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Melksham

Wiltshire Council LOCAL PLAN

Looking to the future

■ Site Selection Report for Melksham



Contents

Purpose	3
Context - Wiltshire Local Plan Review	3
Summary of the site selection process	4
The starting point – ‘Strategic Housing and Employment Land Availability Assessment’	5
Stage 1 – Identifying Sites for Assessment	5
Stage 2 - Site Sifting	5
Next Steps in the site selection process	6
Stage 1 Identifying Sites for Assessments	6
Stage 2 Site Sifting	6
Methodology	8
A. Accessibility and wider impacts	8
Accessibility	8
Wider impacts	8
B. Strategic Context	8
Melksham Strategic Context	9
Combining sites	10
Site Assessment Results	10
Conclusion	24

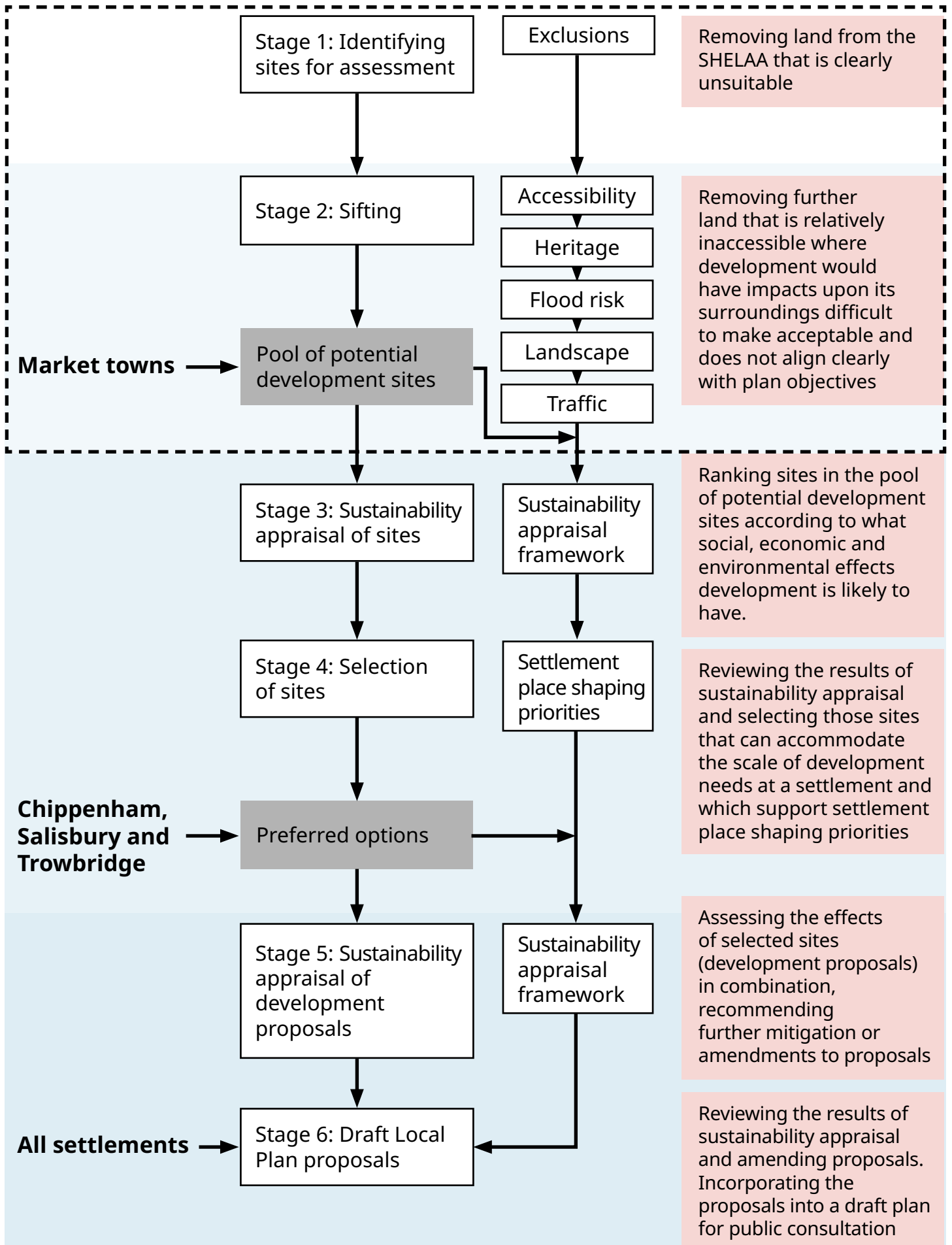
Purpose

The purpose of this paper is to explain how the Council has arrived at a pool of potential development sites from which development proposals needing greenfield land may be chosen.

Context - Wiltshire Local Plan Review

1. The Wiltshire Core Strategy is the central strategic part of the development plan for Wiltshire that sets the legal framework for planning decisions and is the basis that all neighbourhood plans must follow. It covers the period 2006-2026.
2. The Wiltshire Local Plan Review is being prepared to update the Wiltshire Core Strategy with a plan period of 2016- 2036.
3. An important part of keeping the development plan up to date is ensuring that development needs are met. This means accommodating new homes, business and other new uses supported by the necessary infrastructure; and finding land on which to build them.
4. As much as possible of the land needed will be previously developed land. Inevitably, in lots of cases, to meet the scale of need forecast, towns will also expand. A challenging part of planning for the future is therefore managing the loss of countryside by identifying the most appropriate land to develop on the edges of our settlements. This is the focus of this document.
5. This paper documents the stages reached in the site selection process for the settlement and concludes by showing the reasonable alternative sites that could be appropriate for development around the built-up area of Melksham– a pool of potential development sites. The content of this paper explains how this set of potential development sites has been arrived at. The Council considers these sites to be the reasonable alternatives based on a range of evidence and objectives of the plan that will be further assessed, including through sustainability appraisal.
6. Development proposals can be formulated using sites chosen from this pool. How much land depends upon the scale of need for development forecast over the plan period.
7. At Melksham, the requirement emerging is for an additional 3,950 new homes over the plan period 2016 – 2036. From this overall requirement can be deducted homes already built (2016-2019) and an estimate of homes already committed and in the pipeline in the form of either having planning permission awaiting completion, resolution to grant planning permission or on land allocated for development in the Wiltshire Core Strategy and Joint Melksham Neighbourhood Plan. Taking account of this amount, approximately 2,585 additional homes remain to be planned for over the plan period.
8. How this scale of growth was derived is explained in an accompanying report to this one called the ‘Emerging Spatial Strategy’.

