Be over 18 years of age
- Have a suitable outdoor location to place the sensor for one year, without being disturbed. It must be placed outside, between 1.5m and 3m above ground level.
- Confirm that the sensor will be continuously connected to mains power and a reliable Wi-Fi connection (including overnight and during holidays). This is important as the sensor will not work without power and internet connection.
- Have permission from the bill payer to pay the cost of power and Wi-Fi used by the air quality sensor. The sensors only use a small amount of power and bandwidth, costing under £3 to run for a whole year.

What is PM2.5?

PM2.5 refers to airborne particulate matter with an aerodynamic diameter of 2.5µm or less. Particulate matter is a complex mix of solids and liquids from a variety of human and natural sources, such as pollen, sea spray, domestic wood burning and tyre/ brake wear from vehicles.

Trial sensor at Holy Trinity CE Academy Primary School

Holy Trinity CE Academy, a primary school in Calne, volunteered to install a trial sensor in March 2025. The real-time PM2.5 data from the trial sensor in Calne is already available to view on the PurpleAir online map. For best results, check the settings on the map. In the top left corner, there is a black cog. [Click here](#) and select “raw PM2.5 (ug/m3)” as the data layer and set the averaging period to 1-hour.

The team is working closely with the council’s Data and Insights team to develop a Power BI dashboard that will analyse the data to identify PM2.5 pollution trends and hotspots.

Insights from the project will be shared with the public via Wiltshire Council communications channels. The information will be used to help direct future air quality monitoring in Wiltshire.

More information

More information and application form www.wiltshire.gov.uk/wiltshire-community-air-network

Email: communityairnetwork@wiltshire.gov.uk (opens new window).

Phone: 01225770293

APPENDIX 4.1



Élan Cité



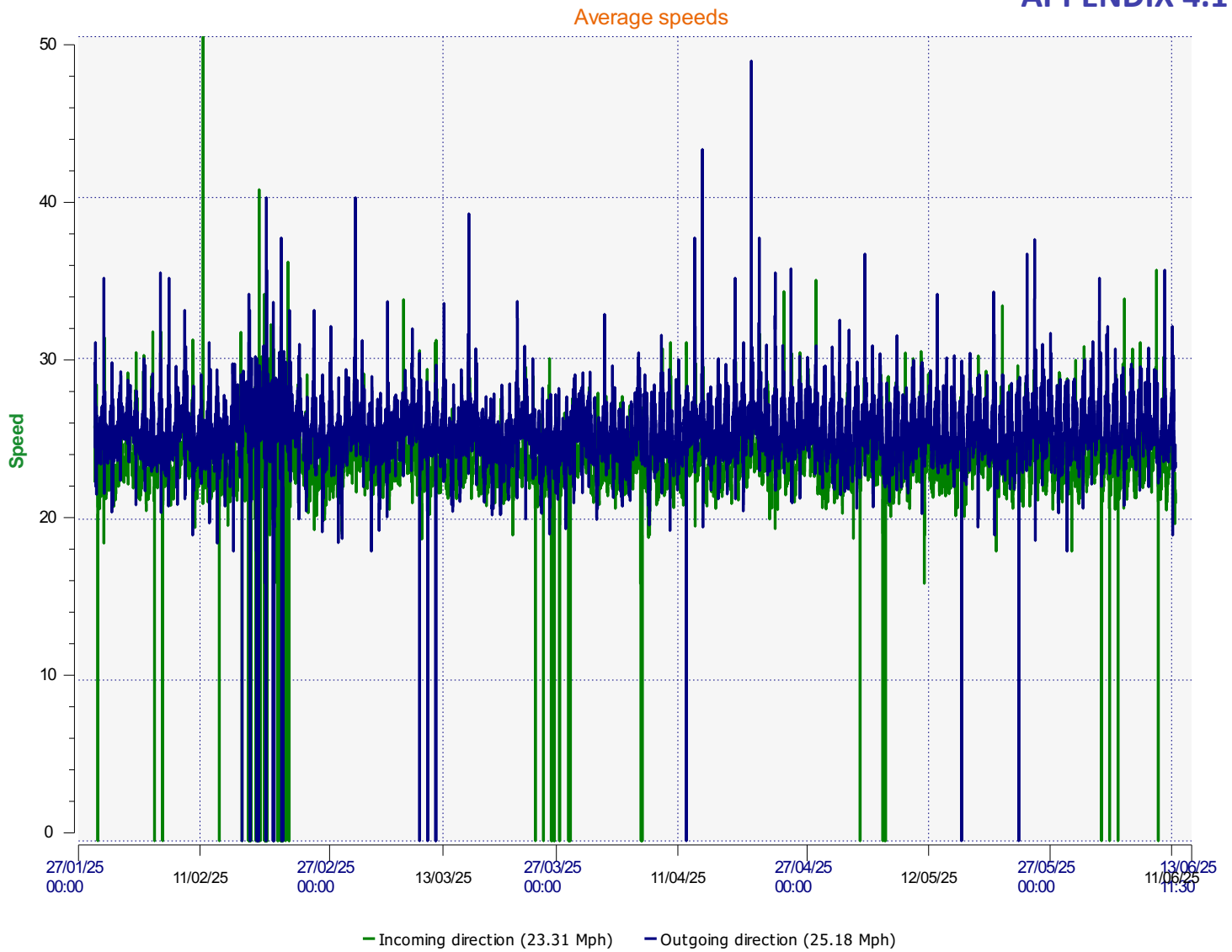
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Start date: Wednesday, January 29, 2025 12:00 AM
End date: Wednesday, June 11, 2025 12:00 PM

Location: Herd Street - 30mph

Comments:

APPENDIX 4.1

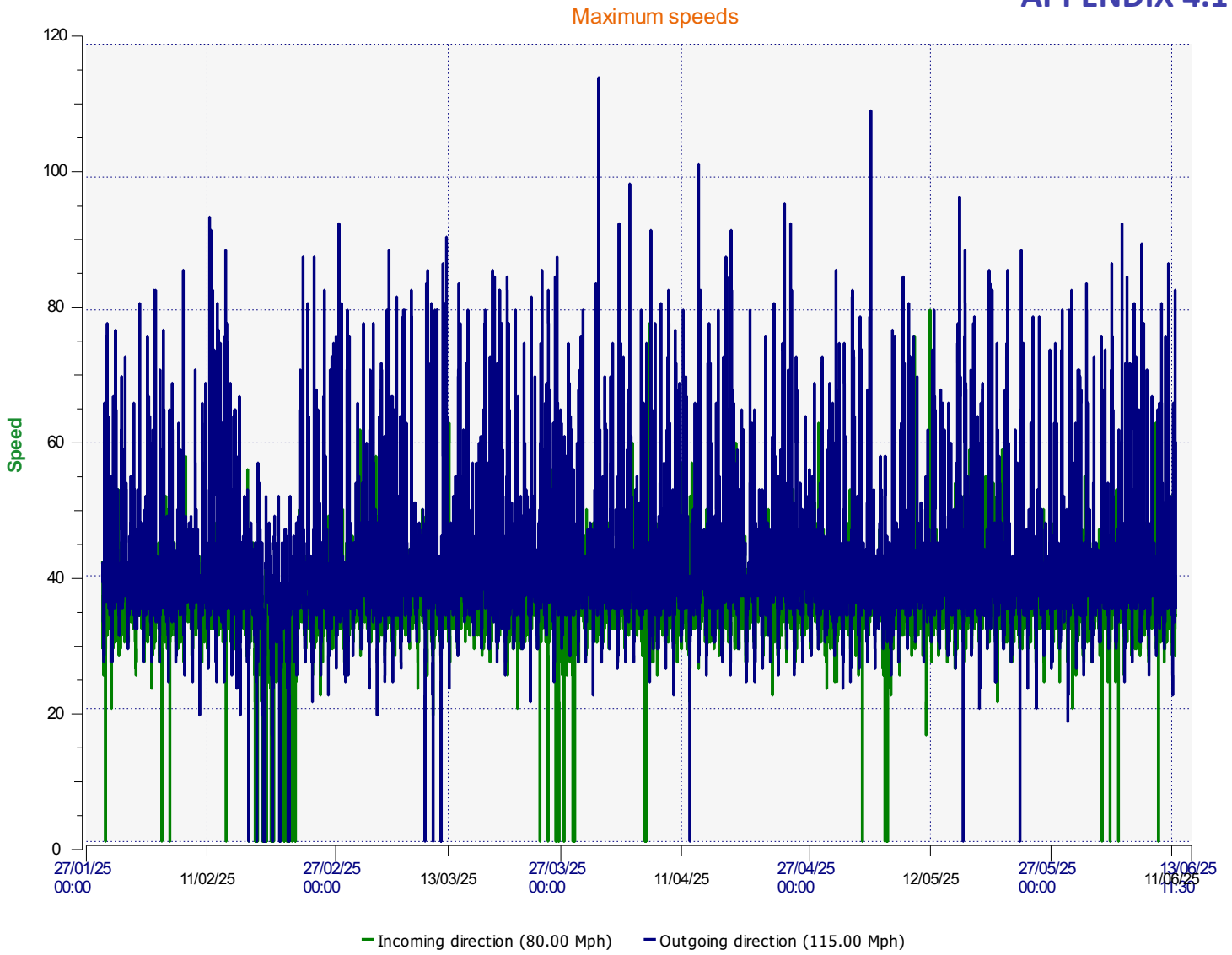


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Location:

Comments:

