



## Wiltshire Community Infrastructure Levy

# Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1:  
Melksham Community Area  
December 2016

## Wiltshire Council

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as **large print** and audio. Please contact the council on **0300 456 0100**, by textphone on 01225 712500 or by email on [customerservices@wiltshire.gov.uk](mailto:customerservices@wiltshire.gov.uk).

如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：[customerservices@wiltshire.gov.uk](mailto:customerservices@wiltshire.gov.uk)

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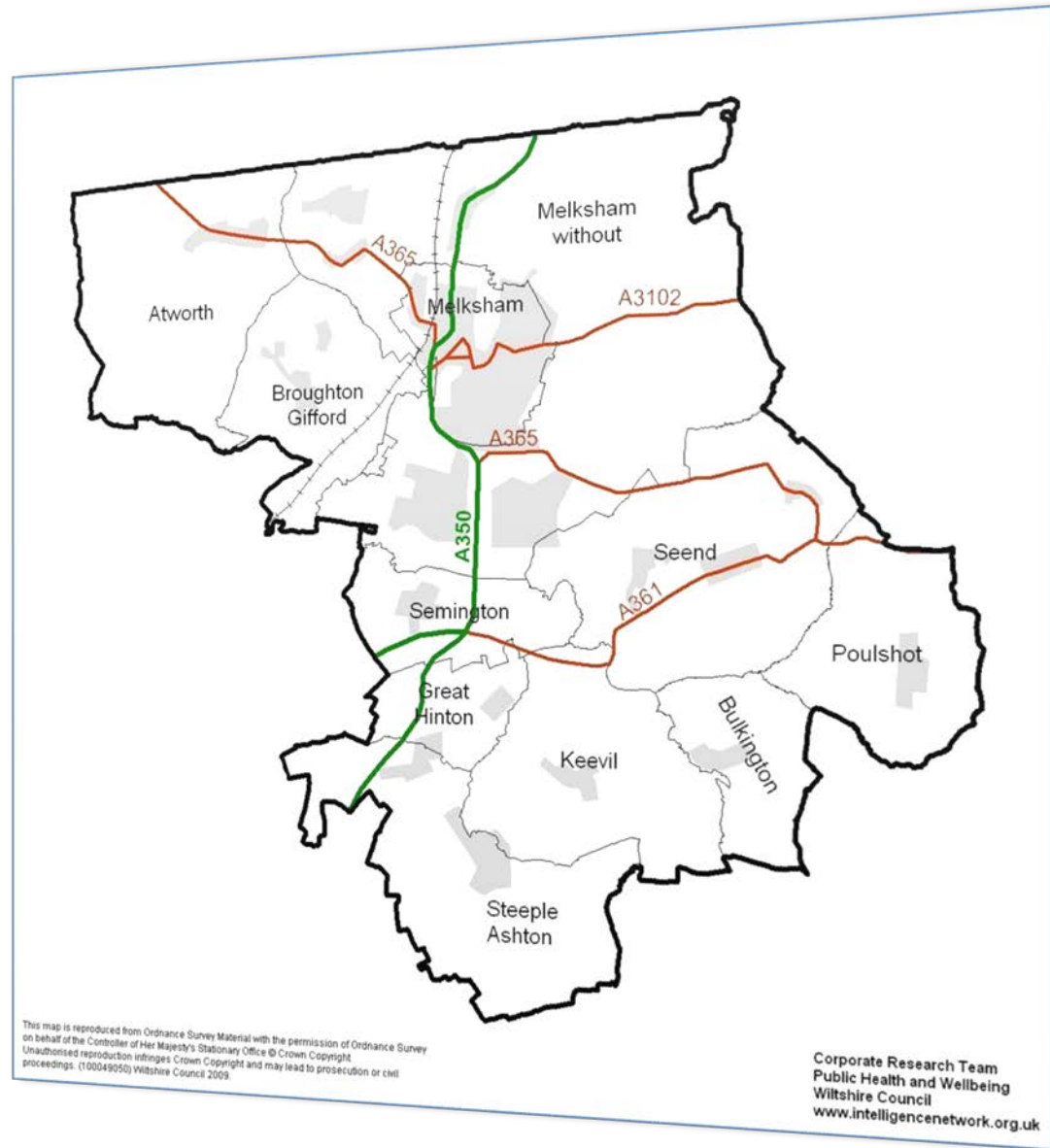
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# Guide to the Infrastructure Delivery Schedules