Figure 1: Summary of the site selection process



The starting point – ‘Strategic Housing and Employment Land Availability Assessment’

9. Figure one shows the entire site selection process. This document covers stages 1 and 2.
 10. The Strategic Housing and Economic Land Availability Assessment¹ (SHELAA) provides the pool of land from which sites may be selected. The SHELAA is a register of land being promoted for development by land owners and prospective developers. Parcels of land are submitted for consideration for inclusion in Wiltshire Council’s plan, as well as Parish and Town Council neighbourhood plans².
 11. Plan preparation and not the SHELAA determines what land is suitable for development as it selects the most appropriate sites.
- ## Stage 1 – Identifying Sites for Assessment
12. This initial stage of the site selection process excludes those SHELAA sites from further consideration that constitute unsuitable land for development.
- ## Stage 2 - Site Sifting
13. A second stage assesses further those sites that have passed through Stage 1 and results in a set of reasonable alternatives for further assessment through sustainability appraisal.
 14. Using a proportionate amount of evidence³, more land is therefore removed from further consideration. It can be removed because it is relatively inaccessible and where development would have impacts upon its surroundings that would be difficult to make acceptable.
 15. To determine what land to take forward for further consideration and which not, however, also involves considering how much land is likely to be needed and what areas around the settlement seem the most sensible. Such judgements take account of:
 - (i) emerging place shaping priorities⁴ for a community (these outline what outcomes growth might achieve);
 - (ii) the intended scale of growth;
 - (iii) what future growth possibilities there are for the urban area;
 - (iv) what the past pattern of growth has been; and
 - (v) what significant environmental factors have a clear bearing on how to plan for growth.⁵
 16. It may be appropriate for some SHELAA land parcels to be combined together to create more sensible or logical development proposals. Parcels of land may therefore be assembled together into one site for further assessment. This stage allows these cases to be recorded⁶.

¹Information about the Strategic Housing and Employment Land Availability Assessment can be found on the Council website.

²Other land, not included in the SHELAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot readily be said to be available within the plan period.

³To meet national requirements, plans must be sound, justified by having an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

⁴The role and function of place shaping priorities is explained in the settlement statement.

⁵Regulations on the selection of sites allow those preparing plans to determine reasonable alternatives guided by the ‘plans objectives’ so long as this is explained. This stage does so explicitly.

⁶Land promoted for development is defined by land ownership boundaries and over what land a prospective developer has an interest. It does not necessarily represent what land is needed for a logical or sensible development proposal. A logical proposal may be smaller or larger or combine different owners’ interests.

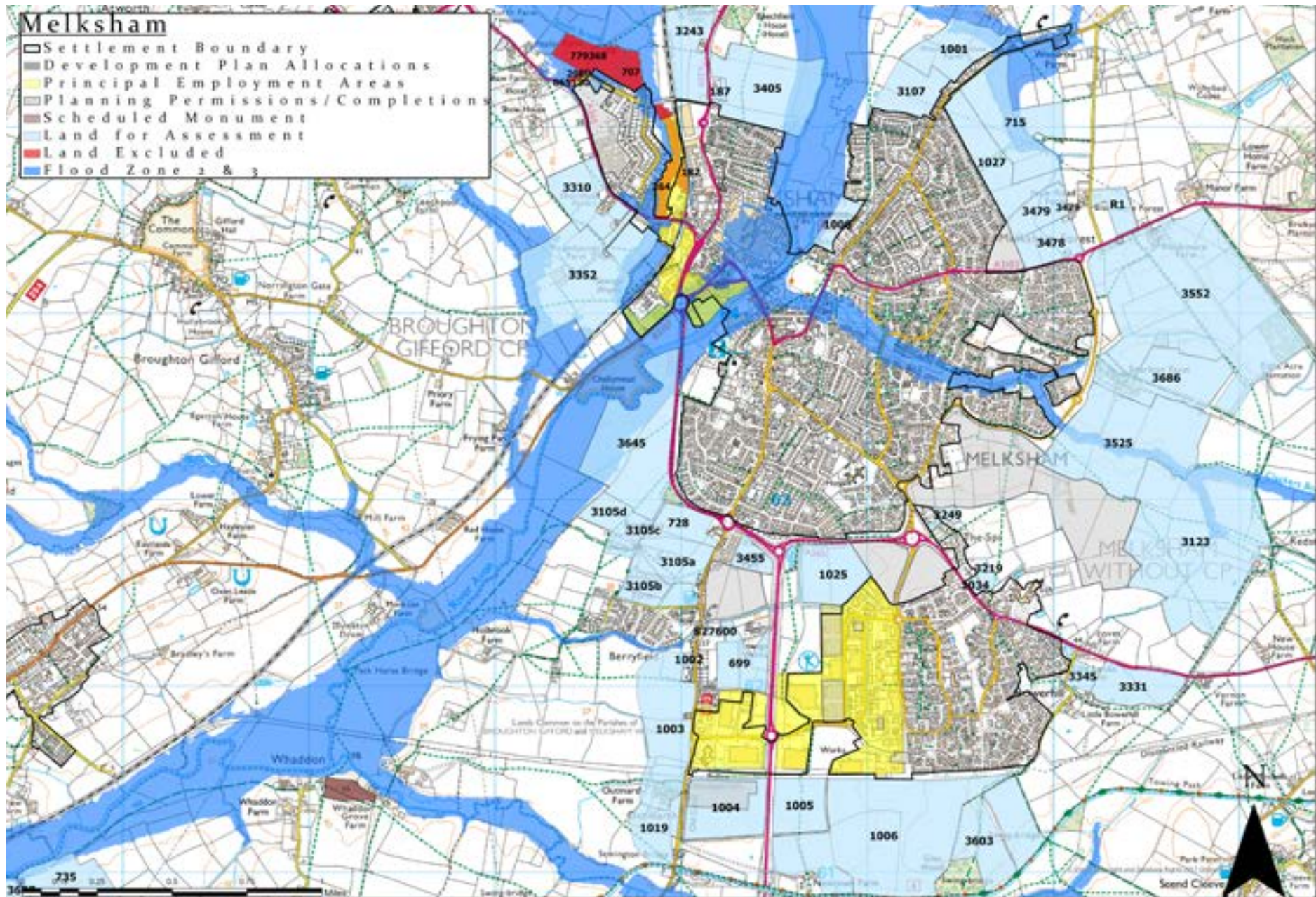
Next Steps in the site selection process