APPENDIX 4.1

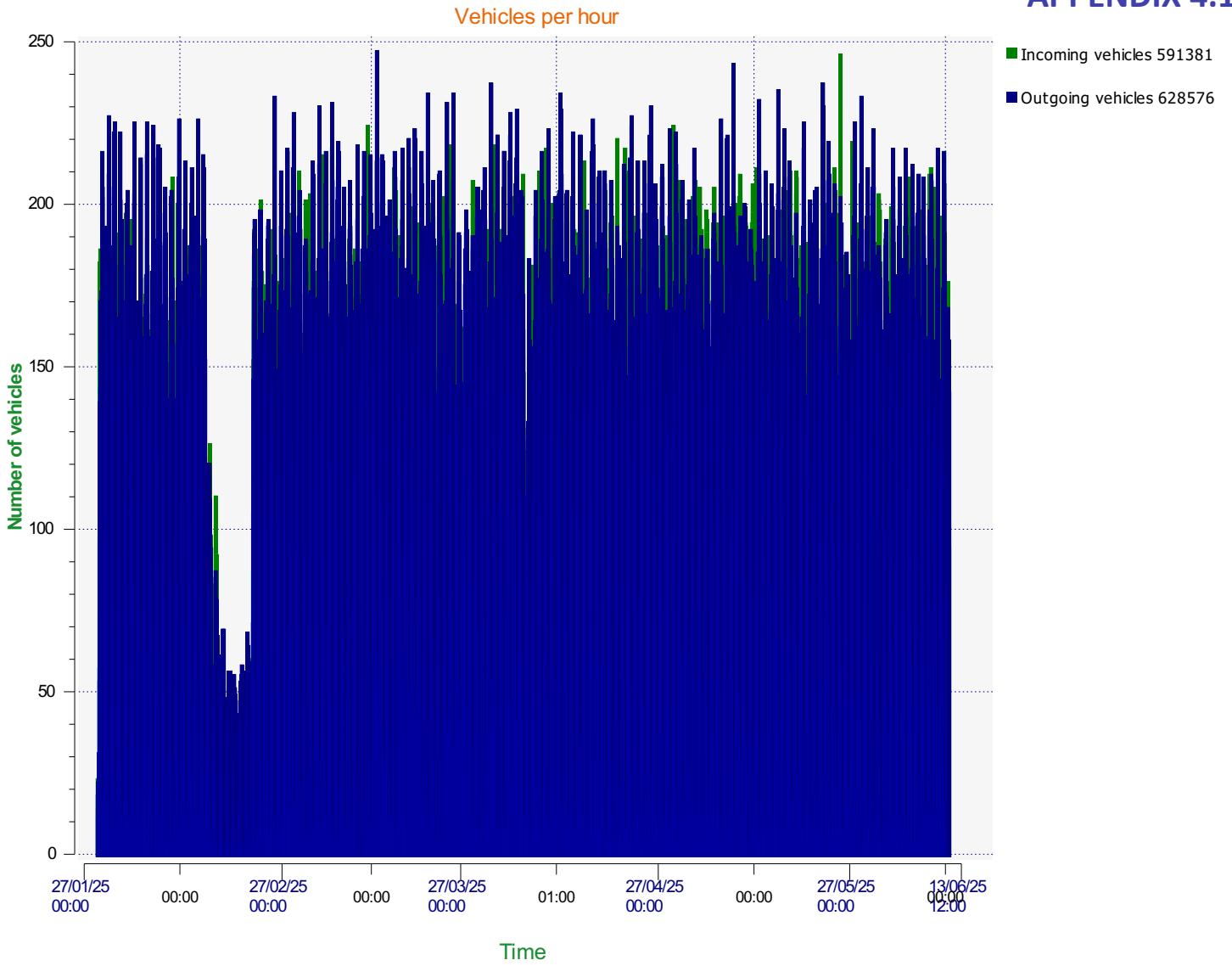


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Location:

Comments:

APPENDIX 4.1

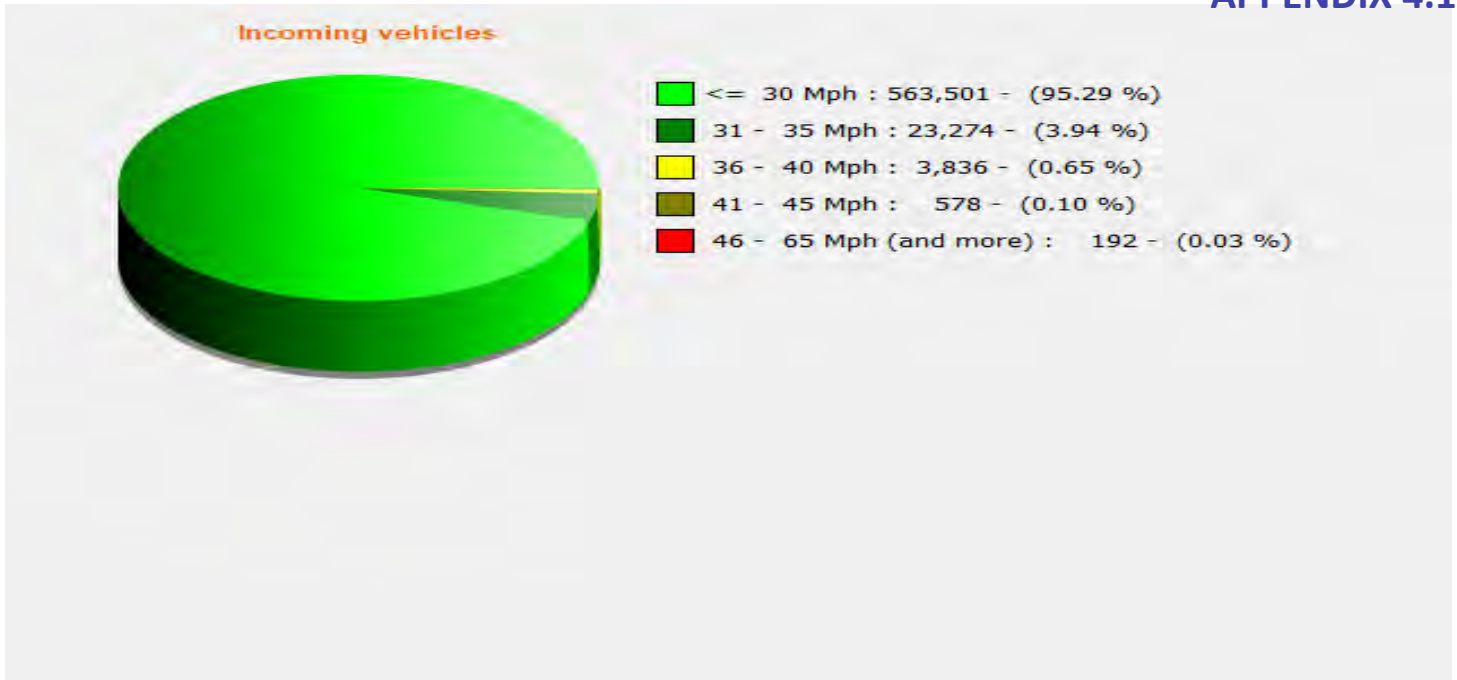


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Location:

Comments:

APPENDIX 4.1

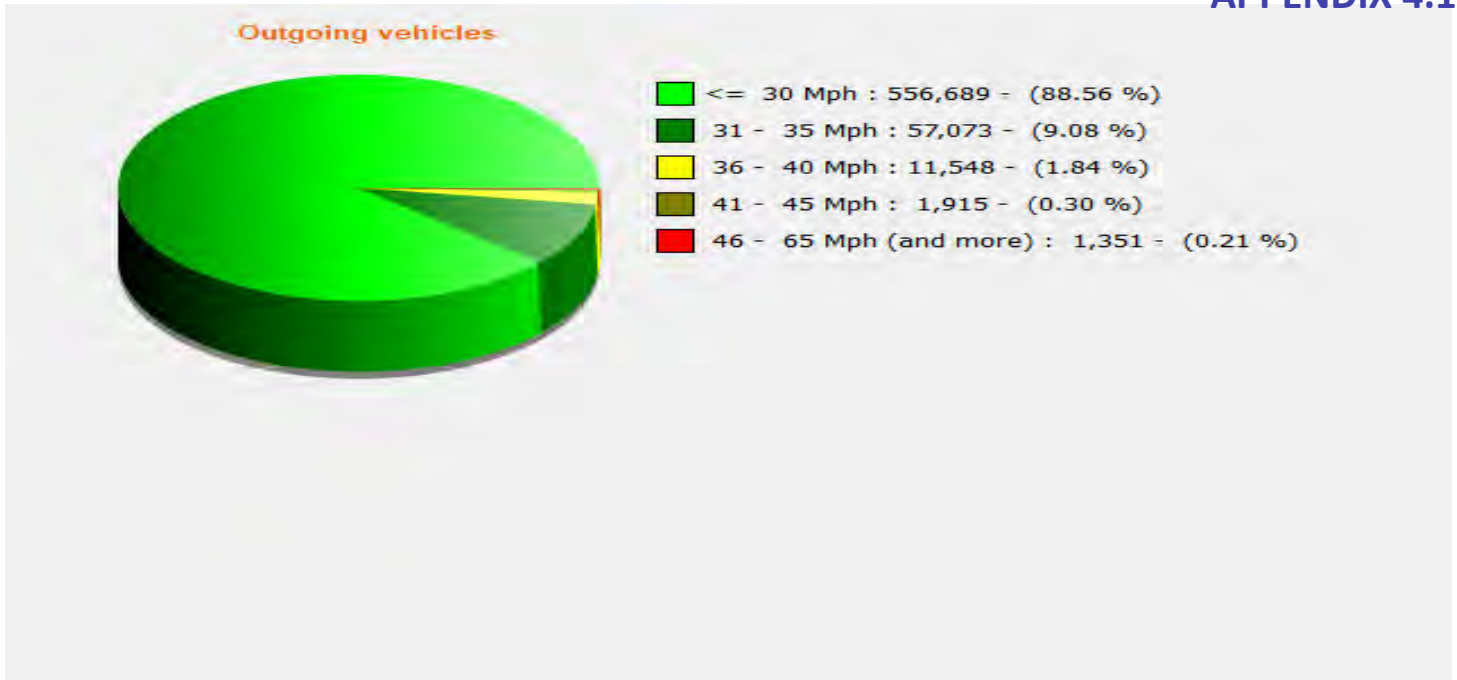


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End date: Wednesday, June 11, 2025 12:00 PM

Location:

Comments:

APPENDIX 4.1

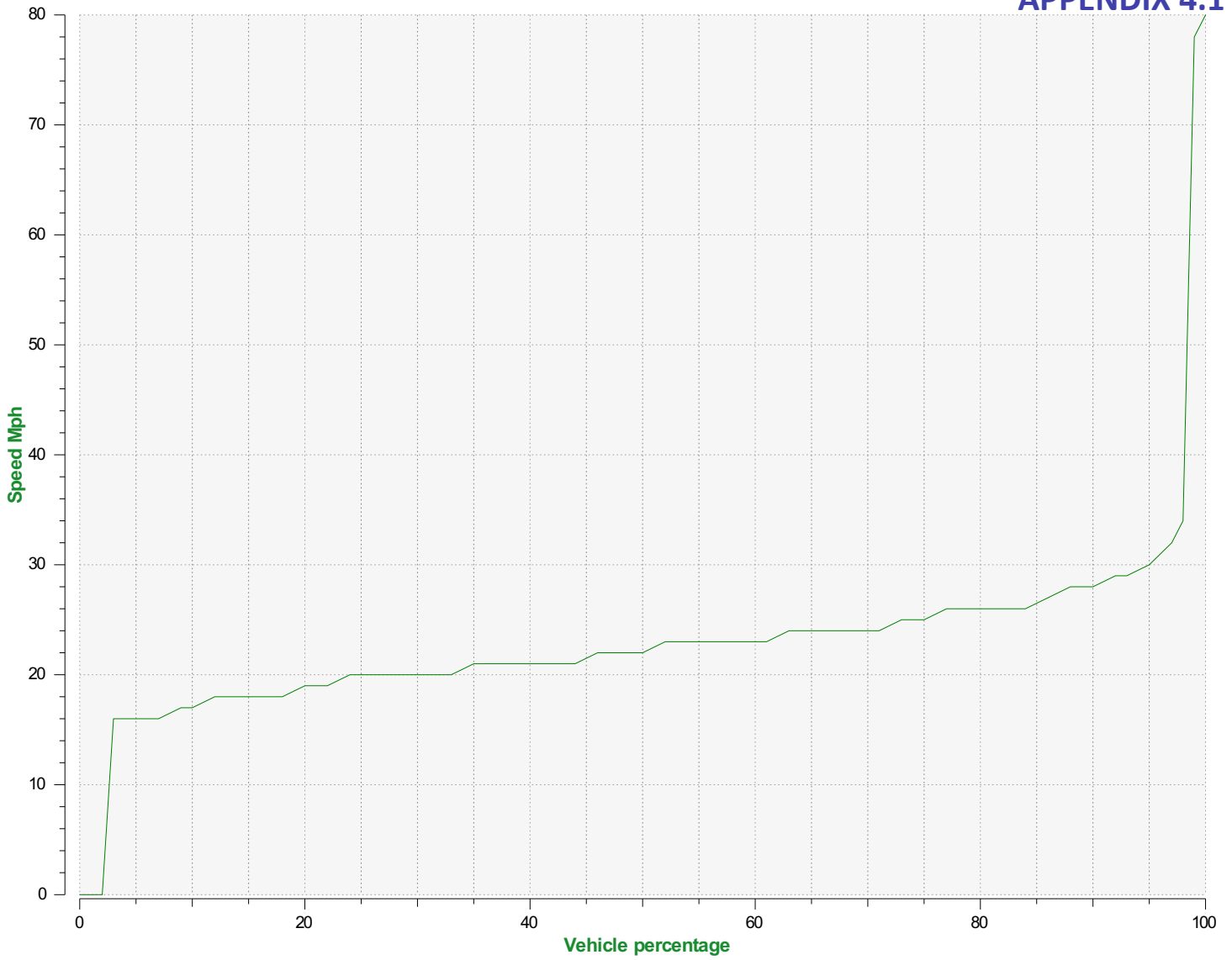


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End date: Wednesday, June 11, 2025 12:00 PM

Location:

Comments:

APPENDIX 4.1



Speed percentiles (incoming)

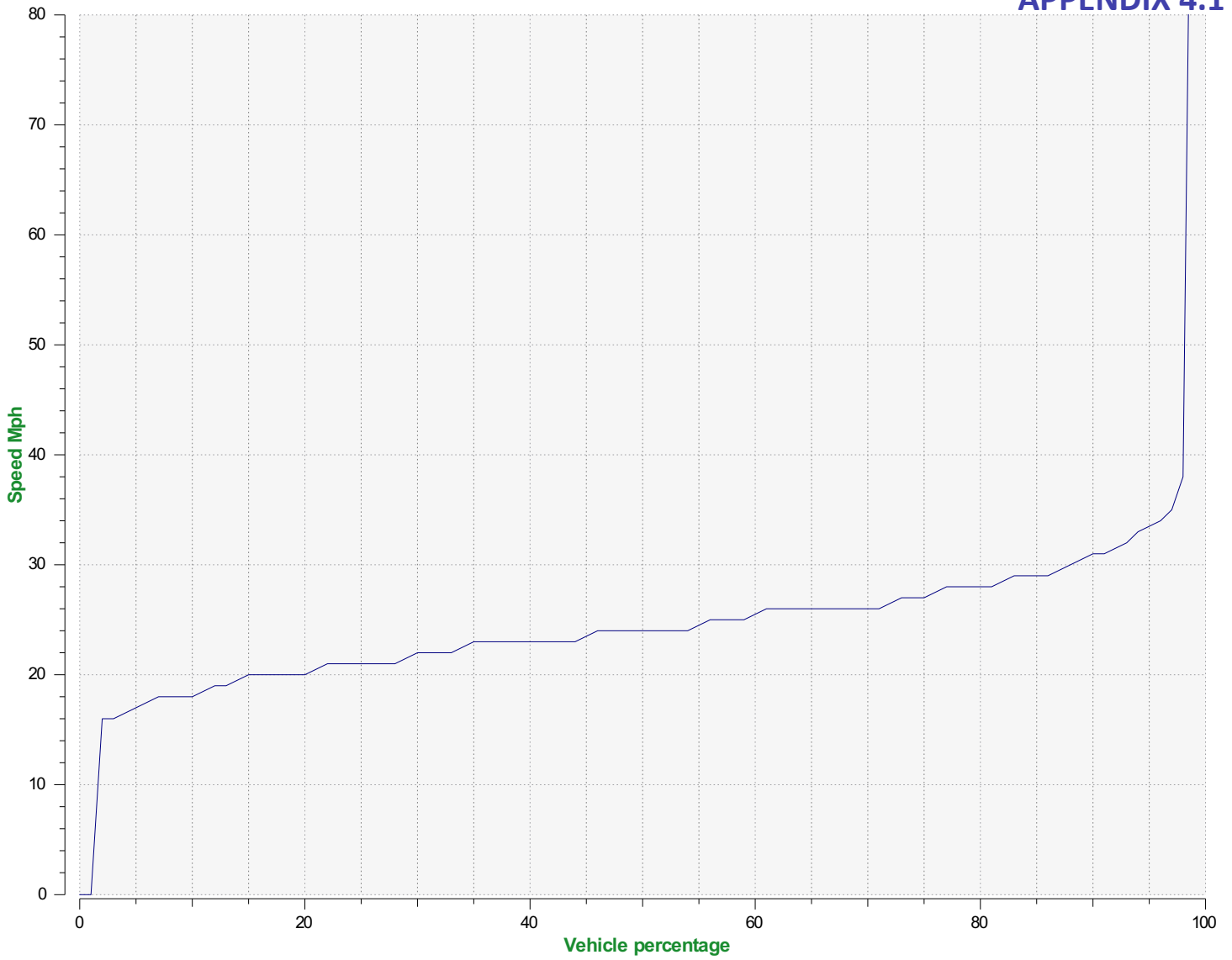
V30: 20.00Mph **V50:** 22.00Mph **V85:** 26.00Mph

Start date: Wednesday, January 29, 2025 12:00 AM
End date: Wednesday, June 11, 2025 12:00 PM

Location:

Comments:

APPENDIX 4.1



Speed percentile(outgoing)

V30: 22.00Mph **V50:** 24.00Mph **V85:** 29.00Mph

Start date: Wednesday, January 29, 2025 12:00 AM
End date: Wednesday, June 11, 2025 12:00 PM

Location:

Comments:

APPENDIX 4.1

APPENDIX 4.2



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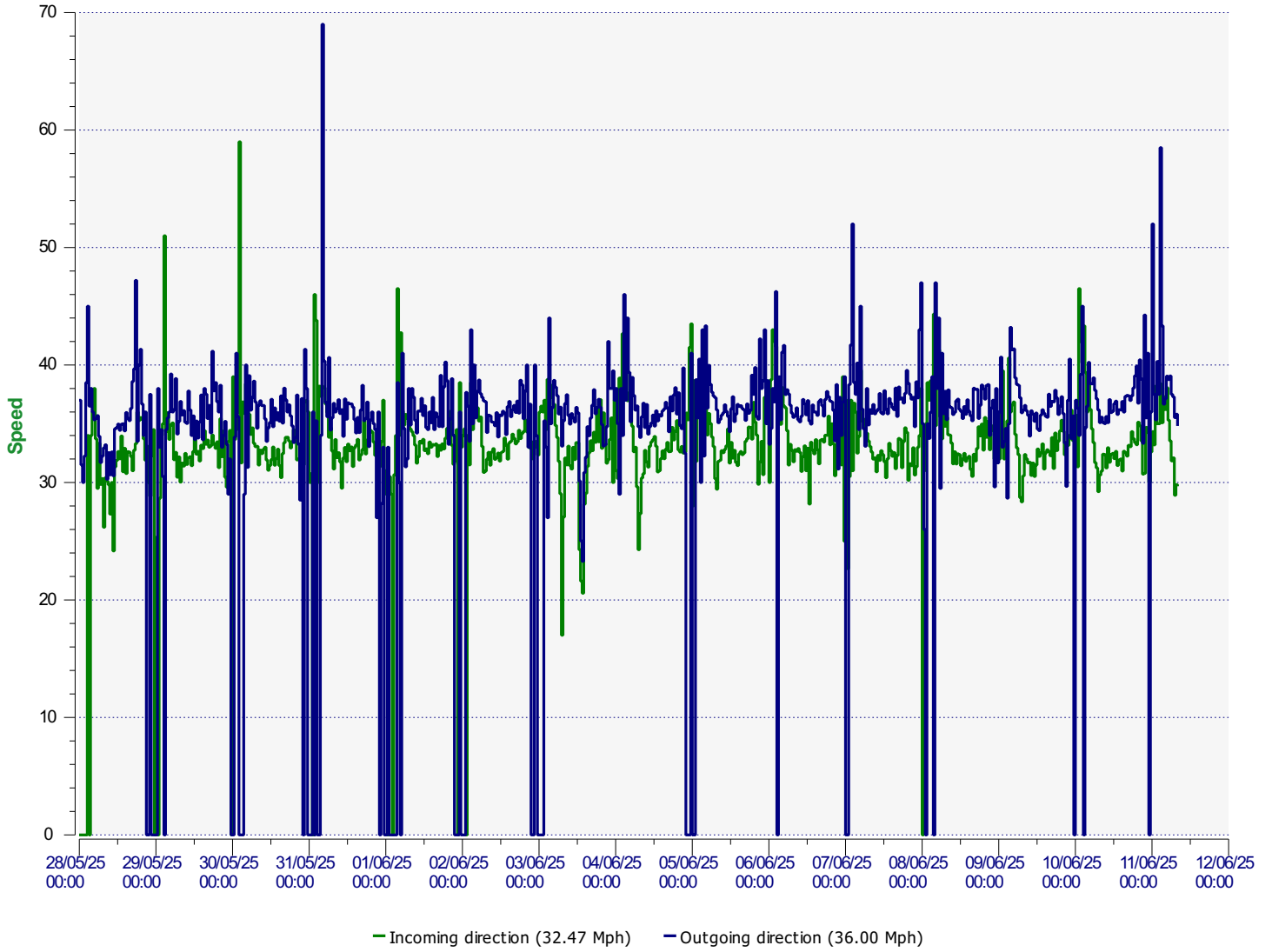
Start date: Wednesday, May 28, 2025 12:00 AM
End date: Wednesday, June 11, 2025 8:30 AM