Column	Description
<b>Ref</b>	Each infrastructure project has been given a unique reference number.
<b>Category</b>	Infrastructure projects are assigned to one of seven categories; Community and cultural; Education; Emergency services; Health and social care; Open space, green infrastructure and the environment; Sustainable transport, and Utilities.
<b>Timing</b>	<p>The plan period of the Wiltshire Core Strategy goes up to 2026. The remaining plan period (2016 – 2026) is split into five-year tranches. This indicates when an individual project is likely to be needed or expected to be delivered. The timing of delivery is closely linked to the housing trajectory for specific community areas or strategic sites.</p> <p><b>Community Area projects:</b> Essential infrastructure projects expected to be completed during the next five years of the plan period (2016 to 2021) are likely to be well advanced with secure funding. Alternatively, existing provision may be close to or at capacity and the project is needed within this period. For projects expected to be completed during the last five years of the plan period (2021-2026), there is either some existing capacity or uncertainty over where the extra provision is required.</p> <p><b>Strategic Site projects:</b> Essential infrastructure projects expected to be completed during the early stages of development are either needed to enable the development to proceed or existing provision is close to or at capacity. For other essential projects, development can proceed without them but they will be required during later stages of the development.</p>
<b>Requirements</b>	A description of each infrastructure project shows what is required.
<b>Rationale</b>	A justification of the need for each infrastructure project explains its inclusion in the delivery schedule.
<b>Estimated cost</b>	An estimated cost for each infrastructure project is given where possible. For strategic sites, some items will be delivered directly by the developer.
<b>Potential funding source(s)</b>	Likely or potential funding sources are identified for individual infrastructure projects. This may change over the plan period. Developer contributions could include s106 <b>or</b> the Community Infrastructure Levy (CIL) but <b>not</b> both. The Regulation 123 List sets out those infrastructure projects in the IDP that Wiltshire Council may fund through CIL.

Column	Description
<b>Secured funding</b>	For some infrastructure projects, some or all of the funding has been confirmed. In many cases, this has not yet happened because the funding timescales for providers do not extend very far into the future. However, this will change over the plan period as further information becomes available.
<b>Funding gap</b>	The gap between the total cost of the infrastructure project and specific funding confirmed for that project forms the project funding gap. However, there may be anticipated (over the plan period) or unallocated funding, e.g. s106 receipts or grant funding that would decrease the overall funding gap.
<b>Potential delivery agent(s)</b>	The delivery schedule identifies the likely service provider or other body, e.g. developer, who will deliver the infrastructure project. However, this may change over the plan period as further information becomes available.
<b>Risk/ priority</b>	<p>Projects are categorised as either 'essential' or 'place-shaping'; see Core Policy 3 of the Wiltshire Core Strategy.</p> <p><b>a) Risk to the delivery of Core Strategy growth</b> – Essential infrastructure is sub-divided into critical and necessary projects (see Core Policy 3 of the Core Strategy and Chapter 1 of the IDP). If they are not delivered, it is likely to have a high or medium impact respectively upon the delivery of growth in the Core Strategy.</p> <p><b>b) Risk to the delivery of individual projects</b> – The infrastructure delivery schedules include a traffic light system of colour coding to denote whether essential infrastructure projects are currently considered to have a low (green), medium (amber) or high (red) risk of not being delivered. This can be found in the Risk/ priority column.</p> <ul style="list-style-type: none"> <li>• <b>Low risk</b> = it is considered that there is a stronger likelihood of the project being delivered because, for example, funding may have been secured or planning permission given for a strategic site. The reason that a project is given this grading is typically highlighted in green in the "Rationale" column.</li> <li>• <b>Medium risk</b> = it is considered that the project is likely to be delivered. It may be that a clear source of funding has been identified but not yet secured, or there may be a statutory duty to provide this type of project.</li> <li>• <b>High risk</b> = it is considered that there may be additional issues to consider in the delivery of this project. <b>This does not mean that the project will not be delivered.</b> For example, a potential funding source may have been identified but there could be uncertainty over the availability of capital and location. The reason that a project is given this grading is typically highlighted in red in the "Rationale" column.</li> </ul>

# Melksham Community Area



# Melksham Community Area Spatial Strategy

## Settlement strategy (Core Policy 1):

Tier	Settlements
<b>Market towns</b>	Melksham and Bowerhill village
<b>Large villages</b>	Atworth, Seend, Semington, Shaw/ Whitley and Steeple Ashton
<b>Small villages</b>	Beanacre, Berryfield, Broughton Gifford, Bulkington, Great Hinton, Keevil, Poulshot and Seend Cleeve

## Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
<b>Housing</b>	<b>2,370 homes</b> (at least)	<b>Melksham</b> (no strategic sites)	2,240	<b>Rest of the community area</b>	130
	<b>Non-strategic development</b> over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2, including any that may be identified in the Wiltshire Site Allocations Plan and neighbourhood plans.				
<b>Employment</b>	<b>6 ha</b> of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	Hampton Business Park ( <i>Saved West Wiltshire District Plan Allocation</i> )			Up to 6 ha
	<b>Principal Employment Areas</b> (supported in accordance with Core Policy 35)	Bowerhill Industrial Estate; Hampton Business Park; Avonside Enterprise Park; Intercity Industrial Estate; Upside Business Park; Challemead Business Park; Bradford Road Employment Area			

**Delivery of housing 2006 – 2026 for the Melksham community area:**

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 <sup>1</sup>	
<b>Melksham and Bowerhill</b>	2,240	1,279	827	134
<b>Melksham CA Remainder</b>	130	83	23	24
<b>Melksham CA</b>	2,370	1,362	849	159

For further information, see Core Policy 15 of the Wiltshire Core Strategy.

<sup>1</sup> Figures in the Developable commitments column represent committed sites only and do not include a windfall allowance. The summary for each sub-area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and, for large sites, information from developers, site representatives and officers.

# Melksham Community Area

## Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. *Figure 1* below illustrates the rate at which housing is expected to be built during the Plan period. The majority of housing in this community area is expected to be built during the next five years of the Plan period (2016 to 2021)<sup>1</sup>.

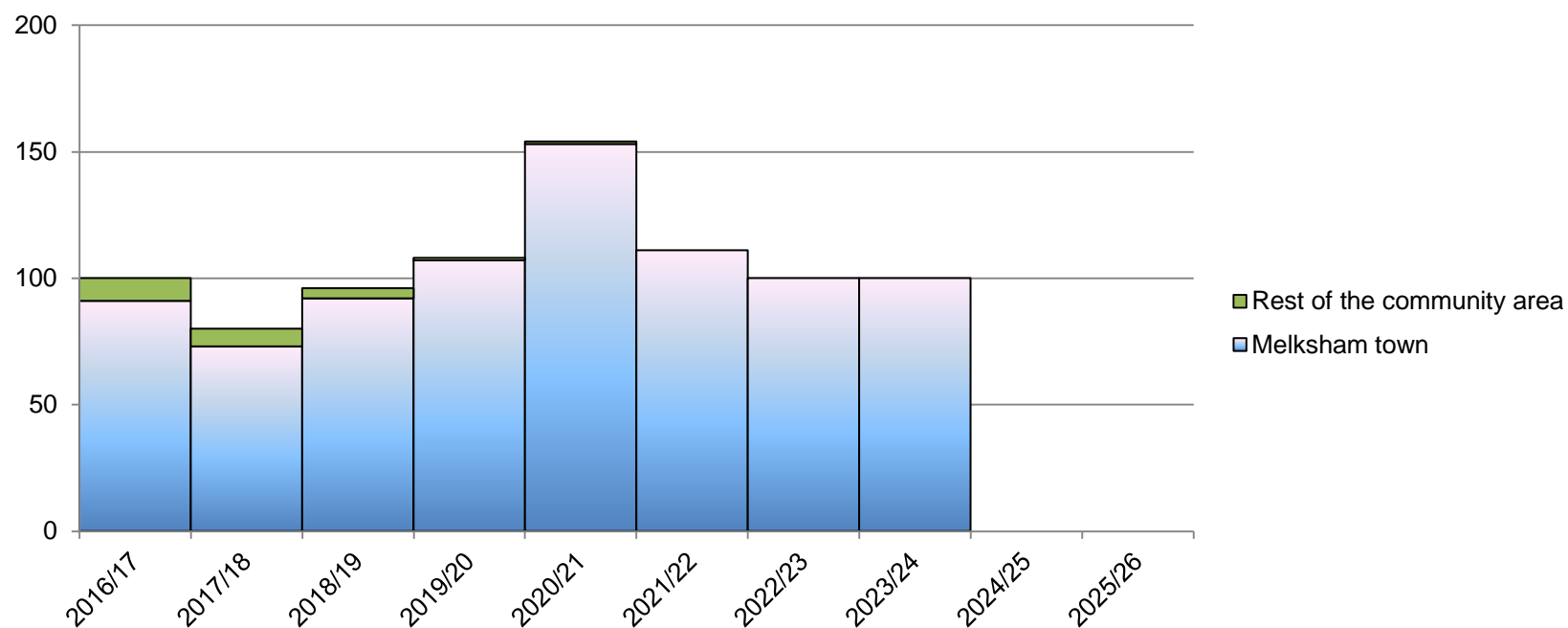


Figure 1 - Housing delivery during the Plan period

<sup>1</sup> Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council.