17. The result of this part of the site selection process is a set of reasonable alternative sites. Where greenfield land must be built on to meet the scale of need, land for development proposals will be chosen from this pool. Views on each site are invited alongside a settlement's suggested scale of growth over the plan period (2016-2036) and the plan's priorities for the community. The results of consultation will inform the formulation of development proposals.
18. Each of the sites that is a reasonable alternative will be examined in more detail. They will be subject to sustainability appraisal, which is stage three in the site selection process. This assesses the likely significant effects of potentially developing each site under a set of twelve objectives covering social, economic and environmental aspects. It helps to identify those sites that have the most sustainability benefits over those with less. It also helps to identify what may be necessary to mitigate adverse effects and what measures could increase benefits of development.
19. The most sustainable sites are those most likely to be suited to development. Sustainability appraisal may recommend sites, but it is also important to select sites that support the plan objectives and strategic priorities for a settlement, in particular. Carrying out this selection of sites is stage 4.
20. Stage 3 sustainability appraisal looked at how each potential development site performed individually. Stage 5 carries out sustainability appraisal looking at development proposals together and what effects they may have in combination. This will lead to amended proposals and more detailed mitigation or specific measures to maximise benefits from development.
21. Development proposals are also subject to more detailed assessments; by viability assessment to ensure that they can be delivered and by assessment under the Habitats Regulations in order to ensure no adverse effects on Natura 2000 sites. The results of these steps may amend development proposals.
22. Stage 6 therefore draws in the work of viability assessment, Habitats Regulations Assessment and sustainability appraisal to produce proposals that can be published in a draft version of the reviewed Local Plan, which will then be published for consultation.
23. As stated previously, this document only covers stages 1 and 2 in detail. These stages are described further in the following sections.

Stage 1 Identifying Sites for Assessments

24. This stage starts with all SHELAA land parcels on greenfield land and ensures they are appropriate for site selection. Land parcels that are not or could not be extensions to the existing built up area are not included. Figure 2 shows land excluded at Stage 1. Figure 2 shows that 6 sites have been excluded because they are in flood zones 2 and 3.

Figure 2 Map showing stage 1 SHELAA land excluded



Stage 2 Site Sifting

Methodology

25. This stage of the site selection process sifts out sites to provide a reasonable set of alternatives for further assessment. There are two parts to this stage of the process (A) accessibility and wider impacts and (B) strategic context.

A. Accessibility and wider impacts

26. Firstly, the individual merits of each site are assessed to understand their strengths and weaknesses in terms of how accessible a site location may be and what wider impacts could result from their development. Sites more likely to have unacceptable impacts or which are relatively inaccessible are less reasonable options.

Accessibility

27. Sites that are relatively inaccessible are much less likely to be reasonable alternatives and may be rejected from further consideration.

28. Accessibility is represented as a heat map of travel times on foot, cycling and public transport to important destinations for residents - the town centre, principal employment areas (including employment allocations), secondary schools and hospital and health centres (including GP surgeries).

29. Sites are categorised overall as low accessibility (red), medium accessibility (amber) or high accessibility (green).

Wider impacts

30. **Landscape:** A site that creates a harmful landscape or visual impact that is unlikely to be successfully mitigated may be rejected.

31. **Heritage:** Assets outside the sites under consideration may be harmed by development. This stage identifies where those assets are, their nature and importance, and assesses the potential for harm that may result from the development of some sites.

32. **Flood Risk:** All land on which built development may take place, by this stage of the selection process, will be within

flood zone 1; the areas of the country with minimal flood risk. Flood risks from all sources are a planning consideration, this step will identify sites where development may increase risks outside the site itself.

33. **Traffic:** Developing some sites may generate traffic that causes an unacceptable degree of harm, in terms of worsening congestion. Others may be much better related to the primary road network (PRN). This can lead to other harmful impacts such as poor air quality or impacts upon the local economy.

34. The results of each of these 'wider impact' assessments are gathered together and categorised as high (red), medium (amber) and low (green) level of effects for each site under each heading.

B. Strategic Context

35. Having gained a picture of the relative strengths and weaknesses of each site, the next step is to draw this information together and decide which ones would be reasonable alternatives and which ones not.

36. Unlike the first part of this stage, this requires judgement about what pool of possible land for development constitutes a set of reasonable alternatives for consideration at a settlement. This must not pre-judge more detailed testing of options but rule out others that are clearly less likely to be characterised as being reasonable options and therefore unnecessary to assess in greater detail at later stages.

37. The distribution and number necessary to provide a reasonable pool of alternative sites can be influenced by each settlement's role in the spatial strategy and the scale of growth to be planned for, by the pattern of growth that has taken place at a town as well as significant environmental factors. This is called the site's strategic context.

38. Whilst the first set of evidence provides information about each individual site, evidence in the form of a settlement's 'strategic context' provides the basis for

further reasoning by which some land parcels are selected for further consideration and others rejected. They can indicate future growth possibilities, directions to expand, for an urban area.

39. This strategic context evidence describes the settlement's:

- Long-term patterns of development
- Significant environmental factors
- Scale of growth and place shaping priorities
- Future growth possibilities for the urban area

40. Referring to these aspects, there can be several influences upon whether a site is taken forward for further consideration.

Common examples would be:

- The scale of the pool of sites that will be needed. The less additional land that is needed the smaller a pool of sites may need to be and so perhaps only the very best candidates need to be considered further.

- What SHELAA sites may be consolidated into one (and sometimes which ones not). A historic pattern of growth, or the need for a new direction of growth may recommend a SHELAA site is combined with another in order to properly test such an option.

- A desirable pool of sites might favour a particular distribution or set of locations because it might help deliver infrastructure identified as a place shaping priority for the settlement.
- Continuing historic patterns or, in response to a significant environmental factor, looking for new directions for growth may recommend a site that helps to deliver such a course.

41. Sometimes these influences will not bear on site selection. In other instances, they may be important.

42. A description of the settlement strategic context for Melksham is shown in the table below:

Melksham Strategic Context

Context criteria	Detail
Long-term pattern of development	<p>The River Avon flows through the town. The A350 and railway line form a firm boundary to the south and west of Melksham. The A350 passes through residential areas in the north.</p> <p>In recent years, Melksham and Bowerhill have seen a large amount of new development located to the east and south. There has also been new housing built on the former George Ward school site in the north-west. The West Wilts District Plan (2004) allocated a new eastern urban extension to the town of 750 dwellings, including a new primary school. The new Melksham Oak secondary school and Melksham Football and Rugby Club are located just to the south of that.</p> <p>Recent developments have been located to the east and south of the town and around Berryfield.</p>
Significant environmental factors	<p>The main environmental feature of Melksham is the River Avon which flows through the north and west of the town. There are extensive flood plains associated with the river which provide visual and amenity areas into the town centre and restrict development opportunities. The river corridor is important for biodiversity also.</p> <p>The town is not significantly affected by landscape designations, However, rising land to the east around Sandridge is part of a special landscape area.</p> <p>The A350 has become increasingly congested in recent years with worsening local air quality and a business case is being worked up for a possible future bypass to the town to try to reduce these issues.</p>

Context criteria	Detail
	There is a large town centre conservation area located mainly along and to the west of King St, High St and Bank St with a number of important listed buildings also at The Spa.
Scale of growth and place shaping priorities	<p>The scale of growth is on a par with the current Core Strategy housing requirement but with a reduced amount of employment land required. A significant amount of the housing requirement has already been met through developable commitments.</p> <p>Place shaping priorities include the need to ensure town centre regeneration, reducing out-commuting through an increased and improved employment offer at the town and reducing high levels of traffic congestion on the A350 through provision of a new bypass. Particularly important will be the need to ensure sufficient education and healthcare facilities at the town.</p>
Future growth possibilities for the urban area	<p>There are SHELAA sites available all around the town which will require further assessment of their likely impacts. Some sites have the potential to increase coalescence with surrounding villages. Others have significant areas of flood risk. Other sites are located to the south and west of Bowerhill and Berryfield, some distance from the town centre.</p> <p>There are SHELAA sites outside the broad extent of the urban area, separated by the A350 and/or railway line that would set possible precedents and a significant departure from past patterns of growth.</p> <p>There are several possibilities for future growth at Melksham. Further assessment will be required as to what extent the level of growth can be accommodated within the existing highways network and if some future growth will be dependent on a future bypass to the town.</p>

Combining sites

43. Assessment may also suggest combining sites together. To be combined land must:

- be a smaller parcel within a larger one, the smaller site will be absorbed and subsequently removed; or
- abutting each other and not have any strong physical barrier between them, such as a railway, river or road.

45. The map that follows illustrates the results of this stage of the process showing those sites that have been removed and those that should go forward for further assessment through sustainability appraisal.

Site Assessment Results

44. The following table shows the results of Stage 2. It sets out judgements against each of the SHELAA sites, taking into account both the accessibility and wider impact considerations and strategic context described above. It identifies where it may be appropriate to combine sites and which sites should and should not be taken forward.

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
187	Nortree Motors Ltd						<p>This is a brownfield site with a functioning garage (BP and Nortree Motors Ltd) and a Subway meaning that landscape impacts associated with redevelopment of this site are unlikely to be significant. It is unknown whether this site is available for development, but it could be developable in the long term.</p> <p>Take forward for further assessment as there do not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p> <p>It would be appropriate to combine this site with 3405 to consider one logical extension to the town.</p>	✓
699	Land South of Berryfield Brook and Treatment Works						<p>This site is adjacent to the settlement boundary. From a landscape perspective, the site may cause coalescence between Melksham and the village of Berryfield. The site is adjacent to 648 which has planning permission for 150 dwellings. Constraints include its proximity to Sewage Treatment Works and Hampton Business Park.</p> <p>The site should go forward for further assessment as there do not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
715	Woodrow House Farm						<p>This site is adjacent to the settlement boundary and to sites 1027 and 3479. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment.</p> <p>It would be appropriate to combine this site with 1027, 3478 and 3479 to consider one logical extension to the town.</p>	✓
728	Land to North of Berryfield (Area 3)						<p>This site is adjacent to the settlement boundary. From a landscape perspective, the site may contribute to coalescence between Melksham and the village of Berryfield. However, there do not appear to</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment.</p> <p>It would be appropriate to combine this site with 3105a, 3105b, 3105c, 3105d and 3645 to consider one logical extension to the town.</p>	
1000	Land to rear of Lowbourne Infants School						<p>This site is adjacent to the settlement boundary. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage, although constraints include an area of flood zone 2 and 3 along the western boundary.</p> <p>Take forward for further assessment.</p>	✓
1001	Land rear of Woodrow						<p>This site is adjacent to 3107 which is adjacent to the settlement boundary. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment.</p> <p>It would be appropriate to combine this site with 3107 to consider one logical extension to the town.</p>	✓
1002	Land rear of 588, 592 and 594 Semington Road						<p>This site is adjacent to 1003 which is adjacent to the settlement boundary. The site partly covers the alignment of the Melksham Link under Wiltshire Core Strategy (WCS) Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment.</p> <p>It would be appropriate to combine this site with 1003 and 1019 to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
1003	Land to South of Berryfield (Area 1) Outmarsh Farm						<p>This site is adjacent to the settlement boundary. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage, although a particular concern is the possible coalescence with the Small Village of Berryfield which has its own character and is separate from Melksham. The site partly covers the alignment of the Melksham Link under WCS Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p> <p>It would be appropriate to combine this site with 1002 and 1019 to consider one logical extension to the town.</p> <p>The site should go forward for further assessment.</p>	✓
1004	Land South of Hampton Park						<p>This site is adjacent to the settlement boundary at Hampton Business Park. From a landscape perspective, the site may contribute to coalescence between Melksham and the village of Semington. The northern part of the site is now the home of Wiltshire Air Ambulance which separates the rest of the site from the urban area and which may have noise concerns for residential or other sensitive uses so more likely to be suitable for a compatible employment use. The site is also adjacent to the A350.</p> <p>There do not appear to be any likely significant impacts, however, that justify rejecting the site at this stage. The site should go forward for further assessment.</p>	✓
1005	Land South of the Sports Ground						<p>This site is adjacent to the settlement boundary. Potential constraints to developing this site include the proximity of the A350 and businesses at Bowerhill Industrial Estate. Given the business/ industrial context, this site would be better suited to an employment use rather than residential. There do not appear to be any</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							likely significant impacts, however, that would justify rejecting the site at this stage. The site should go forward for further assessment.	
1006	Land South of Falcon Way, Bowerhill						<p>This site is adjacent to the settlement boundary. This site is close to the A350 and businesses at Bowerhill Industrial Estate but also the residential area at Bowerhill which may be accessible via Brabazon Way. Potential constraints to development include the proximity of the Kennet and Avon canal to the south.</p> <p>There do not appear to be any likely significant impacts, however, that would justify rejecting the site at this stage. The site should go forward for further assessment.</p>	✓
1019	Land to South of Berryfield (Area 7) Outmarsh Farm						<p>This site is adjacent to 1003 which is adjacent to the settlement boundary. From a landscape perspective, the site may contribute to coalescence between Bowerhill and the village of Semington. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment. However, the site partly covers the alignment of the Melksham Link under WCS Core Policy 16 and land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p> <p>It would be appropriate to combine this site with 1002 and 1003 to consider one logical extension to the town</p>	✓
1025	Land South of Western Way						<p>Site is adjacent to the settlement boundary. It is adjacent to a new housing development to the east and Bowerhill Industrial Estate to the south. From a landscape perspective development of this site could cause the coalescence of Bowerhill Industrial Estate with Melksham, however the site is large enough that some degree of separation could be maintained.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment.	
1027	Land rear of Savernake Avenue						<p>Site is adjacent to the settlement boundary. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site should go forward for further assessment.</p> <p>It would be appropriate to combine this site with 715, 3478 and 3479 to consider one logical extension to the town.</p>	✓
1034	Land adjacent to Woolmore Manor						<p>Site is adjacent to the settlement boundary. There are concerns about the impact of developing this site on the Grade II* listed Woolmore Manor but the site can proceed to Stage 3 Sustainability Appraisal where more detailed comments on possible impacts will be sought.</p> <p>It would be appropriate to combine this site with 3219 to consider one logical extension to the town.</p>	✓
3105a	Land to North of Berryfield (Area 2)						<p>This site is adjacent to site 728 which is adjacent to the settlement boundary. From a landscape perspective, the site may contribute to coalescence between Melksham and the village of Berryfield.</p> <p>There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. Land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p> <p>It would be appropriate to combine this site with 728, 3105b, 3105c, 3645 and 3105d to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3105b	Land to North of Berryfield (Area 4)						<p>This site is adjacent to site 3105a which is adjacent to new housing development underway on site 648 to the east.</p> <p>There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. However, the site is adjacent to the Small Village of Berryfield and development of the site would be more an extension to the village which has few services and facilities, rather than to Melksham.</p> <p>It would be appropriate to combine this site with 728, 3105a, 3105c, 3645 and 3105d to consider one logical extension to the town.</p>	✓
3105c	Land to North of Berryfield (Area 5)						<p>This site is adjacent to site 728 which is adjacent to the settlement boundary. From a landscape perspective, the site may contribute to coalescence between Melksham and the village of Berryfield.</p> <p>There do not appear to be any overriding significant impacts that justify rejecting the site at this stage. The site partly covers the alignment of the Melksham Link under WCS Core Policy 16. Land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p> <p>It would be appropriate to combine this site with 728, 3105a, 3105b, 3645 and 3105d to consider one logical extension to the town.</p>	✓
3105d	Land to North of Berryfield (Area 6)						<p>This site is adjacent to site 3645 which is adjacent to the settlement boundary. From a landscape perspective, the site may contribute to coalescence between Melksham and the village of Berryfield.</p> <p>There do not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>The site partly covers the alignment of the Melksham Link under WCS Core Policy 16. Land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p> <p>It would be appropriate to combine this site with 728, 3105a, 3105b, 3645 and 3105d to consider one logical extension to the town.</p>	
3107	North West of Woodrow Road						<p>This site is adjacent to the settlement boundary. There do not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p> <p>It would be appropriate to combine this site with 1001 to consider one logical extension to the town.</p>	✓
3123	Tan House Farm, Redstocks, Seend, Melksham						<p>This site is adjacent to site 3525 which is adjacent to the settlement boundary. There is a section of Flood Zone 2 and 3 in the centre of the site and to the north. This site adjoins Melksham football and rugby club to the west which forms an undeveloped area made up of playing pitches extending out into the countryside. In landscape terms, this site is remote from the urban edge of Melksham, development may contribute to coalescence with the hamlet of Redstocks and could only be developed alongside site 3525.</p>	✓
3219	Woolmore Manor Field						<p>Site is adjacent to 1034 which is adjacent to the settlement boundary. There are concerns about the impact of developing this site on the Grade II* Woolmore Manor but the site can proceed to Stage 3 Sustainability Appraisal where more detailed comments on possible impacts will be sought.</p> <p>It would be appropriate to combine this site with 1034 to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3243	Land north of Dunch Lane						<p>Site is adjacent to the settlement boundary. From a landscape perspective the site's location would mean possible coalescence of Melksham with the village of Beanacre. However, the site may be large enough to retain some separation. From a heritage perspective there are potentially harmful impacts on the settings of Beanacre Manor and Beechfield House and mitigation may be difficult.</p> <p>The site should go forward for further assessment.</p>	✓
3249	398a The Spa						<p>Site is adjacent to the settlement boundary. Developing this site would have potential impacts on Grade II listed dwellings at The Spa. These are high status dwellings constructed as speculative 'spa' development to rival Bath and the rural setting was important as part of selling point for development. Mitigation would be very difficult.</p> <p>However, at this stage, the site can proceed to Stage 3 Sustainability Appraisal where more detailed comments on possible impacts will be sought.</p>	✓
3310	Land west of Shurnhold Road						<p>Site is adjacent to the settlement boundary. Developing this site would have potential heritage and landscape impacts. The site has open views from Shurnhold Road and mitigation may be required to the west to reduce the impact of urban encroachment into the rural setting. Possible harmful impacts on settings of listed buildings.</p> <p>However, at this stage, the site can proceed to Stage 3 Sustainability Appraisal where more detailed comments on possible impacts will be sought.</p> <p>It would be appropriate to combine this site with 3352 to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3331	Land South of Bath Road (A365) West of Carnation Lane						<p>Site is adjacent to site 3345 which is adjacent to the settlement boundary. From a landscape perspective the site would be an urban encroachment into the rural setting between Bowerhill and Seend / Seend Cleeve which could prove difficult to mitigate. It could only come forward with site 3345.</p> <p>There are no overriding significant impacts that would justify rejecting the site at this stage. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3345 to consider one logical extension to the town.</p>	✓
3345	Old Loves Farm, Bowerhill Lne, Melksham, SN12 6RB						<p>Site is adjacent to the settlement boundary at Bowerhill.</p> <p>At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3331 to consider one logical extension to the town.</p>	✓
3352	Roundponds Farm						<p>Site is adjacent to the settlement boundary. Developing this site would have potential heritage and landscape impacts. There are also areas of flood zone 2 and 3 to the east, south and west. The site is in close proximity to Sewage Treatment Works and is separated from the rest of the urban area by the railway line.</p> <p>However, at this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3310 to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3405	Land at Halfway Farm						<p>Site is adjacent to the settlement boundary. Developing this site would have potential heritage and landscape impacts. There are also areas of flood zone 2 and 3 to the east. However, the site is large and development may be able to mitigate such impacts.</p> <p>At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 187 to consider one logical extension to the town.</p>	✓
3455	Land at Lonsdale Farm						<p>Site is adjacent to the settlement boundary. This is a small site that is adjacent to the A350 in the north and east and to a new housing development at 648 to the south. From a landscape perspective, the site may contribute to coalescence between Melksham and the village of Berryfield.</p> <p>At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p>	✓
3478	Land North of A3102						<p>Site is adjacent to the settlement boundary. At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3479, 1027 and 715 to consider one logical extension to the town.</p>	✓
3479	Land north-west of 242/243 New Road						<p>Site is adjacent to the settlement boundary. At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3478, 1027 and 715 to consider one logical extension to the town.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3525	Land at Snarlton Lane						<p>Site is adjacent to the settlement boundary. The site is adjacent to Melksham football and rugby club to the south. There is an area of flood zone 2 and 3 associated with Clackers Brook running through the centre of the site.</p> <p>At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3552, 3686 and 3123 to consider one logical extension to the town.</p>	✓
3552	Land at Blackmore Farm						<p>Site is adjacent to the settlement boundary. From a landscape perspective this is a very large site that is exposed to views across from Sandridge Hill along with wider rural views to the east. However, being a large site, there is potentially scope for mitigation.</p> <p>At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p> <p>It would be appropriate to combine this site with 3686, 3525 and 3123 to consider one logical extension to the town.</p>	✓
3603	Land south of Bowerhill, Melksham						<p>Site is adjacent to site 1006 which is adjacent to the settlement boundary. Possible constraints include the sites' separation from the urban area and proximity to the Kennet and Avon canal. The site should only come forward with 1006.</p> <p>At this stage, there are no overriding significant impacts that would justify rejecting the site. The site should be taken forward for further assessment.</p>	✓
3645	Land west of Western Way, Melksham						<p>This site is adjacent to the settlement boundary.</p> <p>There do not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>However, flood zones 2 and 3 cover a large proportion of the site in the north and west which would rule out development in that area. And land would need to be safeguarded to allow for the restoration of the Wilts and Berks canal.</p> <p>It would be appropriate to combine this site with 728, 3105a, 3105b, 3105c and 3105d to consider one logical extension to the town.</p>	
R1	Land at Blackmore Farm						<p>This site is not adjacent to existing residential development to the west and is the opposite side of the road to site 3552. The site is open to views from Sandridge Common, New Road, and Sandridge Hill to the east. It would prove difficult to mitigate development from views across from Sandridge Hill and the site risks being seen as urban infill development towards Manor Farm and the rural setting of Sandridge House.</p> <p>At this stage, there are considered to be overriding significant impacts that would justify rejecting the site. The site should not be taken forward.</p>	✗

The following sites have been combined:

Ref	Reason
3552, 3525, 3686 and 3123	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical eastern extension to the town.</p> <p>This site would be contained by the A3102 to the north, the bridleway and solar farm to the east and Melksham Football and Rugby Club to the south.</p>
3219 and 1034	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site could have access from Bath Rd and is adjacent to residential development to the north, south and west.</p>

3345 and 3331	<p>These sites abut each other to the east of Bowerhill and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site could have access from Bath Rd and is contained by Bath Rd in the north, Bowerhill Lane to the west and south, Carnation Lane to the east and field boundaries to the south.</p>
1005, 1006 and 3603	<p>These sites abut each other to the south of Bowerhill and the industrial estate and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site could have access from the A350 and is contained by Bowerhill and the industrial estate, Bridleway SEEN13 to the east, The canal to the south and A350 to the west.</p>
1002, 1003 and 1019	<p>These sites abut each other to the west of Semington Rd and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site could have access onto Semington Rd and is contained by that road to the east, Berryfield to the north and the canal to the south. Open countryside is to the west of this site.</p>
699 and 827600	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>827600 would provide access onto Semington Rd. The site is contained by Sewage Treatment Works and new housing development to the north, A350 to the east, Hampton Park to the south and residential development along Semington Rd to the west.</p>
3105a, 3105b, 3105c, 3105d, 728 and 3645	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a large, logical unit for further assessment.</p> <p>This site could have access onto the A350 or Semington Rd. The site is contained by the River Avon in the north, A350 and Semington Rd to the east and Berryfield to the south. Field boundaries mark the edge of this site to the west beyond which is the river and open countryside.</p>
3352 and 3310	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment.</p> <p>This site could have access onto Bath Rd. The site is contained by Bath Rd to the north and the railway line to the east, but to the south and west there is open countryside.</p>
3405 and 187	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit for further assessment. This site could have access onto the A350 to the west and is adjacent to residential development in the south. The River Avon forms the eastern boundary. 187 has a functioning garage (BP and Nortree Motors Ltd) and a Subway and it is not known if it is available at this time.</p>

3107 and 1001	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit to the north of Melksham for further assessment.</p> <p>This site could have access from Woodrow Rd and is adjacent to residential development along Woodrow Rd and Meadow Rd to the south. To the north and west is open countryside. The old route of the canal marks the western boundary.</p>
715, 1027, 3479 and 3478	<p>These sites abut each other and have no strong physical barriers separating them. The sites combined would form a logical unit to the east of Melksham for further assessment.</p> <p>This site could have access from the A3102 and/or Woodrow Rd and is contained by Woodrow Rd to the north and residential development to the south and west. To the east lies open countryside.</p>

Conclusion

46. **The map on page 26** shows the final pool of potential development sites. From these sites may be selected those necessary to meet scales of growth and priorities for the town over the plan period. Only some of the sites, if any, will be developed and not every part of those sites will be developed due to the need to include land for mitigation.

Figure 3: SHELAA land excluded at Stage 2

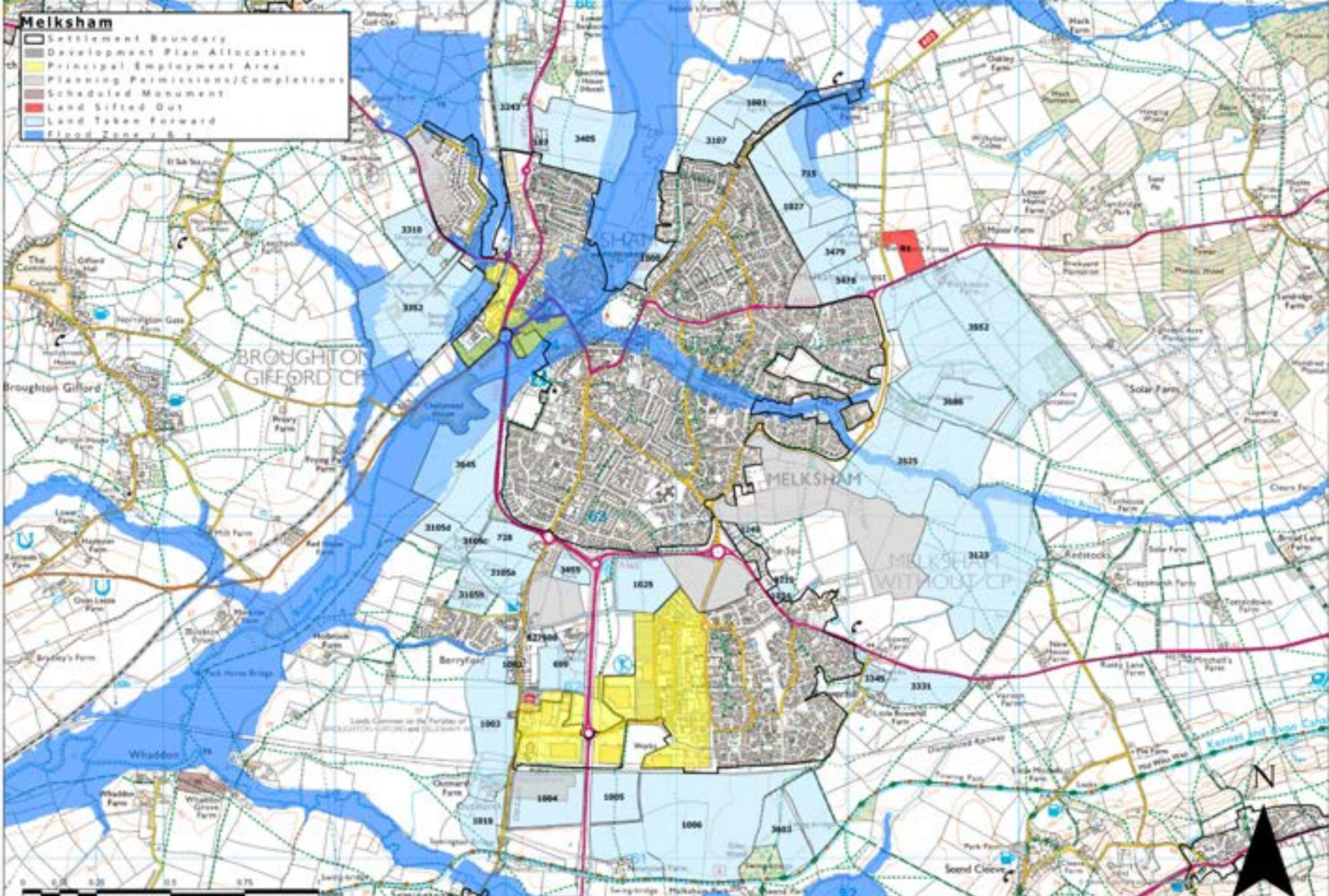
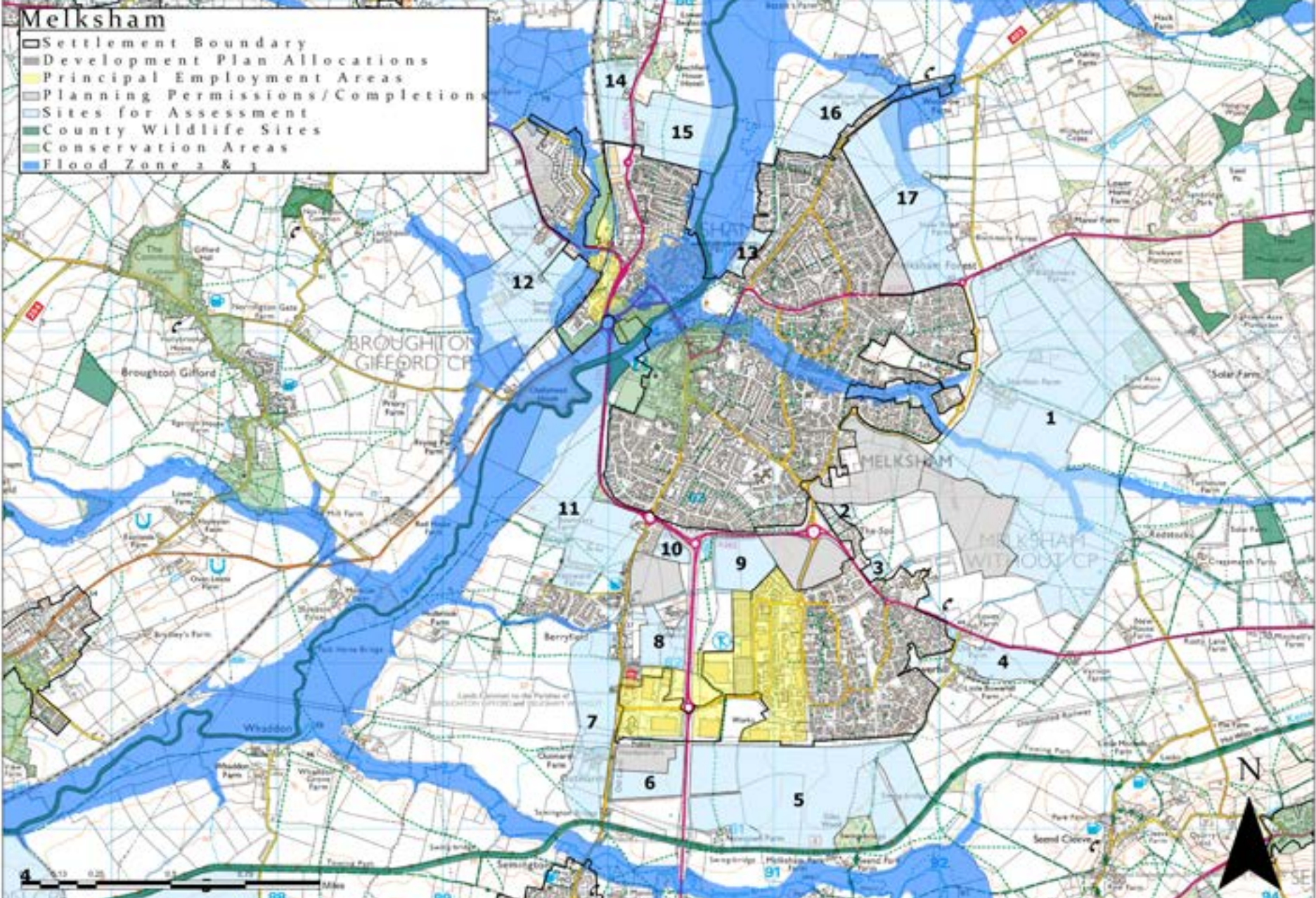


Figure 4: Final pool of potential sites for further detailed assessment



Wiltshire Council Local Plan Site Selection report for Melksham

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