Location: Bath Road (Golding Ave Junction) - 40mph

Comments:

APPENDIX 4.2

Average speeds

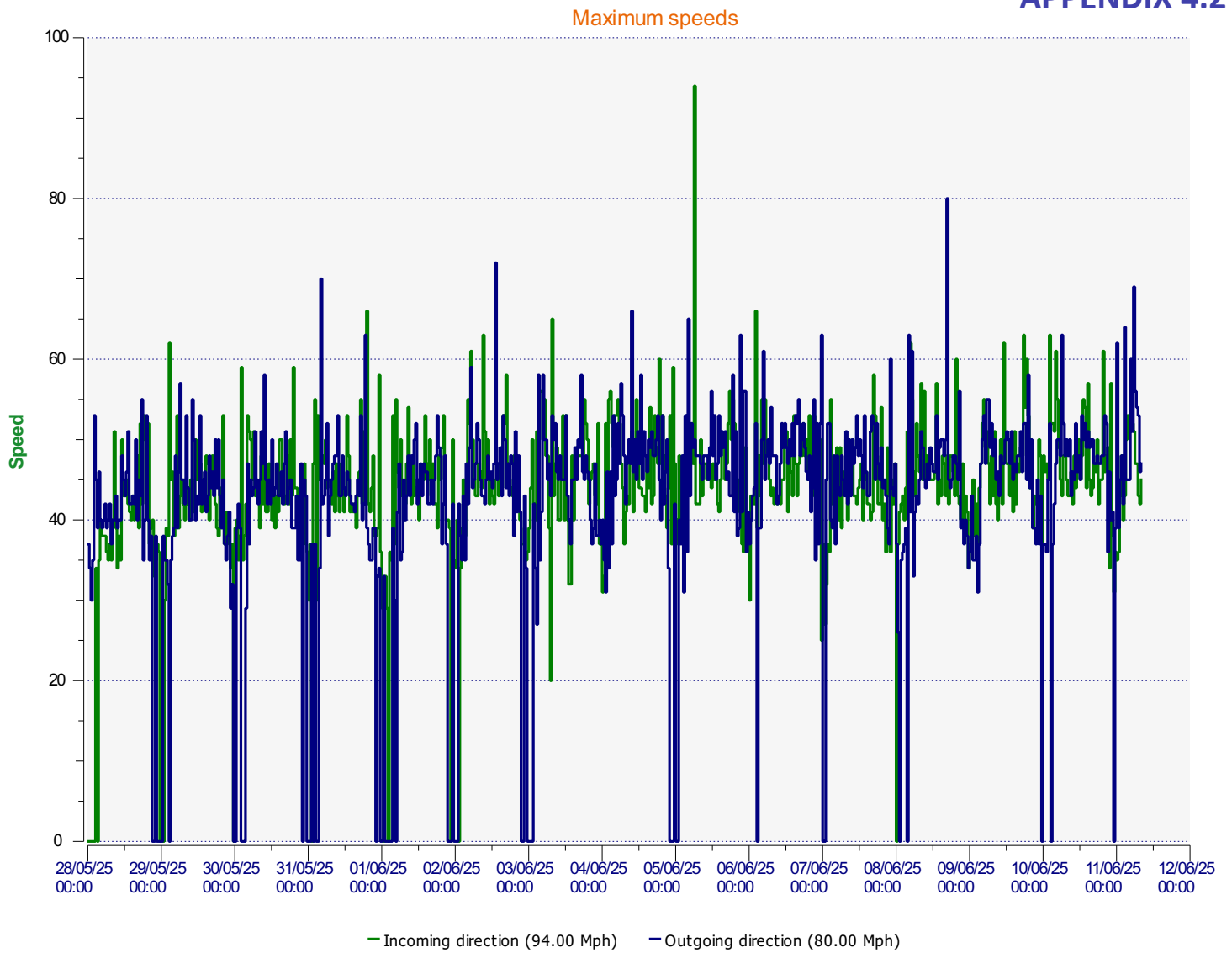


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Location:

Comments:

APPENDIX 4.2

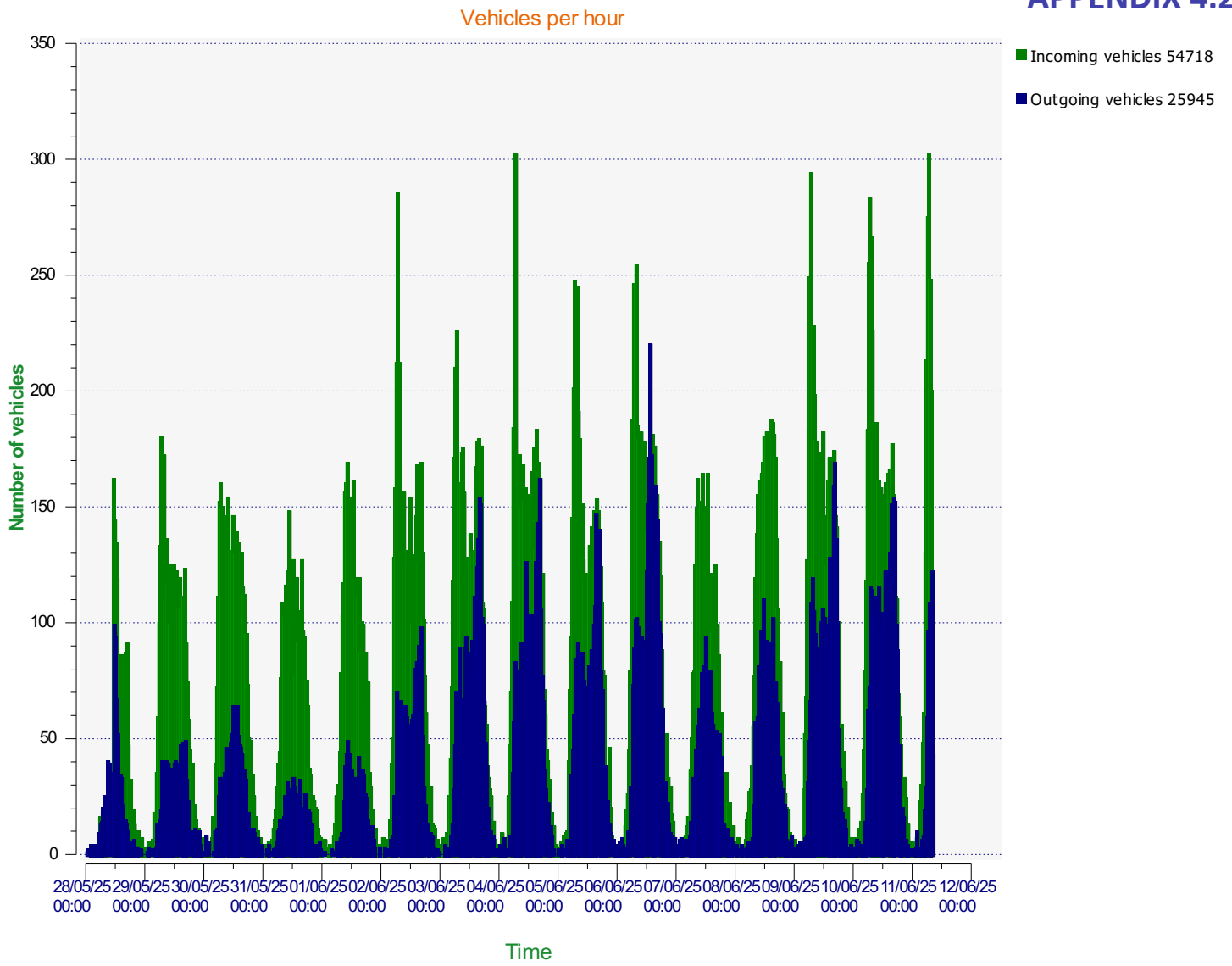


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End date: Wednesday, June 11, 2025 8:30 AM

Location:

Comments:

APPENDIX 4.2

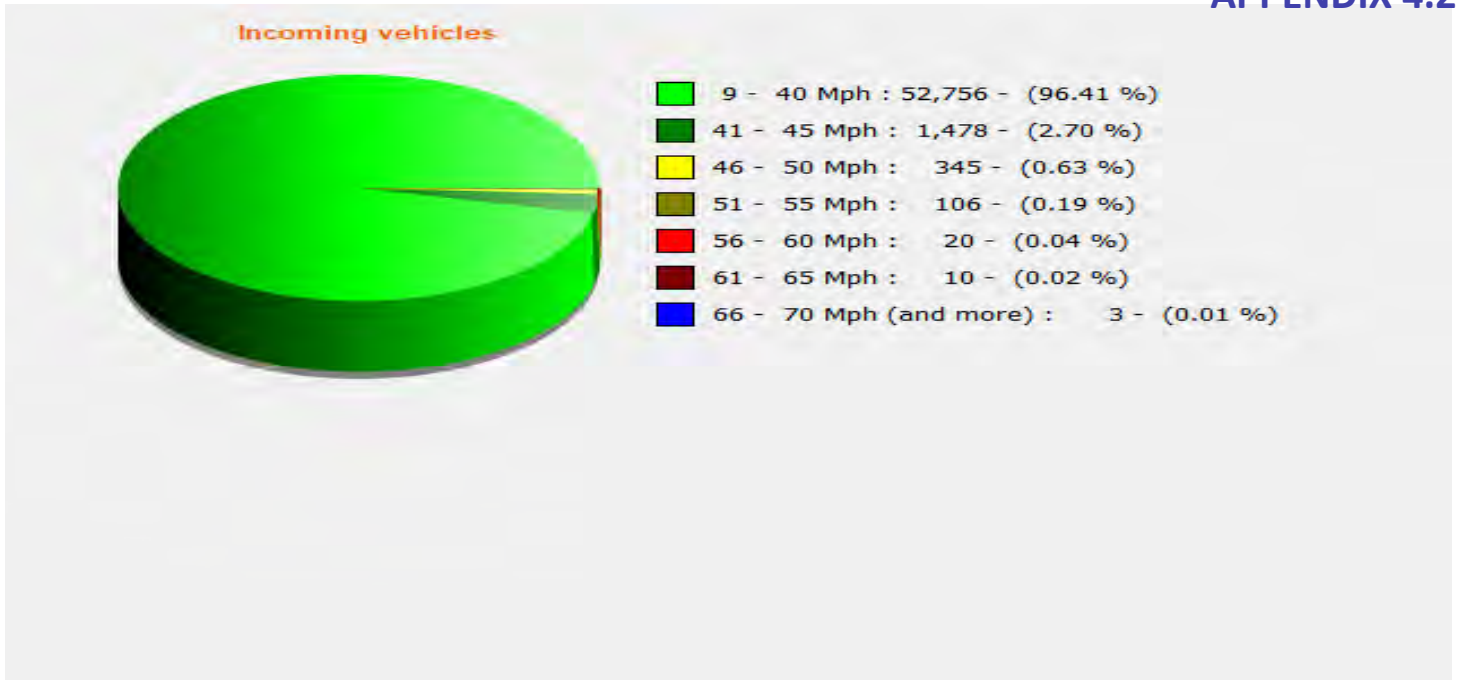


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Location:

Comments:

APPENDIX 4.2

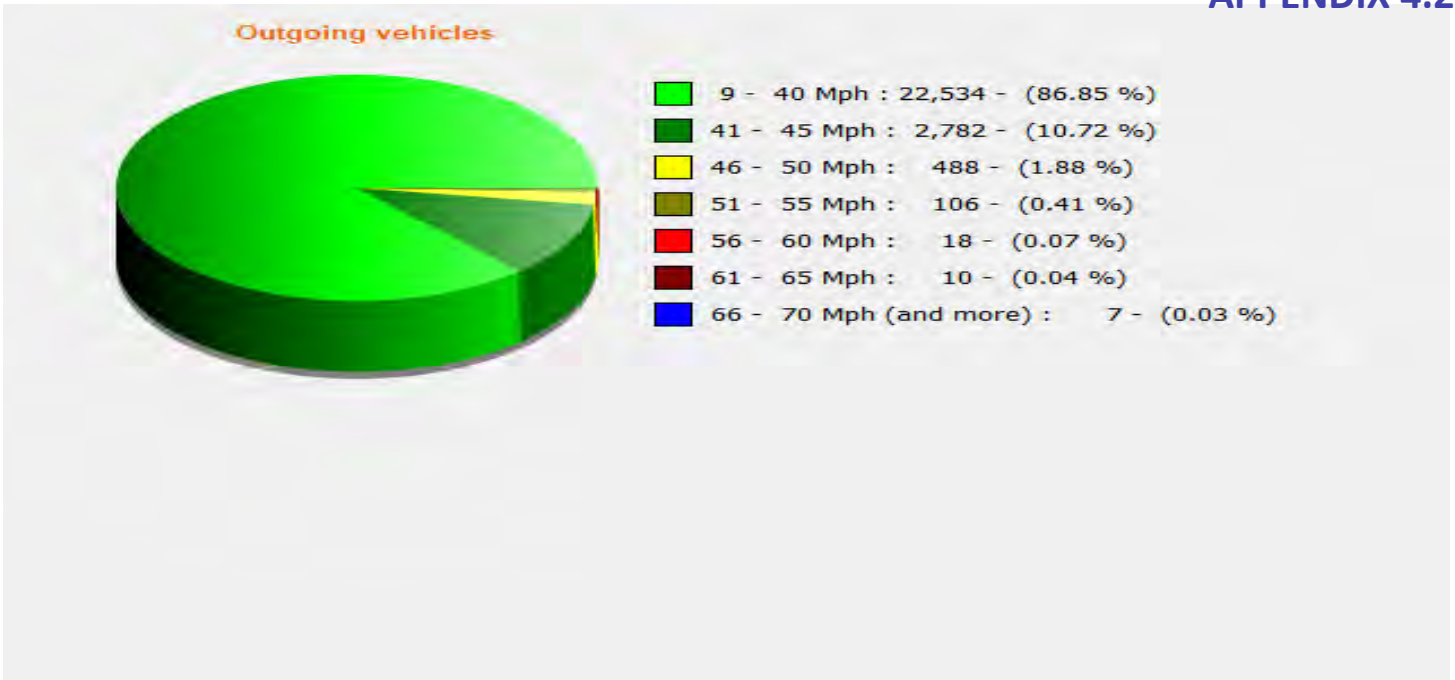


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Location:

Comments:

APPENDIX 4.2

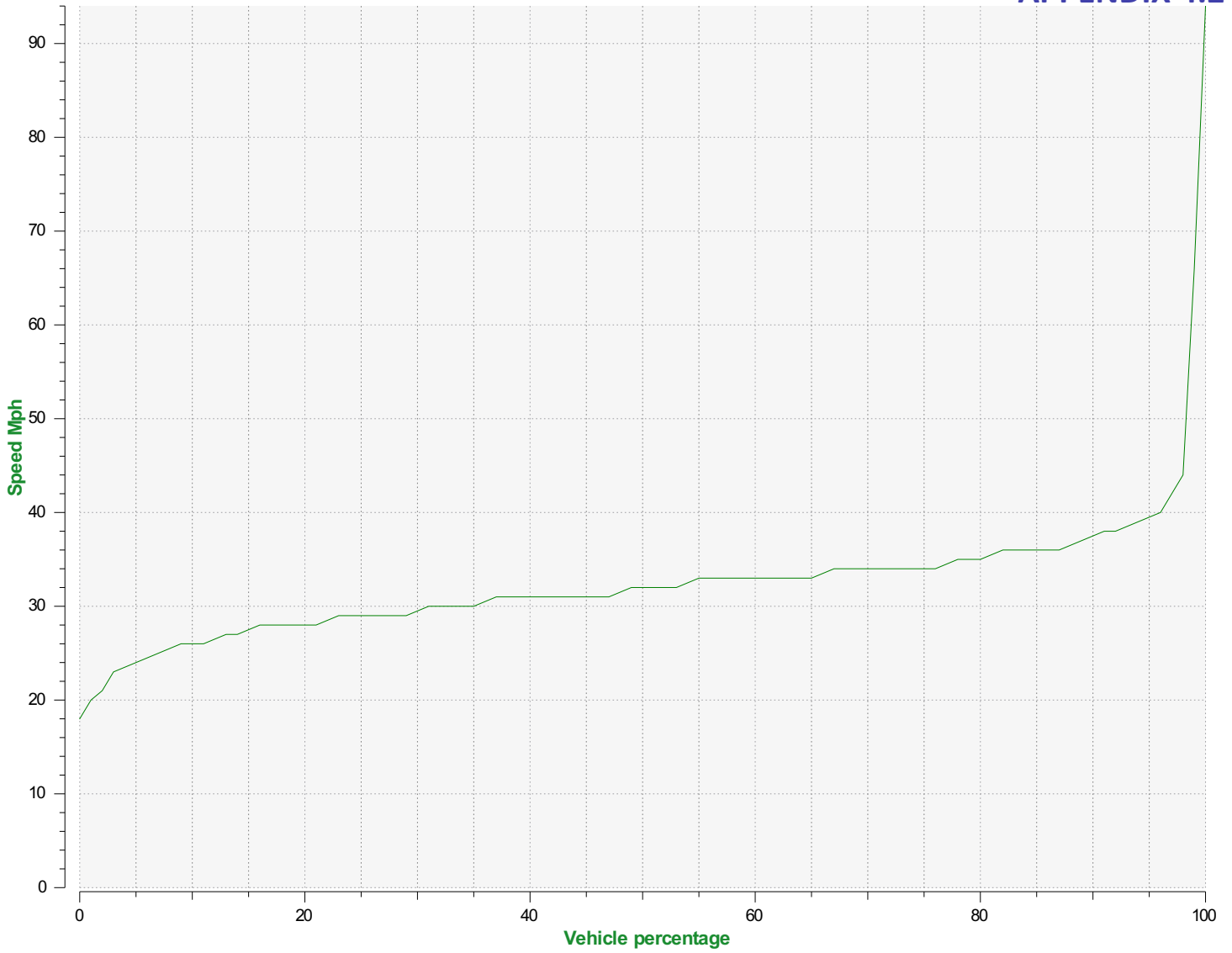


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End date: Wednesday, June 11, 2025 8:30 AM

Location:

Comments:

APPENDIX 4.2



Speed percentiles (incoming)