# Melksham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MEL 001	Education	2016 - 2021	Expansion of Forest & Sandridge Primary School and a new primary school and site to provide 298 places	Surplus places will be filled and other schools cannot expand. <b>Seeking new site.</b>	£5,381,446	Developer contributions; Wiltshire Council	£0	£5,381,446	Wiltshire Council	<b>Essential (necessary)</b>
MEL 002	Education	2021 - 2026	Expansion of existing village primary schools to provide 15 places	Additional places may be required, will depend on where housing goes	£263,192	Developer contributions; Wiltshire Council	£0	£263,192	Wiltshire Council	<b>Essential (necessary)</b>
MEL 003	Education	2021 - 2026	Expansion of Melksham Oak Secondary School to provide 222 places	Significant expansion required to provide all the additional places	£5,308,934	Developer contributions; Wiltshire Council	£0	£5,308,934	Wiltshire Council	<b>Essential (necessary)</b>
MEL 004	Education	2016 - 2021	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 40 places for 0 to 2 year olds and 91 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£2,296,083	Developer contributions; Wiltshire Council	£0	£2,296,083	Wiltshire Council; Private providers	<b>Essential (necessary)</b>

# Melksham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MEL 005	Sustainable transport	2016 - 2021	Improvements to roundabout to the existing signalised ASDA superstore and A365 junctions	Reduce queue lengths and delays	£1,500,000	Developer contributions; Local Growth Fund	£0	£1,500,000	Wiltshire Council	Essential (necessary)
MEL 006	Sustainable transport	2016 - 2021	Two hourly Trans Wilts train service (Westbury to Swindon) - three year service provision	Train service befitting of Melksham's role and function. Fully funded.	£1,223,000	Local Sustainable Transport Fund grant; Great Western Railway	£1,223,000	£0	Wiltshire Council; Great Western Railway	Essential (necessary)
MEL 007	Health and social care	2016 - 2021	Support development of local primary healthcare facilities (cost includes 193 sqm of extra floorspace and development costs, based on housing numbers, but excludes any land purchase)	Meet impact of new housing on local practices, which are already undersized for the number of current patients.	£427,881	Developer contributions; NHS England; Wiltshire CCG;	£0	£427,881	NHS England; Wiltshire CCG; GP surgeries	Essential (necessary)
MEL 008	Sustainable transport	2016 - 2026	Two hourly Trans Wilts train service (Westbury to Swindon) - annual service support	Train service befitting of Melksham's role and function	TBC	Local Sustainable Transport Fund grant; Great Western Railway	£0	TBC	Wiltshire Council; Train operating company; DfT	Place-shaping

# Melksham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MEL 009	Sustainable transport	2016 - 2021	Improvements to Melksham Railway Station	Train service befitting of Melksham's role and function	£500,000	Local Sustainable Transport Fund grant; Great Western Railway	£0	£500,000	Wiltshire Council; Great Western Railway	Place-shaping
MEL 010	Sustainable transport	2016 - 2021	Installation of the intermediate signals on the single track rail line through Melksham	To increase capacity and improve A350 connectivity	£1,500,000	Developer contributions; Local Growth Fund	£0	£1,500,000	Network Rail	Place-shaping
MEL 011	Open space, green infrastructure and the environment	2016 - 2021	Wilts & Berks Canal Restoration - Melksham Link Project	National priority for waterway network	£21,200,000	Developer contributions; Grants	£0	£21,200,000	Wilts & Berks Canal Trust & Partners; Wiltshire Council	Place-shaping
MEL 012	Open space, green infrastructure and the environment	2016 - 2021	Wilts & Berks Canal Restoration - River Avon to Melksham Top Lock	National priority for waterway network	£2,900,000	Developer contributions; Grants	£0	£2,900,000	Wilts & Berks Canal Trust & Partners; Wiltshire Council	Place-shaping

# Melksham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
<b>MEL 013</b>	Open space, green infrastructure and the environment	2016 - 2021	Extension to existing cemetery in Melksham	Cemetery will close due to it being full	£370,000	Developer contributions; Wiltshire Council	£0	£370,000	Wiltshire Council; Melksham TC	<b>Place-shaping</b>
<b>MEL 014</b>	Community and cultural	2016 - 2026	Improvements to library services in the Melksham Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£243,432	Developer contributions; Wiltshire Council	£0	£243,432	Wiltshire Council	<b>Place-shaping</b>



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<http://consult.wiltshire.gov.uk/portal>