V30: 29.00Mph **V50:** 32.00Mph **V85:** 36.00Mph

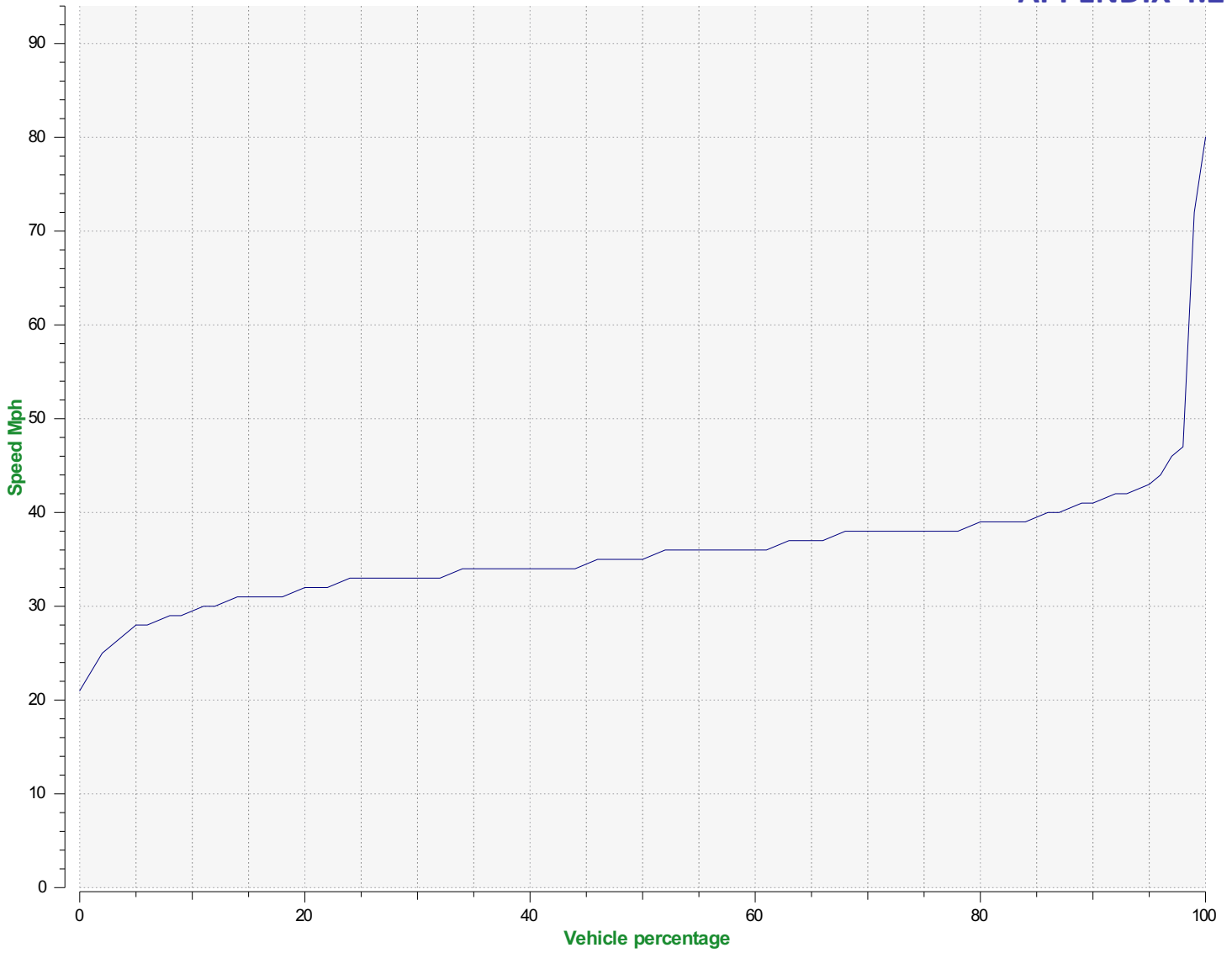
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End date: Wednesday, June 11, 2025 8:30 AM

Location:

Comments:

APPENDIX 4.2



Speed percentile(outgoing)

V30: 33.00Mph **V50:** 35.00Mph **V85:** 39.00Mph

Start date: Wednesday, May 28, 2025 12:00 AM
End date: Wednesday, June 11, 2025 8:30 AM

Location:

Comments:

APPENDIX 4.3



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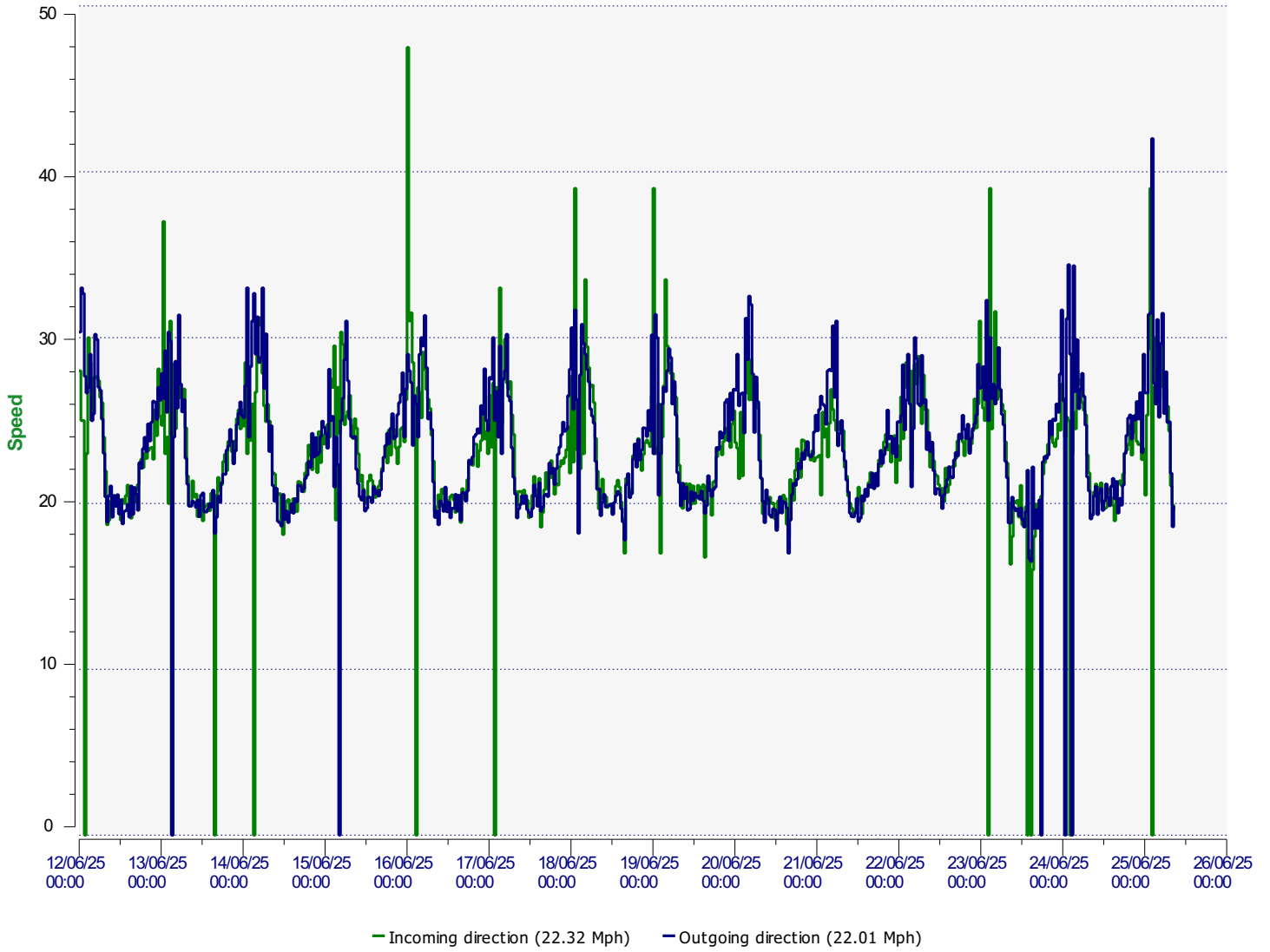
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End date: Wednesday, June 25, 2025 9:00 AM

Location: George Lane - 30mph

Comments:

APPENDIX 4.3

Average speeds

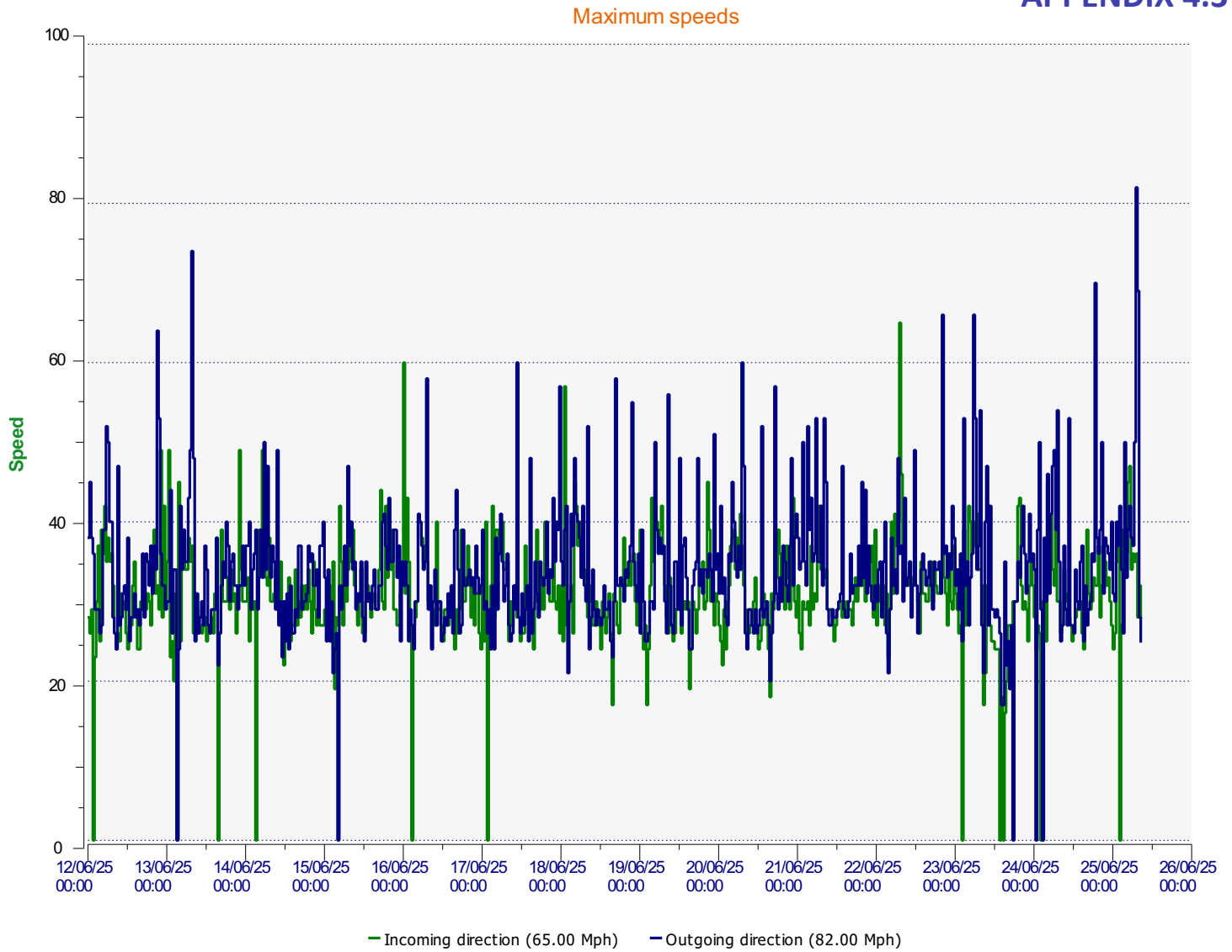


Start date: Thursday, June 12, 2025 12:00 AM
End date: Wednesday, June 25, 2025 9:00 AM

Location:

Comments:

APPENDIX 4.3

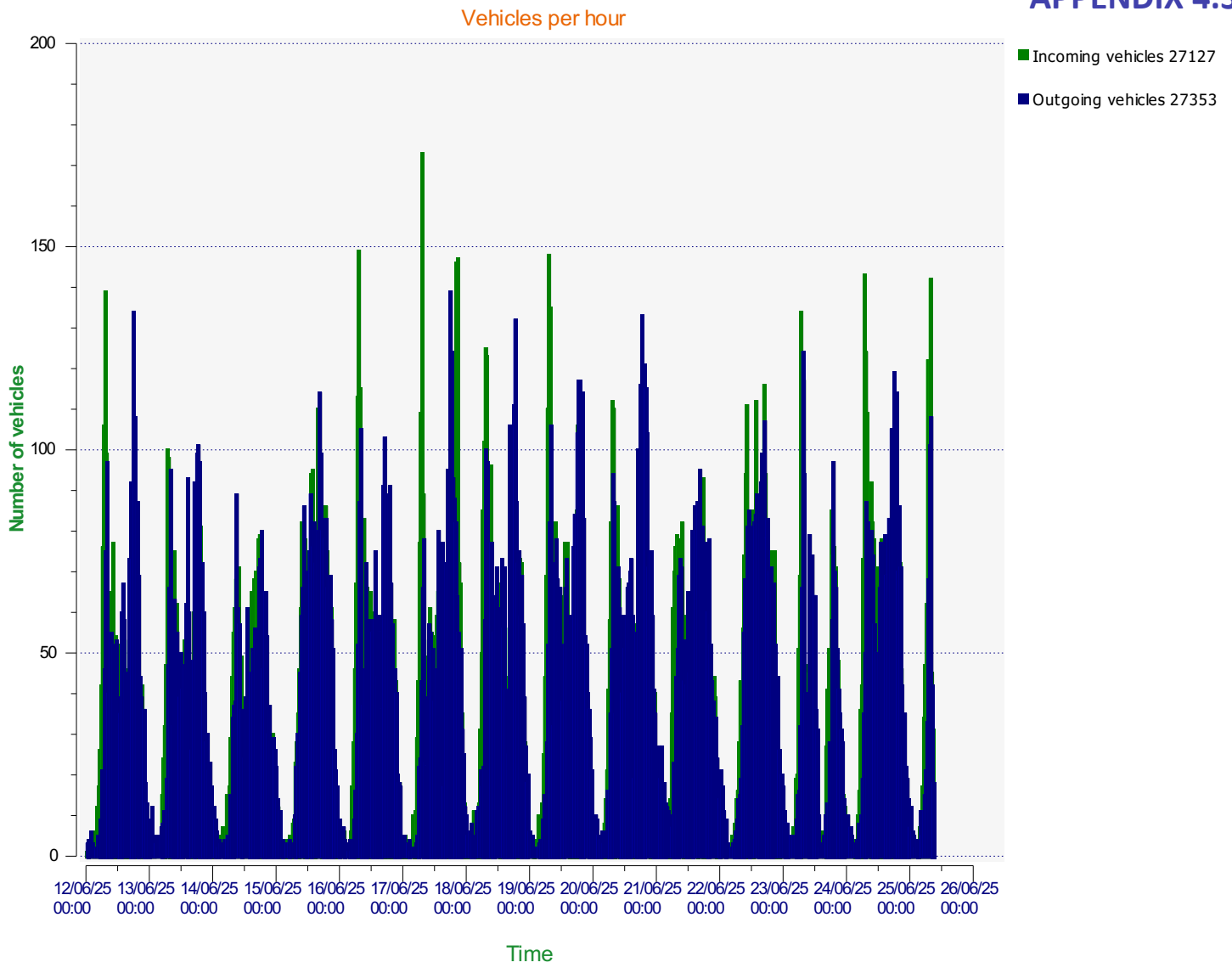


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End date: Wednesday, June 25, 2025 9:00 AM

Location:

Comments:

APPENDIX 4.3

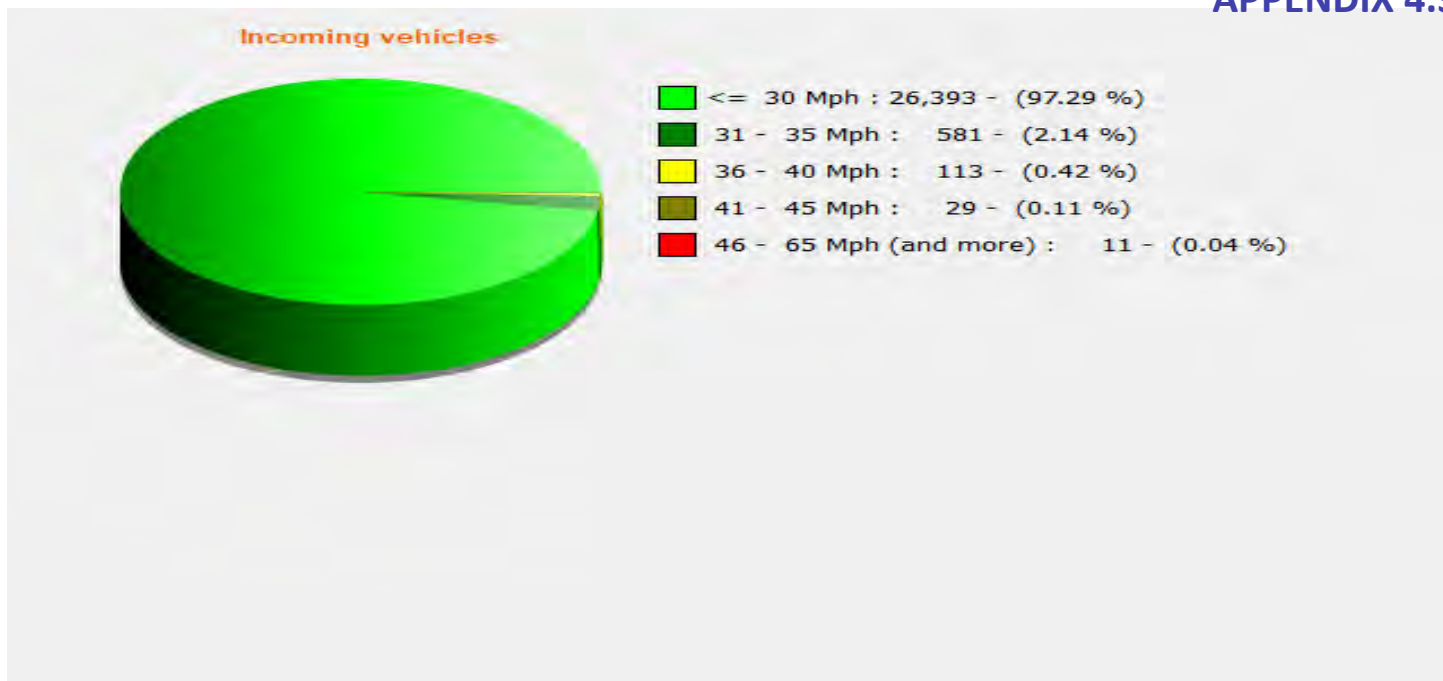


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End date: Wednesday, June 25, 2025 9:00 AM

Location:

Comments:

APPENDIX 4.3

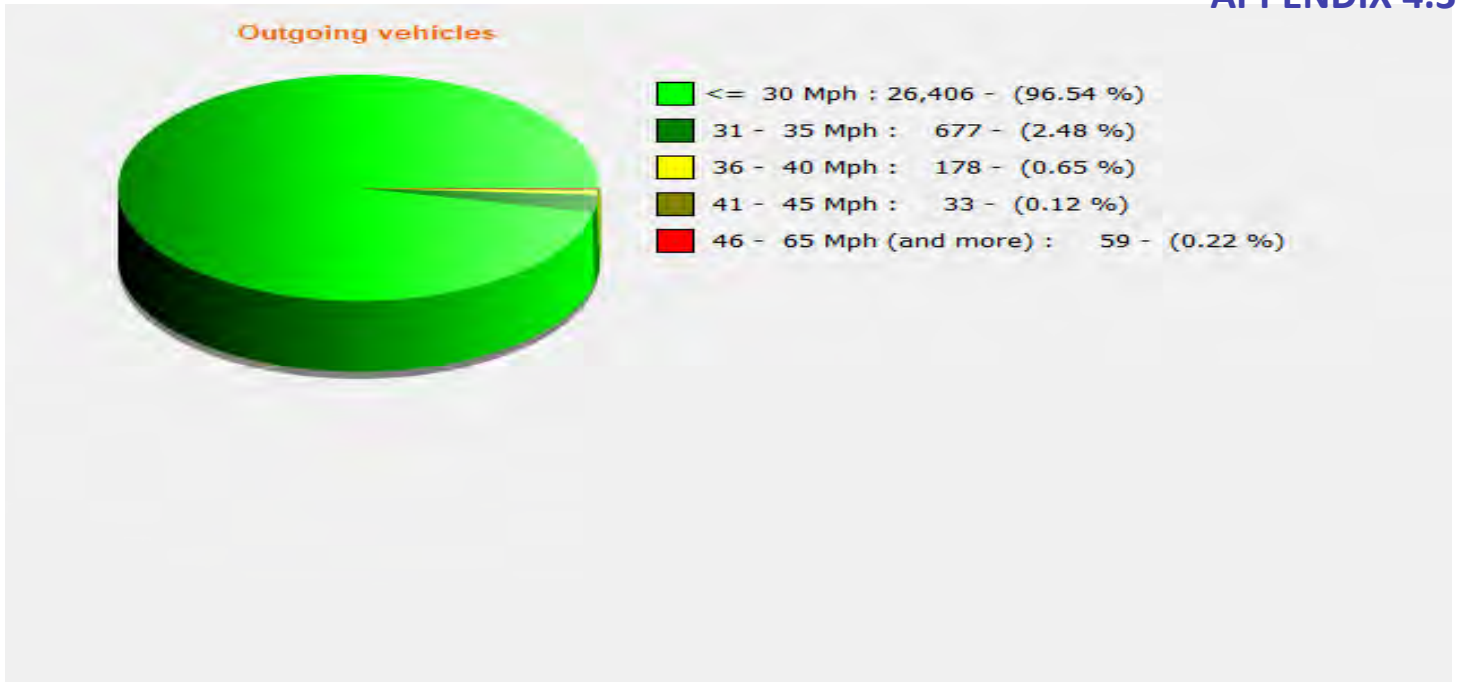


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Location:

Comments:

APPENDIX 4.3

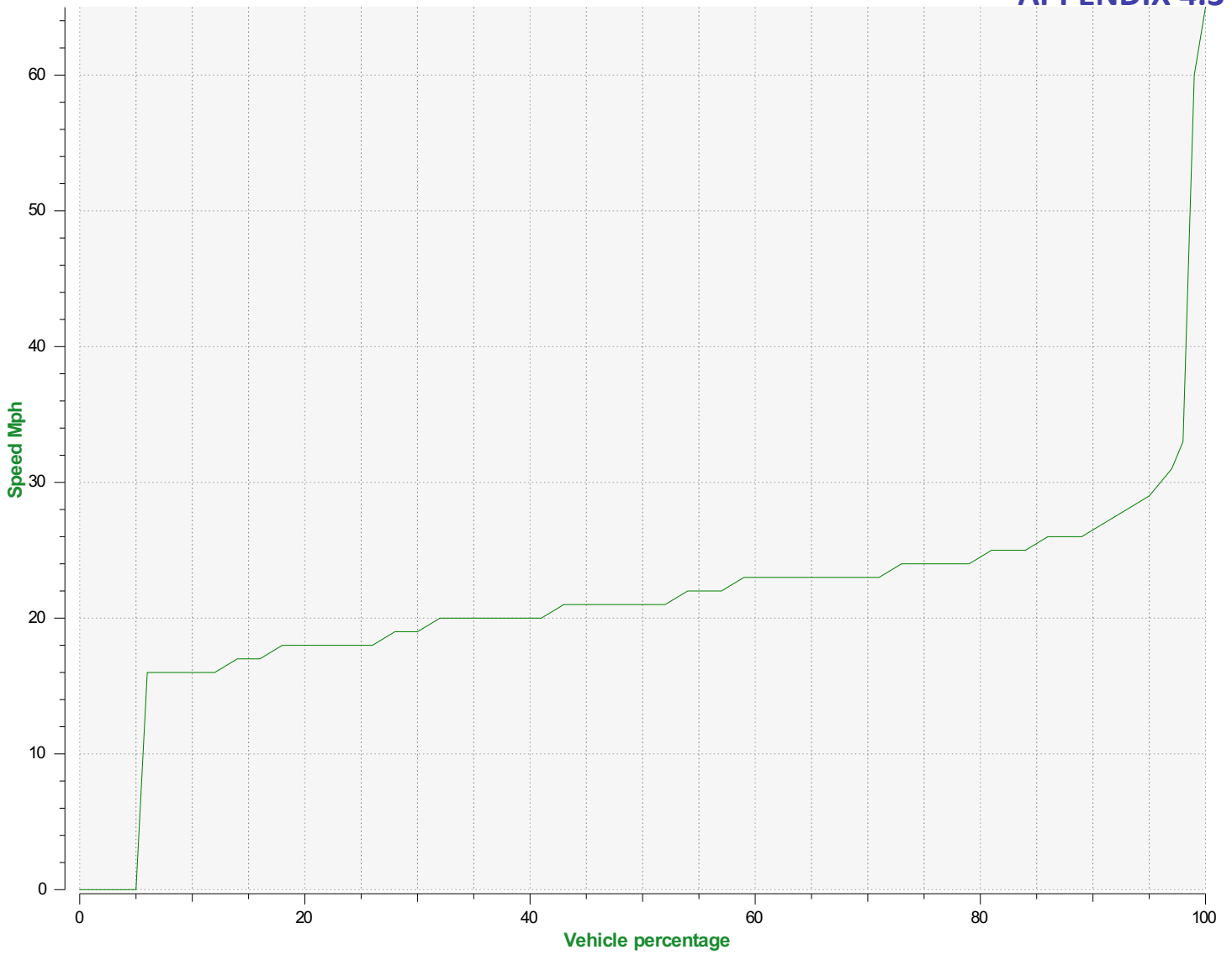


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End date: Wednesday, June 25, 2025 9:00 AM

Location:

Comments:

APPENDIX 4.3



Speed percentiles (incoming)

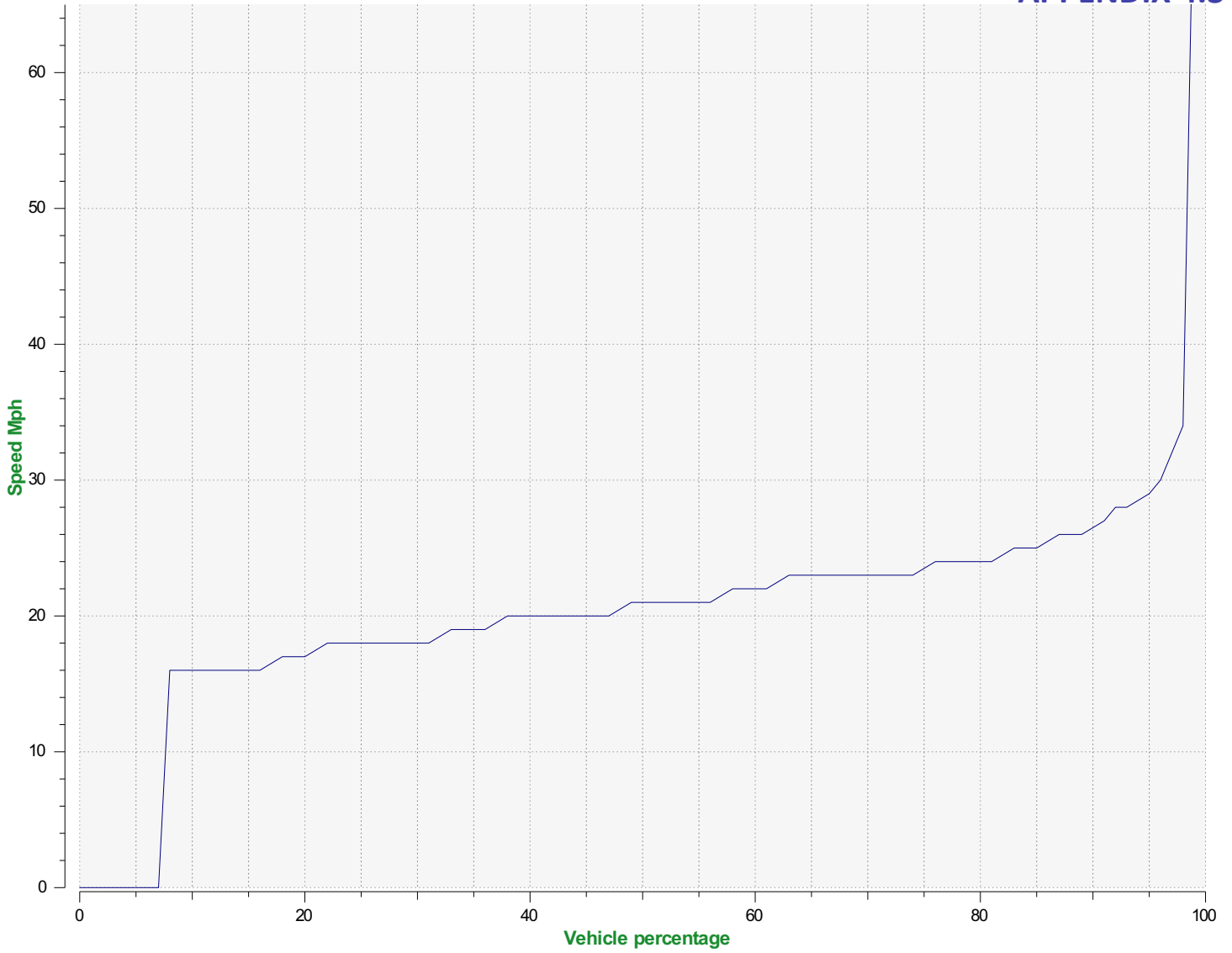
V30: 19.00Mph **V50:** 21.00Mph **V85:** 25.00Mph

Start date: Thursday, June 12, 2025 12:00 AM
End date: Wednesday, June 25, 2025 9:00 AM

Location:

Comments:

APPENDIX 4.3



Speed percentile(outgoing)

V30: 18.00Mph **V50:** 21.00Mph **V85:** 25.00Mph

Start date: Thursday, June 12, 2025 12:00 AM
End date: Wednesday, June 25, 2025 9:00 AM

Location:

Comments: